

AGENDA

JUNE 12, 1986

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

Page 1

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 May 8, 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 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. AR-6-86
AESTHETIC REVIEW

Applicant: GOLDEN NUGGET, INC.
Application: Construction of Showroom
Location: 129 E. Fremont Street
Zone: C-2

2. CD-1-86

Applicant: SORBUS SERVICE DIVISION
Application: C-D Review
Location: 2915 West Charleston Boulevard,
Suite 1
Proposed Use: Micro-Computer Repair Business
Zone: C-D

AGENDA

JUNE 12, 1986

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

Page 2

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- | | | |
|---|--|--|
| 3. EXTENSION OF
TIME
Z-53-80 | Applicant:
Location:

Zone: | CHEYENNE LTD., A PARTNERSHIP
North side of Cheyenne Avenue,
between Bronco Street and Jones
Boulevard
N-U Zone (under Resolution of Intent
to C-1) |
| 4. PLOT PLAN REVIEW
Z-54-84 | Applicant:
Application:
Location:

Zone: | WEST SAHARA INVESTMENT COMPANY
Determine Building Setbacks
East side of Crystal Water Way,
North of Lake South Drive
N-U (under Resolution of Intent
to R-PD4) |
| 5. PLOT PLAN REVIEW
Z-54-84
ABEYANCE ITEM | Applicant:
Application:
Location:

Zone: | ERNEST A. BECKER
Retail Shopping Center
South side of Sahara Avenue,
between Durango Drive and Lake
Sahara Drive
N-U (under Resolution of Intent
to C-1) |
| 6. REVIEW OF
CONDITIONS
Z-31-73
ABEYANCE ITEM | Applicant:
Application:
Location:
Zone: | VINCE CAPRICE
Revised Landscaping Plan
1505 South Maryland Parkway
P-R |
| 7. TENTATIVE MAP
DECATUR CROSSING
(COMMERICAL
SUBDIVISION) | Applicant:
Subdivider:
Location:

Zone:

Size: 16.66 Ac. | HEIRS OF GLADYS C. HARRIS
Dean A. Beck and Associates
Northwest of Meadows Lane and
Decatur Boulevard
R-1 and C-2 (under Resolution of
Intent to C-1)
No. of Lots: 1 |
| 8. FINAL MAP
DECATUR CROSSING
(COMMERCIAL
SUBDIVISION) | Applicant:
Subdivider:
Location:

Zone:

Size: 16.66 Ac. | HEIRS OF GLADYS C. HARRIS
Dean A. Beck and Associates
Northwest of Meadows Lane and
Decatur Boulevard
R-1 and C-2 (under Resolution of
Intent to C-1)
No. of Lots: 1 |

JUNE 12, 1986

JUNE 12, 1986

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

Page 3

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| 9. | FINAL MAP
VALLEY WEST VIII-
UNIT 4
ABEYANCE ITEM | Applicant:
Location:
Zone:
Size: 16.18 Ac. | BAILEY & McGAH
Southeast corner of Odette Lane
and Peccole Strada
N-U Zone (under Resolution of
Intent to R-1)
No. of Lots: 50 |
| 10. | A-5-86(A) | Applicant:
Application:
Location:
Size: | ROBERTA R. TAYLOR
Petition of Annexation
North side of Vegas Drive, west
of Tonopah Drive
1.07 Acres |

CONSIDERATION OF SUPPLEMENTAL AGENDA ITEMS AT THIS TIME

- | | | | |
|-----|-----------------------|---------------|---|
| 11. | VAC-12-86 | Applicant: | HERMES ASSOCIATES |
| | | Application: | Petition to vacate right-of-way |
| | | Location: | 20' East/West alley, East of 11th Street, between Bonneville Avenue and Charleston Boulevard |
| 12. | VAC-11-86 | Applicant: | HOUSING AUTHORITY OF THE CITY OF LAS VEGAS |
| | ABEYANCE ITEM | Application: | Petition to vacate right-of-way |
| | CLARIFICATION OF VOTE | 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 |
| 13. | Z-41-86 | Applicant: | HOUSING AUTHORITY OF THE CITY OF LAS VEGAS |
| | | Application: | Zoning Reclassification |
| | | | From: R-2 and R-4 (A Portion under Resolution of Intent to R-3 and P-R) |
| | | | To: R-3 |
| | | Location: | West side of Maryland Parkway, between Mesquite Avenue and Stewart Avenue |
| | | Proposed Use: | Apartments, Day Care Center, Community Center and Offices for Senior Citizens |

AGENDA

JUNE 12, 1986

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

Page 4

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| 14. Z-42-86 | Applicant: | THE TIBERTI COMPANY |
| | Application: | Zoning Reclassification |
| | | From: N-U To: R-PD18 and C-1 |
| | Location: | Northeast corner of Lorenzi Boulevard and Lake Mead Boulevard |
| | Proposed Use: | Medium Density Residential (Apartments) and Retail Commercial |
| | | |
| 15. Z-43-86 | Applicant: | JOHN L. & FLORENCE KUNICH |
| | Application: | Zoning Reclassification |
| | | From: N-U To: R-CL |
| | Location: | West side of Firestone Drive, 660' North of Westcliff Drive |
| | Proposed Use: | Zero Lot Line Single Family Homes |
| | | |
| 16. Z-44-86 | Applicant: | HOWARD HUGHES PROPERTIES, |
| | | ON BEHALF OF RA HOMES |
| | Application: | Zoning Reclassification |
| | | From: R-1 and R-3 To: R-CL and C-1 |
| | Location: | Southeast corner of Smoke Ranch Road and Decatur Boulevard |
| | Proposed Use: | Single Family Homes and Retail Commercial |
| | | |
| 17. Z-45-86 | Applicant: | ROSALIE RONNOW |
| | Application: | Zoning Reclassification |
| | | From: R-2 To: R-3 |
| | Location: | 5057 East Owens Avenue
(South side of Owens Avenue,
400' west of Nellis Boulevard) |
| | Proposed Use: | Medium Density Residential
(Apartments) |
| | | |
| 18. Z-46-86 | Applicant: | WINDSOR DEVELOPMENT CO., INC.,
ET AL |
| | Application: | Zoning Reclassification |
| | | From: R-1 To: C-1 |
| | Location: | 65' South of Charleston Boulevard, between Pahor Drive and Westwood Drive |
| | Proposed Use: | Parking |

AGENDA

JUNE 12, 1986

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

Page 5

19. Z-47-86

Applicant: LEWIS HOMES OF NEVADA
Application: Zoning Reclassification
From: N-U Zone (under Resolution
of Intent to R-1) To: R-CL
Location: Generally located at 550' West
of Jones Boulevard and 125' North
of Carmen Boulevard
Proposed Use: Single Family Homes

DIRECTOR'S BUSINESS:

1. General Plan Implementation Staff presentation on Land Use Policies and Community Profiles.
2. Zoning Ordinance Amendment Provide for Adult Care facilities by Special Use Permit and to allow hospitals and special care facilities in commercial and industrial zones only.

AGENDA

JUNE 12, 1986

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

Page 1

1. FINAL MAP
THE BLUFFS -
UNIT 6B
Applicant: AMERICAN WEST DEVELOPMENT, INC.
Location: South side of Lake North Drive,
west of Crystal Water Way
Zone: N-U (under Resolution of Intent
to R-CL)
Size: 13.90 Ac. No. of Lots: 64
2. FINAL MAP
REDROCK SPRINGS
CONDOMINIUMS
PHASE 2
(REVISED)
Applicant: J. A. BLACK CONSTRUCTION
Location: West side of Oran K. Gragson
Highway, south of Washington Avenue
Zone: N-U (under Resolution of Intent
to R-PD14)
Size: 2.49 Ac. No. of Units: 44
3. FINAL MAP
TENAYA III -
UNIT 3
Applicant: PLASTER DEVELOPMENT COMPANY, INC.
Location: North side of Westcliff Drive,
between Tenaya Way and Luna Way
Zone: N-U (under Resolution of Intent
to R-CL)
Size: 4.41 Ac. No. of Lots: 18
4. SALES OFFICE
SO-8-86
Applicant: METROPOLITAN DEVELOPMENT CORP.
Location: 4925 Metpark Drive (West of Nellis
Boulevard, between Cedar Avenue
and Stewart Avenue)
Zone: R-1
5. EXTENSION OF
TIME
Z-33-85
Applicant: WEST COAST HOLDINGS, INC.
Location: North side of Lake Mead Boulevard,
850 feet west of Torrey Pines Drive
Zone: N-U (under Resolution of Intent
to R-PD15)
6. REVIEW OF
CONDITION
Z-18-68(18)
Applicant: GERALD DUNN, M. D.
Application: Review of Condition relative to
ingress/egress.
Location: 2628 West Charleston Boulevard
Zone: C-D
7. REVIEW OF
CONDITION
Z-71-85
Applicant: SCOTT L. BINDRUP
Application: Revised Landscaping Plan
Location: 1613 East Sahara Avenue
Zone: R-2 (under Resolution of Intent
to C-1)

AGENDA

JUNE 12, 1986

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

Page 2

8. PLOT PLAN REVIEW	Applicant:	VALLEY HOSPITAL
Z-51-84	Application:	Diagnostic Center
	Location:	620 Shadow Lane (South side of Goldring Avenue, between Willow Street and Shadow Lane)
	Zone:	R-E (under Resolution of Intent to P-R)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

CALL TO ORDER:

7:30 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

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

ANNOUNCEMENT:

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

All zoning items shall conform to the following standard conditions:

1. Conformance to the plot plan and elevations;
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license;
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first;
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development);
5. Satisfaction of City Code requirements and design standards of all City departments.
6. Approval of the parking and driveway plans by the Traffic Engineer;
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Design and Development; and
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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

STAFF PRESENT:

Harold P. Foster, Director,
Department of Community
Planning and Development
Frank Reynolds, Deputy Director
Mike Clark, Planning Assistant
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

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

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

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

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 May 8, 1986 City Planning Commission meeting.

Bugbee -
APPROVED
Unanimous
(Coleman excused)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

NEW BUSINESS:

1. AR-6-86 - AESTHETIC REVIEW - GOLDEN NUGGET, INC.

Request for an Aesthetic Review of a proposed showroom at 129 East Fremont Street, C-2 Zone.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

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

MR. FOSTER stated this application involves a proposed showroom on the Casino Center side of the facility. It will contain 830 seats and will be a two-story structure. On the second floor will be the showroom, dressing rooms, offices, service bar, and restaurants. Staff would recommend approval, subject to the conditions.

ATTY. FRANK SCHRECK AND JOEL BERGMAN, architect, appeared and represented the application. BRAD FREEDBUTTER, Vice President, Atlandia Design, was in the audience. They showed a rendering of how this would be incorporated into the entire facility. This addition would be located where Carson Avenue was vacated. The elevators to the stage area would be off Casino Center Boulevard.

To be heard by the City Council on 7/2/86.

(7:32-7:39)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. CD-1-86 - SORBUS SERVICE DIVISION

Request for a C-D Review for a Micro-Computer Repair Business in conjunction with the existing maintenance business at 2915 West Charleston Boulevard, Suite 1, C-D Zone.

Staff Recommendation: APPROVAL, subject to:

1. This activity shall be limited to incidental on-premise repair of micro-computers.
2. Services shall be limited to two (2) technicians involved in on-premise repairs.

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

MR. FOSTER stated uses in the C-D zone require City Council approval. They are proposing incidental on-premise repair on micro-computers which would be less than 5% of their on-premise repair business. Staff would recommend approval, subject to the conditions.

BUCKHELLA SORBUS, 2915 West Charleston Boulevard, appeared requesting approval of additional services to repair micro-computers and is in agreement with staff's conditions.

To be heard by the City Council on 7/2/86.

(7:39-7:41)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. EXTENSION OF TIME - Z-53-80 - CHEYENNE LTD., A PARTNERSHIP

Request for an Extension of Time on property generally located on the north side of Cheyenne Avenue, between Bronco Street and Jones Boulevard, N-U Zone (under Resolution of Intent to C-1).

Staff Recommendation: APPROVAL, subject to:

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

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

MR. FOSTER stated this is their fifth request for an extension of time. There is some development on the property, such as a small bank facility. They are requesting a two-year extension because they need the street improvements on Jones Boulevard. Construction on Jones Boulevard will start later this year as an RTC project. Staff would recommend approval of a one-year extension, subject to the conditions.

RON VITTO, 9112 El Campo Grande, appeared and represented the application.

To be heard by the City Council on 7/2/86.

(7:41-7:43)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas PLANNING COMMISSION

June 12, 1986

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. PLOT PLAN REVIEW - Z-54-84 - WEST SAHARA INVESTMENT COMPANY

Request for a Plot Plan Review to determine building setbacks on the east side of Crystal Water Way, north of Lake South Drive, N-U Zone (under Resolution of Intent to R-PD4).

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the original conditions of Z-54-84.
2. Conformance to the following minimum setback requirements:

20' front yard setback
10' side yard setbacks
20' rear yard setbacks

Johnston -
APPROVED, subject to the conditions.

Unanimous
(Coleman excused)

MR. FOSTER stated this is a plot plan review to determine the building setbacks for a 53 lot subdivision in The Lakes at West Sahara subdivision. The setbacks were not established at the time the R-PD zoning was approved. Staff would recommend approval, subject to the conditions.

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

To be heard by the City Council on 7/2/86.

(7:43-7:44)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. PLOT PLAN REVIEW - Z-54-84 - ABEYANCE
ITEM - ERNEST A. BECKER

Request for a Plot Plan Review for a retail shopping center on property generally located on the south side of Sahara Avenue, between Durango Drive and Lake Sahara Drive, N-U Zone (under Resolution of Intent to C-1).

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the original conditions of Z-54-84.
2. Conformance to the plot plan.
3. Conformance to the building elevations for Phase I.
4. Building elevations for all future phases shall be reviewed by the Department of Community Planning and Development.
5. Participate in the amount of 25% of the cost of a future traffic signal at the intersection of Sahara Avenue and Durango Drive as required by the Department of Public Works.
6. Apply for approval of a Special Use Permit for gasoline sales.
7. Standard conditions 2 through 8.

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

MR. FOSTER stated this is approximately half a mile northeast of the last item on the agenda. This site is for a 15 acre shopping center. They are proposing 127,500 square feet of floor area. There is a first phase of construction on the southeast portion which will consist of a convenience store with gasoline sales and several buildings for shops. There will be a total of 680 parking spaces. Staff would recommend approval, subject to the conditions.

ERNIE BECKER, JR., 4405 West Washington Avenue, appeared and represented the application. They concur with staff's conditions except the traffic signal. They feel that is a regional problem because the traffic generated from the shopping center will only be a small portion of the traffic. They are willing to pay their share according to what portion of their property fronts on Sahara Avenue.

MR. FOSTER felt the traffic generated just from the shopping center will warrant the traffic signal. It is standard procedure that the developer pay one-quarter of the cost of the signal.

This is final action.

(7:44-7:49)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

6. REVIEW OF CONDITIONS - Z-31-73 - ABEYANCE
ITEM - VINCE CAPRICE

Request for a Review of Conditions for a revised landscaping plan at 1505 South Maryland Parkway, P-R Zone.

Staff Recommendation: DENIAL

Bugbee -
APPROVED Revised Landscaping Plan.
Motion carried with Guthrie voting "No."
(Coleman excused)

MR. FOSTER stated this is a request to deviate from the approved plot plan. They had landscaping in planters on the front of the property, but only those Italian Cypress trees adjacent to the building remain. Staff feels landscaping should be replaced in the planters along the front of the property and would recommend denial of the request.

VINCE CAPRICE, 2315 East Windmill Lane, appeared and represented the application. He wants to keep the landscaping as it is at the present time. They have had problems growing plants on the property over the years and this is the easiest for them to maintain. The planter has been there without live landscaping since 1975.

To be heard by the City Council on 7/2/86.

(7:49-7:58)

AGENDA

City of Las Vegas PLANNING COMMISSION

June 12, 1986

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

7. TENTATIVE MAP - DECATUR CROSSING - HEIRS OF GLADYS C. HARRIS

Property generally located north-west of Meadows Lane and Decatur Boulevard, R-1 and C-2 Zones (under Resolution of Intent to C-1).

Applicant: Heirs of Gladys C. Harris
Subdivider: Dean A. Beck and Assocs.
Size of Parcel: 16.66 Acres
No. of Lots: 1

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the original conditions of approval and the current plot plan review for Z-58-78.
2. Standard conditions 1 - 3.

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

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

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

To be heard by the City Council on 7/2/86.

(7:58-7:58)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. FINAL MAP - DECATUR CROSSING - HEIRS OF GLADYS C. HARRIS

Property generally located north-west of Meadows Lane and Decatur Boulevard, R-1 and C-2 Zones (under Resolution of Intent to C-1).

Applicant: Heirs of Gladys C. Harris

Subdivider: Dean A. Beck and Assocs.

Size of Parcel: 16.66 Acres

No. of Lots: 1

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
(Coleman excused)

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

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

To be heard by the City Council on 7/2/86.

(7:58-7:59)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

9. FINAL MAP - VALLEY WEST VIII - UNIT 4 -
ABEYANCE ITEM - BAILEY & MCGAH

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

Applicant: Bailey & McGah
Size of Parcel: 16.18 Acres
No. of Lots: 50

Staff Recommendation: APPROVAL, subject
to:

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

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

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

CLYDE SPITZE, VTN-Nevada, 2300
Paseo Del Prado, appeared and
represented the applicants.

To be heard by the City Council
on 7/2/86.

(7:59-8:00)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

10. A-5-86(A) - ROBERTA R. TAYLOR

Petition of Annexation for property generally located on the north side of Vegas Drive, west of Tonopah Drive, 1.07 acres.

Staff Recommendation: APPROVAL

Johnston -
APPROVED
Unanimous
(Coleman excused)

MR. FOSTER stated staff did not request the applicant to be present on this item. The County zoning is R-E and the City equivalent would be N-U. Staff would recommend approval.

(8:00-8:01)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

11. VAC-12-86 - HERMES ASSOCIATES

Petition to vacate right-of-way on property located on the 20 foot east/west alley, east of 11th Street, between Bonneville Avenue and Charleston Boulevard.

Staff Recommendation: APPROVAL, subject to:

1. Dedication of the north twenty (20) feet of Lot 5, Block 2 of Maryland Tract No. 2, for a new east/west alley.
2. Construction of the new alley prior to recordation of the Order of Vacation.
3. Standard conditions.
4. Vacation shall not be recorded until all of the above conditions have been met; provided, however, that Condition No. 2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

PROTESTS: 1 (1 letter)
1 speaker at meeting

Bugbee -
APPROVED, subject to staff's conditions and Traffic Engineer to determine any additional turning radius in alley.
Motion carried with Johnston voting "No."
(Coleman excused)

MR. FOSTER stated this involves a request for a vacation so the applicant will be able to have additional parking and will give them more continuity in the parking situation. The existing alley extends from Bonneville and goes southwest to 11th Street. A new alley along the north portion would allow them to have the parking next to their property to the south.

DOUGLAS HOLMBERG, 455 East 500 South, Salt Lake City, Utah, appeared and represented the applicant. They concur with staff's conditions.

DOYLE JORDAN, 1700 Bannes, appeared in protest. He owns the property immediately north of the proposed alley. It will be a 20 foot wide alley making a 90 degree turn. It will be difficult for large trucks to make the turn. The present alley has all the utilities in it.

MR. FOSTER stated easements could be retained for the utilities and additional right-of-way could be required at the 90 degree turn in the alley.

DOUGLAS HOLMBERG felt it was necessary to have the parking closer to the building.

The City Council will set a date for a public hearing on this item at their 6/18/86 meeting.

(8:15-8:21)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

12. VAC-11-86 - ABEYANCE ITEM -
CLARIFICATION OF VOTE - HOUSING
AUTHORITY OF THE CITY OF LAS VEGAS

Petition to vacate right-of-way 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. Vacation be amended to exclude the alley in Block 11 and the south twenty (20) feet of Marlin Avenue, between Eleventh Street and the alley.
2. Dedication of the south twenty (20) feet of Lot 2, Block 10 of Fairview Tract for a new east/west alley.
3. Construction of the new alley prior to recordation of the Order of Vacation.
4. Vacation shall not be recorded until all of the above conditions have been met; provided, however, that Condition No. 3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
5. Standard conditions.

PROTESTS: 0
1 speaker at meeting

Mack -
APPROVED, subject to staff's conditions and staff to report at next meeting on whether Stearns Park can be deeded to the Housing Authority or whether it must remain a park.

Unanimous
(Coleman excused)

MR. FOSTER stated there was a problem with the vote at the last meeting. Since the last meeting the City has been working with the Housing Authority. Staff feels the alley east of 11th Street and the south 20 feet of Marlin Avenue between the alley and 11th Street should not be vacated because the property is under-developed and zoned R-3 and R-4. The alley will be needed for access to the rear yards when these properties develop to their maximum density. The east/west alley in Block 10 can be vacated if a new alley is dedicated from the existing north/south alley in Block 10 to Eleventh Street. Staff would recommend approval, subject to the conditions.

RICHARD BAUGHMAN, engineer, and PATRICK KLENK, architect, appeared and represented the applicant. They were in agreement to staff's conditions.

L. F. HAGEWOOD, 316 North 10th Street, appeared in protest. He objected to the property being vacated from 10th Street to the alley and also objected to the playground being eliminated in Stearns Park. He was under the impression the playground was to remain because the previous owner dedicated it as a park in perpetuity.

To be heard by the City Council
on 6/18/86.

(8:21-8:31)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

13. Z-41-86 - HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

Request for reclassification of property generally located on the west side of Maryland Parkway, between Mesquite Avenue and Stewart Avenue, from R-2 and R-4 (a portion under Resolution of Intent to R-3 and P-R) to R-3.

Proposed Use: Apartments, Day Care Center, Community Center and Offices for Senior Citizens

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. Resolution of Intent with a twelve month time limit.
3. Plot plan amended to reflect proposed alley on south side of development that was on previous application.

PROTESTS: 0

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

MR. FOSTER stated that originally the easterly portion of this property was P-R. Staff would recommend approval, subject to the conditions.

RICHARD BAUGHMAN, Engineer, 2325 West Charleston Boulevard, appeared and represented the applicant. They are in agreement with staff's conditions.

No one appeared in protest.

To be heard by the City Council on 7/2/86.

(8:31-8:35)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

14. Z-42-86 - THE TIBERTI COMPANY

Request for reclassification of property generally located on the northeast corner of Lorenzi Boulevard and Lake Mead Boulevard, from N-U to R-PD18 and C-1.

Proposed Use: Medium Density Residential (apartments and retail commercial)

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Application to be amended to reduce the size of the C-1 parcel to ten (10) acres gross (approximately 660' x 660'), to be located at the southwest corner of the property; and the remainder of the site (approximately 32 acres gross), to be amended to R-PD15.
3. The revised plot plan and building elevations shall be submitted to the Planning Commission for approval prior to construction.
4. Dedicate fifty (50) feet of right-of-way for Lake Mead Boulevard and thirty (30) feet of right-of-way for James Bilbray Drive; twenty-five (25) foot property line radius corners at the intersection of James Bilbray Drive and Lake Mead Boulevard and Lake Mead Boulevard and Lorenzi Boulevard; a twenty (20) foot property line radius corner at the intersection of Lorenzi Boulevard and Balzar Avenue; and a fifteen (15) foot property line radius corner at the intersection of Balzar Avenue and James Bilbray Drive as required by the Department of Public Works.
5. Construct full half-street offsite improvements on Lake Mead Boulevard, Lorenzi Boulevard, Balzar Avenue and James Bilbray Drive as required by the Land Development Division of the Department of Community Planning and Development.

Bugbee -

APPROVED, subject to staff's conditions, except Condition No. 2, and submit final development plans to Planning Commission prior to construction.

Motion carried with Tracy voting "No."

(Coleman excused)

MR. FOSTER stated this application involves a 42 gross acre parcel. Lorenzi Boulevard is on the west side of the property. Lake Mead Boulevard is along the south side. There is going to be a major freeway interchange at Lake Mead and the Oran K. Grayson Highway. The proposal is for approximately 21 acres of C-1 for a shopping center facility. There will also be approximately 21 acres for a 378 unit apartment development. Staff feels the application should be amended to 10 acres of commercial and the remainder of the property be reduced to an R-PD15.

TITO TIBERTI, 1806 Industrial Road, appeared and represented the application. They would like to keep the plan as submitted.

JAMES McCALL, 3700 Las Vegas Boulevard South, appeared asking what they plan to develop first and what is the access to the residences.

TITO TIBERTO replied there will be a meeting in the morning to decide the sequence of development.

To be heard by the City Council on 7/2/86.

(8:35-8:53)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

14. Z-42-86 - THE TIBERTI COMPANY

6. Post an amount equivalent to 25% of the cost for a traffic signal system at the intersection of Lake Mead Boulevard and Lorenzi Boulevard, as required by the Department of Public Works.

7. Standard conditions 2 - 8.

PROTESTS: 1

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

15. Z-43-86 - JOHN L. AND FLORENCE KUNICH

Request for reclassification of property generally located on the west side of Firestone Drive, 660 feet north of Westcliff Drive, from N-U to R-CL.

Proposed Use: Zero Lot Line
Single-Family Homes

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The final layout of the subdivision will be determined at the time the tentative map is submitted.
3. Construction of a six (6) foot block wall along the north property line.
4. Standard conditions 5 - 8.

PROTESTS: 4 letters
3 speakers at meeting

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

MR. FOSTER stated this property is located just north of an existing R-CL development. There are 40 lots proposed. Staff would recommend approval, subject to the conditions.

MIKE KOIZUMI, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the applicants.

ABE MAYHAN, 7900 Fanciful, appeared in protest. Does not care for additional compact lots. There is ample space for standard size lots.

WILLIAM GORMAN, 7828 Sparkle Avenue, appeared in protest. He is concerned about flooding.

MIKE KOIZUMI said they will comply with all the flood requirements.

MICHAEL LEE, 7712 Sparkle, appeared in protest. He is fearful this property will become rental and then it will not be maintained.

MIKE KOIZUMI said there will be a different owner for each dwelling.

IRA SHUBERT, Custom Home Builders, 6432 Mesa Vista, appeared and represented the applicants. This will be a high-quality project. They decided to have zero lot lines so there will be a good side yard. The homes will range from \$75,000 to \$95,000 and be from 1400 to 1900 square feet.

To be heard by the City Council on 7/2/86.

(8:53-9:04)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

16. Z-44-86 - HOWARD HUGHES PROPERTIES, ON BEHALF OF RA HOMES

Request for reclassification of property generally located on the southeast corner of Smoke Ranch Road and Decatur Boulevard, from R-1 and R-3 to R-CL and C-1.

Proposed Use: Single-Family Homes and Retail Commercial

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The existing R-1 zoning be retained on those lots which front the existing R-1 lots on the south side of Eugene Avenue and the east side of Valley Drive.
3. Redesign the subdivision to eliminate the lots which side to Decatur Boulevard.
4. Valley Drive and the connecting streets to the northwest to Smoke Ranch Road, and Eugene Avenue between Decatur Boulevard and Ullom Drive, shall be sixty (60) feet in width. All other interior streets shall be a minimum of fifty (50) feet in width.
5. Dedicate a twenty-five (25) foot property line radius corner at the intersection of Eugene Avenue and Decatur Boulevard.
6. Install full half-street offsite improvements on Smoke Ranch Road and Decatur Boulevard adjacent to the C-1 parcel as required by the Land Development Division of the Department of Community Planning and Development.
7. The site plan for the C-1 parcel is to be submitted to the Planning Commission for approval.
8. Construct a six (6) foot block wall along Decatur Boulevard and Smoke Ranch Road adjacent to the R-CL development.

Johnston -

APPROVED as submitted with the lots fronting on Eugene Avenue and Valley Drive across from developed R-1 be 55 feet in width and all homes to have staggered front building setbacks (Eliminate Condition No. 2).

Motion carried with Guthrie voting "No."

(Coleman excused)

(Second Motion: Johnston made a motion for approval as submitted and front buildings staggered. Motion did not carry with Guthrie, Tracy and Kennedy voting "No.")

(First Motion: Guthrie made a motion for approval, subject to staff's conditions and 6 acres of commercial as proposed. Motion did not carry with Bugbee, Johnston and Mack voting "No.")

MR. FOSTER stated there are existing single-family homes along the south, Commercial is evolving to the west. There is R-3 to the east and vacant R-E to the north. Staff would like the lots fronting on Eugene and Valley Drive to remain R-1. There are 200 lots proposed. Staff feels the 6 acres of commercial would be more appropriate at 3 or 4 acres, but had no objection to the 6 acres. They are proposing R-CL across from existing R-1.

GARY LAKE, RA Homes, 3430 East Flamingo Road, appeared and represented the application. They are proposing 200 lots and 20 to 25 will act as a buffer across from the existing R-1 and those lots will be 50 feet wide. He objected to retaining a row of R-1 lots.

DONALD CENTER, 2308 Valley Drive, appeared in protest. He inquired as to the price of the homes.

BOB BELINGER, 3430 E. Flamingo Road, replied the homes will range from \$70,000 to \$90,000.

JOE BAILEY, 4409 Eugene Avenue, appeared in protest. He objected to the small homes.

GARY LAKE said they will stagger the front building setbacks.

To be heard by the City Council

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

16. Z-44-86 - HOWARD HUGHES PROPERTIES, ON
BEHALF OF RA HOMES

9. Construct a six (6) foot block wall along Decatur Boulevard and Smoke Ranch Road adjacent to the R-CL development.
10. Eliminate the proposed half-street on Auburn Avenue, east of Valley Drive.
11. Conformance to the plot plan amended to reflect the above conditions.

PROTESTS: 2 speakers at meeting

AGENDA

City of Las Vegas
PLANNING COMMISSION
 COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
 PHONE 386-6301

June 12, 1986

Page 21

ITEM

COMMISSION ACTION

17. Z-45-86 - ROSALIE RONNOW

Request for reclassification of property at 5057 East Owens Avenue (south side of Owens Avenue, 400 feet west of Nellis Boulevard), from R-2 to R-3.

Proposed Use: Medium Density Residential (Apartments)

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Install full half-street offsite improvements on Owens Avenue as required by the Land Development Division of the Department of Community Planning and Development.
3. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is a 200 unit apartment development on the south side of Owens Avenue. There is an existing house on the property. Staff would recommend approval, subject to the conditions.

JOHN SHERMAN, P. O. Box 1507, Las Vegas, appeared and represented the applicant. They will comply with staff's conditions. The owner would like to be included in the Special Assessment District along Owens Avenue.

No one appeared in protest.

To be heard by the City Council on 7/2/86.

(9:22-9:24)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 22

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

18. Z-46-86 - WINDSOR DEVELOPMENT CO., INC.
ET AL

Request for reclassification of property located 65 feet south of Charleston Boulevard, between Pahor Drive and Westwood Drive, from R-1 to C-1.

Proposed Use: Parking

Staff Recommendation: DENIAL

PROTESTS: 20 signatures on petition
3 speakers at meeting

Bugbee -
ABEYANCE until 7/10/86 City Planning Commission meeting. Applicant to consider P-R with condition it be allowed for parking only and to revise plot plan by having no access to Pahor and Westwood, landscape all the way around, block wall in keeping with the neighbors and meet with the property owners when the new plan is completed.
Unanimous
(Coleman excused)

MR. FOSTER stated there have been many prior applications on this property for C-1 or P-R Zoning which were all denied or withdrawn. Staff feels the area has not changed. Staff would recommend denial.

JACK WOODCOCK, 3300 South Jones, appeared and represented the new owners. The parking will take care of patient parking for a spine clinic. He brought a copy of the deed for the property.

ALBERT REISS, 1140 Pahor Drive, appeared in protest. He has been coming to these meetings for sixteen years in regard to this property. This is only a ploy to get C-1.

JACK WOODCOCK said the owners just completed the purchase of the property yesterday.

COMMISSIONER MACK suggested it could be heavily landscaped to hide the cars. This property does not have to remain R-1, but could be an improvement to the neighborhood.

JOHN KILBAIN, 1117 Pahor, appeared in protest. He questioned who were the owners of this property.

JACK WOODCOCK said they would be willing to reduce the number of parking spaces and put in more landscaping.

BARBARA BAUMGARDNER, 1136 Pahor, appeared in protest. She suggested a restriction be put in that this property only be used for parking.

To be heard by the City Council on 7/2/86. (9:24-9:54)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 23

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

19. Z-47-86 - LEWIS HOMES OF NEVADA

Request for reclassification of property generally located 550 feet west of Jones Boulevard and 125 feet north of Carmen Boulevard, from N-U Zone (under Resolution of Intent to R-1), to R-CL.

Proposed Use: Single-Family Homes

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan.
3. Standard conditions 5 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is a request for R-CL zoning. The density will be approximately 7.7 units per acre. Staff stated it could not support any further increase in density beyond the application which would increase the overall density.

JODY BOWMAN, 5240 South Polaris Avenue, appeared and represented the application.

To be heard by the City Council on 7/2/86.

(9:54-10:00)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 24

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. GENERAL PLAN IMPLEMENTATION

Staff presentation on Land Use Policies and Community Profiles.

MR. FOSTER indicated this was the first of a series of sessions staff would be providing to the Planning Commission this year. The presentation involves orientation on the land use policies in the City's General Plan as well as an explanation of how the Community Profiles are used. The Profiles are an appendix to the General Plan.

It was indicated the Policies and Profiles are used in determining the staff recommendation on all zoning applications and they are used for other planning purposes such as transportation, size of sewer lines, parks and recreation facilities, etc.

MR. FOSTER then pointed out there are more areas indicated for various types of land uses, such as multi-family and commercial, on the Profiles than are actually allowed under the criteria set forth in the Tables in the General Plan. The Profiles show the most desirable location for each use but only a certain amount of each type is allowed in order to achieve the desired population for each residential planning district. There are numerous planning districts in each profile and they are generally one mile square, or 640 acres.

A question and answer session followed staff's presentation.

MR. REYNOLDS indicated staff is presently preparing the next presentation that will be conducted this Fall that involves community design:

(10:13-10:45)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 25

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. ZONING ORDINANCE AMENDMENT

Provide for Adult Care Facilities by Special Use Permit and to allow hospitals and special care facilities in commercial and industrial zones only.

Johnston -
ADOPTED Zoning Ordinance Amendment and to delete the renting of rooms in residential zones.
Unanimous
(Coleman excused)

MR. FOSTER stated staff is recommending the ordinance amendment to regulate adult care facilities, to provide for special care facilities and to require hospitals to be located in commercial and industrial zones. The license care provider must also live on the premises and there should be 1,000 feet between these facilities. This ordinance amendment defines special care facilities. The old ordinance does not affect the care for mentally retarded persons. This excludes adult care homes in C-1, C-2, C-M and M Zones.

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 26

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. FINAL MAP - THE BLUFFS - UNIT 6B -
AMERICAN WEST DEVELOPMENT, INC.

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

Size of Parcel: 13.90 Acres

No. of Lots: 64

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
(Coleman 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 applicant. They concur with staff's conditions.

To be heard by the City Council on 7/2/86.

(8:01-8:02)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

2. FINAL MAP - REDROCK SPRINGS CONDOMINIUMS PHASE 2 (REVISED) J. A. BLACK CONSTRUCTION

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

Size of Parcel: 2.49 Acres

No. of Units: 44

Staff Recommendation: APPROVAL, subject to:

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

Bugbee -
APPROVED, subject to the conditions.
Motion carried with Johnston abstaining from voting.
(Coleman excused)

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

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

To be heard by the City Council on 7/2/86.

(8:02-8:02)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas
PLANNING COMMISSION

June 12, 1986

Page 28

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. FINAL MAP - TENAYA III - UNIT 3 -
PLASTER DEVELOPMENT COMPANY, INC.

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

Size of Parcel: 4.41 Acres

No. of Lots: 18

Staff Recommendation: APPROVAL, subject
to:

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

2. Standard Condition No. 1.

Johnston -
APPROVED, subject to the
conditions.

Unanimous

(Coleman excused)

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

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

To be heard by the City Council
on 7/2/86.

(8:02-8:03)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

4. SALES OFFICE - SO-8-86 - METROPOLITAN DEVELOPMENT CORP.

Request for a Sales Office at 4925 Metpark Drive (west of Nellis Boulevard, between Cedar Avenue and Stewart Avenue), R-1 Zone.

Staff Recommendation: APPROVAL, subject to:

1. This use shall cease in six months or whenever the permanent sales office is built, whichever occurs first.

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

MR. FOSTER stated the applicant would like to use a modular trailer facility and gravel area while the models are being built. The models are almost completed. Staff would recommend approval, subject to the condition.

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

This is final action.

(8:03)8:04)

AGENDA

City of Las Vegas PLANNING COMMISSION

June 12, 1986

Page 30

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. EXTENSION OF TIME - Z-33-85 - WEST
COAST HOLDINGS, INC.

Request for an Extension of Time on property generally located on the north side of Lake Mead Boulevard, 850 feet west of Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-PD15).

Staff Recommendation: APPROVAL, subject to:

1. The Extension of Time will expire on July 12, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

MR. FOSTER stated this is their first request for an extension of time. They are in the preliminary planning stages and need additional time. They are requesting a two year extension. Staff would recommend approval, subject to a one year extension and the conditions.

FRANK WYATT, 637 East Sahara Avenue, appeared and represented the applicant. They are in agreement with staff's conditions.

To be heard by the City Council on 7/2/86.

(8:04-8:05)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 31

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. REVIEW OF CONDITION - Z-18-68(18) - GERALD DUNN, M.D.

Request for a Review of Condition relative to ingress/egress at 2628 West Charleston Boulevard, C-D Zone.

Recommendation: APPROVAL, subject to:

1. Conformance to the revised plot plan showing the additional landscaped areas.
2. Conformance to all other previous conditions of approval for Z-18-68.

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

MR. FOSTER stated this involves a request for a change in the plot plan. They originally had a driveway to Charleston Boulevard. They landscaped the entire front. All the access will be from Shetland Road off the rear of the property to the parking area. This will be a medical office which has very little traffic. Staff would recommend approval, subject to the conditions.

JAN DUNN, 6681 Terra, appeared and represented the application. They concur with staff's conditions.

This is final action.

(8:05-8:06)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 32

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

7. REVIEW OF CONDITION - Z-71-85 - SCOTT L. BINDRUP

Request for a Review of Condition on a revised landscaping plan at 1613 East Sahara Avenue, R-2 Zone (under Resolution of Intent to C-1).

Staff Recommendation: DENIAL

Johnston -
APPROVED, subject to installing landscaping as originally submitted with an eighteen month time limit. Motion carried with Tracy voting "No."
(Coleman excused)

MR. FOSTER stated this involves a property that was zoned C-1 not too long ago. They have a small planter in front of the building. Staff would recommend denial of eliminating the planter along the front property line. The applicant is asking a one to two year time-frame for installing it if required.

KENNETH CORY, 3822 Don Carlos Drive, appeared as part owner of the property. This is an area that is part of a right-of-way for the State Highway Department. Most of the other properties along Sahara Avenue in this immediate area do not have greenery.

To be heard by the City Council on 7/2/86.

(8:05-8:13)

AGENDA

City of Las Vegas

June 12, 1986

PLANNING COMMISSION

Page 33

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

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

Request for a Plot Plan Review for a diagnostic center at 620 Shadow Lane (south side of Goldring Avenue, between Willow Street and Shadow Lane), R-E Zone (under Resolution of Intent to P-R).

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for Z-51-84.
2. Standard conditions 1 - 8.

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

MR. FOSTER stated this is a plot plan review for a diagnostic center. They are proposing a building on the eastern portion of the property. There is a condition that they provide additional setbacks. Staff would recommend approval, subject to the conditions.

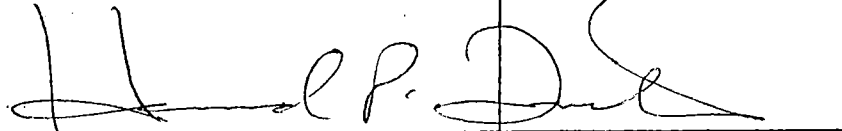
TIM MASSANARI, 3 Sunset Way, Henderson, appeared and represented the applicant. They concur with staff's conditions.

This is final action.

(8:13-8:15)

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting adjourned at 10:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR