

AGENDA

JULY 10, 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 May 27, 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. PLOT PLAN REVIEW
Z-34-78 | Applicant:
Application:
Location:

Zone: | MIDLAND PACIFIC BUILDING CORPORATION
Revised Condominium Development Plan
Northwest corner of Torrey Pines
Drive and Vegas Drive
R-PD21 |
| 2. PLOT PLAN REVIEW
Z-55-84 | Applicant:
Application:

Location:

Zone: | UNIVERSITY MEDICAL CENTER
Short-term Housing for Parents
of Pediatric Patients
East side of Rose Street, at Hastings
Avenue
C-V |

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| 3. PLOT PLAN REVIEW
Z-49-85 | Applicant:
Application:
Location:
Zone: | SILVER SPRINGS DEVELOPMENT COMPANY, INC.
Revised Residential and Golf Course
Development Plan
Northwest corner of Sahara Avenue
and Durango Drive
N-U (under Resolution of Intent
to R-PD4) |
| 4. TENTATIVE MAP
SILVER SPRINGS
COUNTRY CLUB | Applicant:
Location:
Zone:
Size: 220 Ac. | SILVER SPRINGS DEVELOPMENT COMPANY, INC.
Northwest corner of Sahara Avenue
and Durango Drive
N-U (under Resolution of Intent
to R-PD4)
No. of Lots: 425 |
| 5. TENTATIVE MAP
BRISTOL PARK | Applicant:
Subdivider:
Location:
Zone:
Size: 25.91 Ac. | HOWARD HUGHES PROPERTIES
RA Homes, Inc.
Northeast corner of Decatur Boulevard
and Eugene Avenue
R-1 and R-3 (Proposed R-CL)
No. of Lots: 192 |
| 6. TENTATIVE MAP
LEWIS HOMES
RAINBOW VISTA
TM#2 (REVISED) | Applicant:
Location:
Zone:
Size: 172.8 Ac. | LEWIS HOMES OF NEVADA
West of Jones Boulevard, between
Vegas Drive and Washington Avenue
N-U (under Resolution of Intent
to R-1 and R-CL)
No. of Lots: 1,078 |
| 7. FINAL MAP
SIERRA RANCHO
UNIT 1 | Applicant:
Subdivider:
Location:
Zone:
Size: 10.39 Ac. | CENTRAL NEVADA DISTRIBUTING COMPANY
Norman Peterson, ET AL
North side of Madre Mesa Drive,
east of Michael Way
N-U (under Resolution of Intent
to R-1)
No. of Lots: 42 |

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8. FINAL MAP
GATES MILL
PHASE 3
- Applicant: GATES MILL DEVELOPMENT COMPANY
Location: South side of Gates Mill Drive,
east of Tenaya Way
Zone: N-U (under Resolution of Intent
to R-CL)
Size: 5.24 Ac. No. of Lots: 29

CONSIDERATION OF SUPPLEMENTAL AGENDA ITEMS AT THIS TIME

9. Z-46-86
- ABEYANCE ITEM
- Applicant: WINDSOR DEVELOPMENT COMPANY, INC., ET
AL
Application: Zoning Reclassification
From: R-1 To: C-1
Location: 65 feet south of Charleston Boulevard,
between Pahor Drive and Westwood Drive
Proposed Use: Parking
10. Z-48-86
- Applicant: CITY OF LAS VEGAS
Application: Zoning Reclassification
From: C-V To: C-1
Location: South side of Bonanza Road, between
30th Street and Mojave Road
Proposed Use: Commercial
11. Z-49-86
- Applicant: GLEN C. ELDER, ET AL
Application: Zoning Reclassification
From: R-1 (a portion under Resolution
of Intent to P-R) and P-R To: P-R
Location: North side of Palomino Lane, between
Tonopah Drive and Truluck Lane
Proposed Use: Medical Offices
12. Z-50-86
- Applicant: REX AND BERTHA BRUSH
Application: Zoning Reclassification:
From: N-U To: R-1
Location: One quarter mile northeast of Madre
Mesa Drive and Michael Way
Proposed Use: Single Family Residential
13. TENTATIVE MAP
SIERRA RANCHO
NO. 3
- Applicant: REX AND BERTHA BRUSH
Subdivider: Norman Peterson, ET AL
Location: One quarter mile northeast of Madre
Mesa Drive and Michael Way
Zone: N-U (proposed R-1)
Size: 2 Ac. No. of Lots: 8

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| 14. Z-51-86 | Applicant: | SCOTT W. BROWN |
| | Application: | Zoning Reclassification |
| | | From: R-4 To: C-1 |
| | Location: | 809-829 South 7th Street |
| | Proposed Use: | Medical Offices and a Publishing Business |
| | | |
| 15. Z-52-86 | Applicant: | EILEEN BORSINI ON BEHALF OF WEST COAST BUILDERS |
| | Application: | Zoning Reclassification |
| | | From: R-2 To: C-1 |
| | Location: | 1633 East Sahara Avenue |
| | Proposed Use: | Office Building |
| | | |
| 16. Z-53-86 | Applicant: | HAROLD SHYDLER |
| | Application: | Zoning Reclassification |
| | | From: R-1 To: R-PD5 |
| | Location: | South side of Vegas Drive, 600 feet west of Pyramid Drive |
| | Proposed Use: | Single Family Residential |
| | | |
| 17. Z-54-86 | Applicant: | VISTA MANAGEMENT, INC., A NEVADA CORPORATION |
| | Application: | Zoning Reclassification |
| | | From: R-4 and C-2 (A portion under Resolution of Intent to C-M) |
| | | To: C-M |
| | Location: | Northeast corner of Fremont Street and Eastern Avenue |
| | Proposed Use: | Shopping Center with Automotive Shop |
| | | |
| 18. Z-55-86 | Applicant: | LEWIS HOMES OF NEVADA |
| | Application: | Zoning Reclassification |
| | | From: N-U (under Resolution of Intent to R-PD12 and R-PD23) |
| | | To: R-CL |
| | Location: | Southwest corner of Lake South Drive and Crystal Water Way |
| | Proposed Use: | Single Family Residential |
| | | |
| 19. TENTATIVE MAP
LEWIS HOMES
CARMEL POINT
NO. 3 | Applicant: | LEWIS HOMES OF NEVADA |
| | Location: | Southwest corner of Lake South Drive and Crystal Water Way |
| | Zone: | N-U (under Resolution of Intent to R-PD12 and R-PD23) - Proposed R-CL |
| | Size: | 14.44± Ac. No. of Lots: 90 |

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| 20. Z-56-86 | Applicant: | RICHARD AND MARGUERITTE HUNTER, ET AL |
| | Application: | Zoning Reclassification |
| | Location: | From: N-U TO: R-CL, R-PD20 and C-1 |
| | Proposed Use: | Northeast corner of Westcliff Drive and Buffalo Drive |
| | | Single Family Residential, Apartments and Commercial |
| 21. VAC-13-86 | Applicant: | RICHARD AND MARGUERITTE HUNTER, ET AL |
| | Application: | Vacate Government Patent Reservations |
| | Location: | Generally located east of Buffalo Drive and North of Westcliff Drive |
| 22. Z-57-86 | Applicant: | WEST SAHARA INVESTMENTS, INC. |
| | Application: | Zoning Reclassification |
| | Location: | From: R-PD23 and P-R TO: R-PD12 |
| | Proposed Use: | West side of Durango Drive, south of Sahara Avenue |
| | | Residential Condominiums |
| 23. Z-58-86 | Applicant: | PATRICIA E. BOWDEN, ET AL |
| | Application: | Zoning Reclassification |
| | Location: | From: R-1 To: P-R |
| | Proposed Use: | 5804, 5808, 5812 and 5816 Vegas Drive |
| | | Professional Offices |
| 24. STREET NAME CHANGES | Applicant: | CITY OF LAS VEGAS |
| | Application: | Petition to change "A" Street to Turkel Road, "B" Street to Nemeth Drive, "C" Street to Steinke Lane, "D" Street to Avery Drive and "E" Street to James Bilbray Drive |
| | Location: | Between Smoke Ranch Road and Balzar Avenue |

DIRECTOR'S BUSINESS:

- | | |
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| 1. Zoning Ordinance Amendment | Clarifies procedures on plot plan reviews. |
| 2. Zoning Ordinance Amendment | Provides for before and after school child care by Special Use Permit. |

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1. EXTENSION OF
TIME
Z-59-84
Applicant: HENRY SOBEL
Location: East side of Jones Boulevard, between
Charleston Boulevard and Del Rey Avenue
Zone: R-E (under Resolution of Intent to P-R)
2. EXTENSION OF
TIME
TENTATIVE MAP
TORREY PINES
VILLAGE - UNIT 3
Applicant: TORREY PINES VILLAGE
Location: West side of Torrey Pines Drive,
south of Smoke Ranch Road
Zone: N-U (under Resolution of Intent
to R-PD14)
Size: 2.6 Ac. No. of Units: 49
3. FINAL MAP
LEWIS HOMES -
CARMEL POINT
NO. 3
Applicant: LEWIS HOMES OF NEVADA
Location: Southwest corner of Lake South
Drive and Crystal Water Way
Zone: N-U (under Resolution of Intent
to R-PD12 and R-PD23) - Proposed R-CL
Size: 14.4 Ac. No. of Lots: 90
4. FINAL MAP
BRISTOL PARK
UNIT NO. 1
Applicant: HOWARD HUGHES PROPERTIES
Subdivider: RA Homes, Inc.
Location: Northeast corner of Decatur Boulevard
and Eugene Avenue
Zone: R-1 (Proposed R-CL)
Size: 14.6 Ac. No. of Lots: 112
5. FINAL MAP
LEWIS HOMES -
RAINBOW VISTA
NO. 4
Applicant: LEWIS HOMES OF NEVADA
Location: North side of Washington Avenue,
west of Jones Boulevard
Zone: N-U (under Resolution of Intent
to R-1 and R-CL)
Size: 13.2 Ac. No. of Lots: 78
6. FINAL MAP
LEWIS HOMES -
RAINBOW VISTA
NO. 5
Applicant: LEWIS HOMES OF NEVADA
Location: North side of Washington Avenue,
west of Jones Boulevard
Zone: N-U (under Resolution of Intent
to R-CL)
Size: 10.9 Ac. No. of Lots: 73
7. FINAL MAP
LEWIS HOMES -
RAINBOW VISTA
NO. 6
Applicant: LEWIS HOMES OF NEVADA
Location: North side of Washington Avenue,
west of Jones Boulevard
Zone: N-U (under Resolution of Intent
to R-1 and R-CL)
Size: 8.8 Ac. No. of Lots: 54

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| 8. AESTHETIC REVIEW
AR-7-86 | Applicant:
Application:
Location:
Zone: | THUNDERBIRD HOTEL AND CASINO
Remodeling Existing Motel and Casino
1213 Las Vegas Boulevard South
C-2 |
| 9. ADMINISTRATIVE
VARIANCE
AV-3-86 | Applicant:
Application:

Location:
Zone: | GEORGE C. WALLACE, ON BEHALF OF
METROPOLITAN DEVELOPMENT COMPANY
To allow one corner of three proposed
single family dwellings to be within
10 feet of the rear property line
where a 15 foot rear setback is
required.
7132 Caprock Circle, 7129 and 7133
Deepriver Circle
N-U (under Resolution of Intent
to R-1) |
| 10. REVIEW OF
CONDITIONS
Z-52-85 | Applicant:
Application:
Location:
Zone: | THOMAS J. McINTYRE
Waive Required Landscaping
701 North Eastern Avenue
R-1 (under Resolution of Intent
to C-D) |
| 11. LANDSCAPING
REVIEW
LR-1-86 | Applicant:
Application:
Location:
Zone: | MARTIN-HARRIS CONSTRUCTION
Waive Required Landscaping
1910 Western Avenue
M |
| 12. PLOT PLAN REVIEW
Z-5-86 | Applicant:
Application:
Location:
Zone: | SIERRA HEALTH SERVICES
Medical Offices and Parking
2300, 2316 and 2450 West Charleston Blvd.
C-D and R-E (under Resolution of
Intent to C-D) |
| 13. WAIVER OF
SUBDIVISION
PROVISIONS | Applicant:
Application:

Location:
Zone: | MICHAEL MCGILL, ON BEHALF OF
ARTHUR MCGILL
To allow vehicular access to a
major street.
6601 Miragrande Drive
R-1 |

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COMMISSION ACTION

ITEM

CALL TO ORDER:

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

ROLL CALL:

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

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

STAFF PRESENT:

Rick Williams, Chief, Current Planning
Bob Genzer, Principal Planner
Mike Clark, Planning Assistant
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

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

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

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ITEM

All Tentative Maps shall conform to the following standard conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed;
2. Street names to be provided in accord with the City's Street Name Policy;
3. Subject to all conditions of City departments and State Subdivision Statutes.

All Final Maps shall conform to the following standard condition:

1. Conformance with the tentative map.

All Vacations shall conform to the following conditions:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom;
2. Conformance to code requirements and design standards of all City departments;
3. Vacation shall not be recorded until all of the above conditions have been met.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

MINUTES:

Approval of the Minutes of the May 27, 1986 City Planning Commission meeting.

Guthrie -
APPROVED
(Copies mailed to Commissioners had Guthrie excused. He was present.)
Unanimous

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. PLOT PLAN REVIEW - Z-34-78 - MIDLAND PACIFIC BUILDING CORPORATION

Request for a Plot Plan Review for a revised condominium development plan on property located on the northwest corner of Torrey Pines Drive and Vegas Drive, R-PD21 Zone.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to conditions of approval for Z-34-78.
2. Conformance to the plot plan amended to relocate the buildings at the northwest corner of the property to provide a greater setback from the adjacent single-family dwellings.
3. Conformance to elevations.
4. Standard conditions 2 - 8.

Johnston -
APPROVED, subject to staff's conditions, but deleting Condition No. 2 requiring the relocation of the buildings.
Unanimous

MR. WILLIAMS said this is a proposed 180 unit condominium project which will be 13 units per acre. There will be 25 two-story buildings with 360 parking spaces. There will be a 6 foot high block wall along the boundary of the subdivision. Staff feels this proposal is compatible with the General Plan.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the application. They concur with staff's conditions except relocating the buildings. The buildings could be moved, but it would cut down on the green area and create a parking problem.

To be heard by the City Council on 8/6/86.

(7:32-7:37)

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COMMISSION ACTION

ITEM

2. PLOT PLAN REVIEW - Z-55-84 - UNIVERSITY MEDICAL CENTER

Request for a Plot Plan Review for short-term housing for parents of pediatric patients on property located on the east side of Rose Street at Hastings Avenue, C-V Zone.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to conditions of approval for Z-55-84.
2. Standard conditions 1 - 8.

Kennedy -
APPROVED, subject to staff's conditions.
Unanimous

MR. WILLIAMS stated this project contains a single-family residence to be used for short-term housing for parents of pediatric patients under care at the University Medical Center. Staff recommends approval, subject to the conditions.

RALPH BOND, 1800 West Charleston Boulevard, appeared and represented the application. He is in agreement with staff. There will be a fee of \$5 per night for parents to stay in this residence, but if they cannot afford it, the fee will be waived.

This is final action.

(7:37-7:38)

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COMMISSION ACTION

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3. PLOT PLAN REVIEW - Z-49-85 - SILVER SPRINGS DEVELOPMENT COMPANY, INC.

Request for a Plot Plan Review for a revised residential and golf course development plan on property located on the northwest corner of Sahara Avenue and Durango Drive, N-U Zone (under Resolution of Intent to R-PD4).

Staff Recommendation: APPROVAL, subject to:

1. Submission of an application for zoning reclassification of the property from N-U (under Resolution of Intent to R-PD4) to R-PD2.
2. Include the right-of-way for Peccole Strada as shown on the Master Plan of Streets and Highways.
3. Redesign the access on Durango Drive to provide car storage capacity for a minimum of four (4) vehicles between the street and gate as required by the Traffic Engineer.
4. Relocate the luxury condominium development approximately fifty (50) feet west of its presently proposed location. In addition, the condominium units shall transition from 2-story to 3-story, and 3-story to 4-story, with the 2-story being located closest to Durango Drive.
5. Participate in the amount of 25% of the cost of a future traffic signal at the intersection of Sahara Avenue and Durango Drive and 50% of the cost of a future traffic signal at the intersection of the entrance drive and Sahara Avenue as required by the Department of Public Works.

PROTESTS: 0

Bugbee -
APPROVED as submitted, excluding Conditions 1, 2 and 4.
Motion carried with Guthrie voting "No" and Johnston abstaining from voting.

MR. WILLIAMS stated this is a plot plan review for 220 acres. There will be approximately 425 dwelling units, an 18 hole golf course and a club house. The main access will be off Sahara Avenue. To the south is The Lakes development. To the east is N-U. To the north is vacant under Resolution of Intent to R-1. To the west is the rest of the Peccole property that was recently approved for reclassification for R-PD5. Peccole Strada was to serve as a main arterial through the project. This proposal eliminates that street. This creates some concern about possible traffic circulation problems. The Department of Public Works is concerned about drainage. The golf course would be an asset to the city.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicants. Mr. Peccole, owner, and Mr. Rafferty, developer, were also present. This is the entranceway to the Peccole property called Peccole Ranch. There will be custom homes, view homes, view townhouses and luxury condominiums. They do not feel it is necessary to provide for Peccole Strada.

COMMISSIONER COLEMAN suggested Peccole Strada could run along the westerly side of the project.

ALLAN COLLINS, Collins Brothers, 5195 Las Vegas Boulevard South, appeared in favor. He feels it is not important that Peccole Strade run through the project.

RUSS DORN, 2904 Lake East Drive, appeared in favor. This will be a high class project. It is not necessary for Peccole Strada to run through the project.

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COMMISSION ACTION

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3. PLOT PLAN REVIEW - Z-49-85 - Cont'd.

6. All landscaping to be installed in the public right-of-way shall be maintained at the expense of the developer.
7. Apply for an Encroachment Permit for landscaping within the public right-of-way.
8. Covenants, conditions and restrictions are to be submitted to and approved by the Department of Community Planning and Development prior to the recordation of a Final Map for any portion of this development.
9. Conformance to the plot plan amended to reflect the above conditions.
10. Conformance to the elevations.
11. Conformance to the original conditions of Z-49-85.
12. Standard conditions 2 - 8.

PROTESTS: 0

JAMES REA, 8717 Cremora, appeared in favor. He was concerned about the location of the driving range.

G. C. WALLACE appeared in rebuttal. He does not want the driving range lighting limited to certain hours. They will work with the City to control the amount of lighting to the north. They are not in agreement with staff's Condition No. 1.

To be heard by the City Council on 8/6/86.

(7:38-8:31)

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COMMISSION ACTION

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4. TENTATIVE MAP - SILVER SPRINGS COUNTRY CLUB - SILVER SPRINGS DEVELOPMENT COMPANY, INC.

Property located on the northwest corner of Sahara Avenue and Durango Drive, N-U Zone (under Resolution of Intent to R-PD4).

Size of Parcel: 220 Acres
No. of Lots: 425

Staff Recommendation: APPROVAL, subject to:

1. Approval of the plot plan review for Z-49-85.
2. Conformance to the conditions of approval for the plot plan review for Z-49-85.
3. Provide a hydrology and drainage study as required by the Department of Public Works. If the hydrology and drainage study requires a redesign on any portion of this project, the tentative map shall be revised.
4. Extend the sanitary sewer lines on Durango Drive and Sahara Avenue five (5) feet beyond the subdivision boundary as required by the Department of Public Works.
5. The developer shall participate in an amount equal to 50% of the cost of construction of a raised median, relocating the existing street lighting from the south side of Sahara Avenue to the median, adding additional poles and additional lighting arms and fixtures to each new and relocated pole as required by the Land Development Division of the Department of Community Planning and Development.
6. A waiver be allowed to permit meandering sidewalks of not less than three (3) feet in width along Sahara Avenue and Durango Drive.
7. Standard conditions.

Bugbee -
APPROVED, subject to staff's conditions except deleting Condition No. 4.
Motion carried with Johnston abstaining from voting.

MR. WILLIAMS stated this is the tentative map for Silver Springs Country Club. Staff would recommend approval, subject to the conditions.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicant. They are in agreement with Conditions 1, 2, 3, 6 and 7, object to Condition 4, and would like to discuss Condition 5. They object to extending the sewer on Sahara and Durango. They feel they should only have to pay for part of the street lighting on the north side of the street.

ALLAN COLLINS, Collins Brothers, 5195 Las Vegas Boulevard South, appeared stating Mr. Peccole and he worked out the double arm to be done in the middle of the street with Mr. Peccole paying for a portion.

To be heard by the City Council on 8/6/86.

(8:31-8:42)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. TENTATIVE MAP - BRISTOL PARK - HOWARD HUGHES PROPERTIES

Property generally located on the north-east corner of Decatur Boulevard and Eugene Avenue, R-1 and R-3 Zones (Proposed R-CL).

Applicant: Howard Hughes Properties
Subdivider: R A Homes
Size of Parcel: 25.91 Acres
No. of Lots: 192

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for zoning application Z-44-86.
2. Direct vehicular access from the rear of lots abutting to Decatur Boulevard, Smoke Ranch Road and the adjacent cul-de-sac's to lots 31, 32 and 70, Block 1 is prohibited.
3. Waiver of the length of the cul-de-sac in the northerly portion of the development.
4. Develop Smoke Ranch Road in conformance with right-of-way designs prepared by Clark County as required by the Department of Public Works.
5. The R-CL sized lots are to have a 16 foot minimum front yard setback between the front property line and the garage. The lots, which are a minimum of 55 feet wide, shall have a 20 foot minimum front yard setback.
6. Provide hydrology and drainage study as required by the Division of Land Development of the Department of Community Planning and Development.
7. Standard conditions.

Johnston -
APPROVED, subject to staff's conditions amending Condition No. 5 to a 16 foot minimum front yard setback.
Motion carried with Guthrie voting "No."

MR. WILLIAMS stated this map accurately reflects the recent rezoning action. Staff would recommend approval, subject to the conditions.

GARY LAKE, R A Homes, 3430 East Flamingo Road, appeared and represented the applicant. He objected to the 20 foot front setback on 55 foot lots. They prefer a 16 foot front setback.

To be heard by the City Council on 8/6/86.

(8:42-8:47)

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ITEM

6. TENTATIVE MAP - LEWIS HOMES - RAINBOW VISTA TM #2 (REVISED)

Property generally located west of Jones Boulevard between Vegas Drive and Washington Avenue, N-U Zone (under Resolution of Intent to R-1 and R-CL).

Size of Parcel: 172.8 Acres

No. of Lots: 1,078

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for zoning applications Z-49-83, Z-29-85 and Z-47-86.
2. Vehicular access is prohibited to Torrey Pines Drive, Vegas Drive and Washington Avenue from the rear of the abutting lots.
3. The R-CL zoned lots are to have a 16 foot minimum front yard setback between the front property line and the garage.
4. A waiver be permitted for the length of Blocks "J" and "K" and for the following cul-de-sac streets. Burlwood Circle, Moose Pasture Circle, Marshfield Circle, Norwell Circle and Windham Circle.
5. A waiver be permitted for the offset distance between Torington Drive and Cactus Bloom Lane.
6. Provide a hydrology and drainage study as required by the Division of Land Development of the Department of Community Planning and Development.
7. Standard conditions.

Mack -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated staff recommends approval of this map, subject to the conditions.

JODY BOWMAN, Lewis Homes, 5240 South Polaris Avenue, appeared and represented the application. They plan to change the street names.

To be heard by the City Council on 8/6/86.

(8:47-8:49)

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COMMISSION ACTION

ITEM

7. FINAL MAP - SIERRA RANCHO - UNIT 1 -
CENTRAL NEVADA DISTRIBUTING COMPANY

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

Applicant: Central Nevada
Distributing Company
Subdivider: Norman Peterson, Et Al
Size of Parcel: 10.39 Acres
No. of Lots: 42

Staff Recommendation: APPROVAL, subject to:

1. Conformance with the conditions of approval for the tentative map.
2. Developer to dedicate right-of-way and provide temporary paved access, a minimum of 24 feet wide, to Michael Way from the west end of Nyberg Circle.
3. Standard Condition No. 1.

Coleman -

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

Motion carried with Bugbee excused and Johnston abstaining from voting.

MR. WILLIAMS stated this map is in conformance with the conditions of the rezoning. Staff would recommend approval, subject to the conditions.

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the applicant. They are in conformance with staff's conditions, except Condition No. 2. They object to paving the street because it would have to be cut up and redone when the improvements would be put in.

To be heard by the City Council on 8/6/86.

(8:49-8:52)

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COMMISSION ACTION

ITEM

8. FINAL MAP - GATES MILL - PHASE 3 - GATES MILL DEVELOPMENT COMPANY

Property generally located on the south side of Gates Mill Drive, east of Tenaya Way, N-U Zone (under Resolution of Intent to R-CL).

Size of Parcel: 5.24 Acres

No. of Lots: 29

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 staff's conditions.
Motion carried with Bugbee excused.

MR. WILLIAMS stated this map conforms with the tentative map. Staff recommends approval, subject to the conditions.

CHIP MAXWELL, 2601 West Charleston Boulevard, appeared and represented the applicant. They are in agreement with staff's recommendations.

To be heard by the City Council on 8/6/86.

(8:52-8:53)

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COMMISSION ACTION

ITEM

9. Z-46-86 - ABEYANCE ITEM - WINDSOR DEVELOPMENT COMPANY, INC., ET AL

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

Proposed Use: Parking

Staff Recommendation: DENIAL.

If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Application amended to P-R.
3. Conformance to the plot plan.
4. No ingress from or egress to Pahor Drive or Westwood Drive be permitted.
5. Installation of a 6 foot high decorative block wall and a 5 foot wide landscape strip along the south property line.
6. Installation of a 6 foot high decorative block wall with a 5 foot wide landscape strip to be located between the wall and the property line on both Pahor Drive and Westwood Drive.
7. Standard conditions 2 - 8.

PROTESTS: 2

FAVOR: 1

Mack -
APPROVED. subject to the use being limited to parking only with only surface parking being permitted and staff's conditions. Unanimous

MR. WILLIAMS stated this item was held in abeyance from the last meeting so the subdivider could meet with the property owners. The applicant would like to amend the application to P-R. Staff recommends denial.

LINDA GRAY, 2001 West Charleston Boulevard, appeared and represented the spine clinic. They met with the property owners and agreed to certain modifications to the application. They are in agreement to amending the application to P-R zoning.

BILL ELWELL, 1117 and 1112 Westwood, appeared in protest. He objected to C-1 zoning because of what could occur on the property.

AL REISS, 1140 Pahor Drive, appeared in protest. He just wants this property to be a parking lot.

LINDA GRAY read a letter in favor of this proposal signed by property owners.

JOHN KILBAIN appeared in favor, but he does not want the decorative wall to come right out to the street.

To be heard by the City Council on 8/6/86.

(9:17-9:38)

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COMMISSION ACTION

ITEM

10. Z-48-86 - CITY OF LAS VEGAS

Request for a reclassification of property on the south side of Bonanza Road between 30th Street and Mojave Road, from C-V to C-1.

Proposed Use: Commercial

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent.
2. A detailed site plan and building elevations must be approved by the Planning Commission prior to development.

PROTESTS: 0

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this property lies near the City vehicle yards and south of the fire training facility. The proposed use of this parcel is for a commercial development.

No one appeared in opposition.

To be heard by the City Council on 8/6/86.

(9:38-9:40)

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COMMISSION ACTION

ITEM

11. Z-49-86 - GLEN C. ELDER, ET AL

Request for a reclassification of property on the north side of Palomino Lane between Tonopah Drive and Truluck Lane, from R-1 (a portion under Resolution of Intent to P-R) and P-R, to P-R.

Proposed Use: Medical Offices

Staff Recommendation: DENIAL.

If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. All underlying Resolutions of Intent are expunged.
3. Standard conditions 1 - 8.

PROTESTS: 0

Johnston -
APPROVED, subject to the outside lighting to be screened from the property to the north and staff's conditions.
Unanimous

MR. WILLIAMS stated this request is to rezone approximately 1.47 acres of R-1 and P-R to P-R. This request is to incorporate an additional R-1 zoned lot into the site already approved for P-R zoning. The proposed use of the total site is for the construction of additional medical offices and parking. The Special Activity Center Plan designates this additional lot for R-1 so staff is recommending denial.

STEPHEN COLLINS, M. D., 901 Rancho Lane, appeared and represented the application. They need this additional space because the State of Nevada approved them for some specialized equipment and they do not have any place to put it at the present time. They plan to tear down the wall to the north and put in a new one. The building will be a one-story addition with no windows.

SILVIO ZINICOLA, 612 Truluck Lane, appeared in favor, but he would like to see Truluck Lane closed off on the west side. He does not want any high lighting so it will shine on his property.

STEPHEN COLLINS said he was unaware of any lighting shining in his property and would see that it is discontinued and conform to the 9:00 P.M. lighting restriction in the P-R zoning provisions.

To be heard by the City Council on 8/6/86.

(9:40-9:55)

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COMMISSION ACTION

ITEM

12. Z-50-86 - REX AND BERTHA BRUSH

Request for a reclassification of property one quarter mile northeast of Madre Mesa Drive and Michael Way, from N-U to R-1.

Proposed Use: Single-Family Residential

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Standard Conditions 5, 7 and 8.

PROTESTS: 0

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

MR. WILLIAMS stated this is a relatively small two-acre parcel that is going to be added to a subdivision to the west and will be built in conjunction with the construction of that subdivision.

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

No one appeared in opposition.

To be heard by the City Council on 8/6/86.

(9:55-9:56)

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COMMISSION ACTION

ITEM

13. TENTATIVE MAP - SIERRA RANCHO NO. 3 -
REX AND BERTHA BRUSH

Property located one quarter mile
northeast of Madre Mesa Drive and
Michael Way, N-U Zone (Proposed R-1).

Applicant: Rex and Bertha Brush
Subdivider: Norman Peterson, Et Al
Size of Parcel: 2 Acres
No. of Lots: 8

Staff Recommendation: APPROVAL, subject
to:

1. Approval of zoning application
Z-50-86.
2. Conformance with the conditions of
approval for zoning application
Z-50-86.
3. Provide a hydrology and drainage
study as required by the Division
of Land Development of the Depart-
ment of Community Planning and
Development.
4. Standard conditions.

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

MR. WILLIAMS stated this is the
tentative map for Z-50-86 that was
just approved on Item 12. Staff
would recommend approval, subject
to the conditions.

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

To be heard by the City Council
on 8/6/86.

(9:56-9:57)

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ITEM

COMMISSION ACTION

14. Z-51-86 - SCOTT W. BROWN

Request for reclassification of property at 809-829 South 7th Street, from R-4 to C-1.

Proposed Use: Medical Offices and a Publishing Business

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Approval of an Encroachment Agreement for the landscaping in the public right-of-way.
3. Standard conditions 1 - 8.

PROTESTS: 0

Bugbee -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this proposal is to rezone an existing office building which contains medical offices and a publishing business. The applicant wants to have more flexibility in the type of tenants he can lease to. Staff recommends approval, subject to the conditions.

SCOTT W. BROWN, 825 South 7th Street, appeared and represented the application. He concurs with staff's conditions.

To be heard by the City Council on 8/6/86.

(9:57-9:58)

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COMMISSION ACTION

ITEM

15. Z-52-86 - EILEEN BORSINI ON BEHALF OF WEST COAST BUILDERS

Request for reclassification of property at 1633 East Sahara Avenue, from R-2 to C-1.

Proposed Use: Office Building

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Installation of a 6 foot high masonry wall on top of the proposed retaining wall along the rear property line.
3. Standard conditions 1 - 8.

PROTESTS: 1

Bugbee -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this proposal is for an office building with parking partially underground. There will be parking for 17 vehicles where 13 spaces are required. Most of the lots in this area have been rezoned to C-1. Staff recommends approval, subject to the conditions.

FRED AKAVAN, West Coast Builders, 1022 East Sahara Avenue, appeared and represented the application. They concur with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 8/6/86.

(9:58-10:00)

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COMMISSION ACTION

ITEM

16. Z-53-86 - HAROLD SHYDLER

Request for reclassification of property on the south side of Vegas Drive, 600 feet west of Pyramid Drive, from R-1 to R-PD5.

Proposed Use: Single-Family Residential

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan and elevations.
3. The private street and all landscaping in the common area shall be permanently maintained by the Homeowners Association.
4. Waiver of the five (5) acre minimum site area.
5. Standard conditions 5, 7 and 8.

PROTESTS: 0

Coleman -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this is approximately a one-acre parcel. They are proposing an R-PD5 development containing five single-family homes. To the west is the Municipal Golf Course. To the north is a recently-approved apartment project. They show a landscaped buffer along the east property line. The surrounding block wall will help protect the property owners in the area. Staff recommends approval.

LEO COOK, 1305 Oaktree, appeared and represented the applicant. They are in agreement with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 8/6/86.

(10:00-10:03)

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COMMISSION ACTION

ITEM

17. Z-54-86 - VISTA MANAGEMENT, INC., A
NEVADA CORPORATION

Request for reclassification of property on the northeast corner of Fremont Street and Eastern Avenue, from R-4 and C-2 (a portion under Resolution of Intent to C-M), to C-M.

Proposed Use: Shopping Center with Automotive Shop

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The C-M be limited to the north 400 feet of the east 100 feet with the remainder of the application amended to C-2.
3. No exterior storage of automobile parts or supplies.
4. No exterior storage of inoperable or damaged vehicles.
5. All underlying Resolutions of Intent are expunged.
6. Prepare and submit a traffic study as required by the Traffic Engineer.
7. Standard conditions 1 - 8.

PROTESTS: 0

Bugbee -
APPROVED, subject to the conditions amending a portion of the application to C-2 with C-M for the automotive shop only.
Unanimous

MR. WILLIAMS stated late in 1985 part of this property was rezoned for an automotive center. Staff feels this design is better than the first proposal. This one is for retail commercial with the automotive shop. Staff would suggest this application be amended to C-2 and limit the C-M zoning just for the automotive shop building.

BILL BEMIS, 3 Sunset Way, appeared and represented the application. They are in agreement with staff's conditions. There will be overhead doors on both sides of the building. The building is 60 feet in depth.

No one appeared in opposition.

To be heard by the City Council on 8/6/86.

(10:03-10:07)

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COMMISSION ACTION

ITEM

18. Z-55-86 - LEWIS HOMES OF NEVADA

Request for reclassification of property on the southwest corner of Lake South Drive and Crystal Water Way, from N-U (under Resolution of Intent to R-PD12 and R-PD23), to R-CL.

Proposed Use: Single-Family Residential

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent.
2. The underlying Resolution of Intent on this site is expunged.
3. Standard conditions 5 - 8.

PROTESTS: 0

Bugbee -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this is part of The Lakes subdivision. This is compatible with the zoning pattern in the area so staff recommends approval, subject to the conditions.

JODY BOWMAN, Lewis Homes, 5240 South Polaris Avenue, appeared and represented the application. They want to insure the right to develop the remaining land to the total overall number of dwelling units that was originally approved.

MR. WILLIAMS said they would have to apply for another reclassification of property if they want to increase the number of dwellings permitted on the remaining land.

No one appeared in opposition.

To be heard by the City Council on 8/6/86.

(10:07-10:08)

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COMMISSION ACTION

ITEM

19. TENTATIVE MAP - LEWIS HOMES - CARMEL POINT NO. 3

Property located on the southwest corner of Lake South Drive and Crystal Water Way, N-U Zone (under Resolution of Intent to R-PD12 and R-PD23) - Proposed R-CL.

Applicant: Lewis Homes of Nevada
Size of Parcel: 14.44+ Acres
No. of Lots: 90

Staff Recommendation: APPROVAL, subject to:

1. Approval of zoning application Z-55-86.
2. Conformance with the conditions of approval for zoning application Z-55-86.
3. Redesign the curves in the southerly east/west street as required by the Traffic Engineering Division of the Department of Public Works.
4. Direct vehicular access to Lake South Drive and Crystal Water Way from the rear of the abutting lots is prohibited.
5. Provide a hydrology and drainage study as required by the Division of Land Development of the Department of Community Planning and Development.
6. Standard conditions.

Coleman -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this is the tentative map for Item No. 18 on this agenda. The Traffic Engineer pointed out that he is concerned with some of the curves in this project because there is not enough visibility at the intersections. Staff recommends approval.

JODY BOWMAN, Lewis Homes, 5240 South Polaris Avenue, appeared and represented the application. Wallace Engineering is working on redesigning the streets for greater visibility.

To be heard by the City Council on 8/6/86.

(10:08-10:12)

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COMMISSION ACTION

ITEM

20. Z-56-86 - RICHARD AND MARGUERITTE HUNTER, ET AL

Request for reclassification of property on the northeast corner of Westcliff Drive and Buffalo Drive, from N-U to R-CL, R-PD20 and C-1.

Proposed Use: Single-Family Residential, Apartments and 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 and east boundary of the commercial site.
3. A detailed site plan and building elevations for the R-PD20 portion must be approved by the Planning Commission prior to development.
4. Aesthetically improve the rear elevations of the commercial building as required by the Department of Community Planning and Development.
5. Contribute 20% of the cost of a future traffic signal system at the intersection of Buffalo Drive and Westcliff Drive.
6. Dedicate 60 feet of right-of-way for Westcliff Drive, 75 feet of right-of-way for Buffalo Drive and a 25 foot property line radius corner at the intersection of Westcliff Drive and Buffalo Drive.
7. Install full half-street off-site improvements on Westcliff Drive and Buffalo Drive, as required by the Land Development Division of the Department of Community Planning and Development.
8. Dedication and installation of half-street improvements on Buffalo and Westcliff Drive adjacent to the C-1 portion prior to or concurrently with the development of the R-CL or R-PD20 portion.
9. Participate in a proportionate share of the cost of the installation of the Buffalo Drive drainage channel as required by the Department of Public Works.
10. Standard conditions 1 - 8.

PROTESTS: 1 on record with staff

Bugbee - APPROVED, subject to the conditions. Motion carried with Guthrie, Tracy and Kennedy voting "No."

MR. WILLIAMS stated this is property that lies on the northeast corner of Westcliff and Buffalo. This request is to rezone approximately 20.33 acres. There will be single family homes, multi-family and commercial. To the north is the proposed Husite Expressway. The commercial site shows a one-story building with 60 parking spaces. The multi-family contains 27 two-story buildings with 272 parking spaces and 208 units. Staff recommends approval, subject to the conditions.

DUDLEY SMITH, 3310 Sirius Avenue, appeared as the developer of the project. This proposal was denied on February 5, 1986. They feel this proposal meets all the objections that were raised previously. They intend to bring Pirates Cove all the way through. Any less density would make this project unfeasible. All the buildings will have red tile roofs. This will enhance the neighborhood.

DON CREED, 7800 Tomich, appeared in protest. They do not want to stop growth, but object to the commercial aspect of this proposal and the open drainage ditch.

STEVEN TERRY, 113 Worthen Circle, appeared in protest. He objected to apartments in the neighborhood.

MICHAEL LEE, 7712 Sparkle, appeared in protest. He objected to the commercial and the apartments. They want the area developed with R-CL homes.

DUDLEY SMITH appeared in rebuttal. The logical place to break the apartments is at Buffalo because of the freeway interchange.

To be heard by the City Council on 8/6/86.

(10:12-10:37)

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COMMISSION ACTION

ITEM

21. VAC-13-86 - RICHARD AND MARGUERITTE HUNTER, ET AL

Petition to Vacate Government Patent Reservations on property generally located east of Buffalo Drive and north of Westcliff Drive.

Staff Recommendation: APPROVAL, subject to:

1. Standard conditions.

PROTESTS: 0

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated these are Government Patent Reservations that have existed for several years. The City does not intend to use them for right-of-way in the future. Staff recommends approval, subject to the standard conditions.

DUDLEY SMITH, Dasco, 3310 Sirius Avenue, appeared and represented the application.

No one appeared in opposition.

The City Council will set a date for a public hearing on this item at their 7/16/86 meeting.

(10:37-10:38)

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COMMISSION ACTION

ITEM

22. Z-57-86 - WEST SAHARA INVESTMENTS, INC.

Request for reclassification of property on the west side of Durango Drive, south of Sahara Avenue, from R-PD23 and P-R, to R-PD12.

Proposed Use: Residential
Condominiums

Staff Recommendation: APPROVAL,
subject to:

1. Resolution of Intent.
2. All underlying Resolutions of Intent on this site are expunged.
3. Standard conditions 1 - 8.

PROTESTS: 0

Bugbee -
APPROVED, subject to the
conditions.
Unanimous

MR. WILLIAMS stated this is an amendment to The Lakes subdivision. This is just south of the proposed shopping center on the south side of Sahara Avenue. The total number of units is 132 on a parcel which is approximately 10.3 acres. There are 232 parking spaces.

RUSS DORN, West Sahara Investments, Inc., 2904 Lake East Drive, appeared and represented the application. They concur with staff's conditions.

No one appeared in opposition.

To be heard by the City Council
on 8/6/86.

(10:38-11:06)

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ITEM

COMMISSION ACTION

23. Z-58-86 - PATRICIA E. BOWDEN, ET AL

Request for reclassification of property at 5804, 5808, 5812 and 5816 Vegas Drive, from R-1 to P-R.

Proposed Use: Professional Offices

Staff Recommendation: DENIAL

If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to plot plan amended to provide landscaping along street frontage.
3. Conformance to existing elevations.
4. Standard conditions 2 - 8.

PROTESTS: 0

Johnston -
 APPROVED, subject to the conditions.
 Unanimous

MR. WILLIAMS stated this is a request to rezone four single-family dwellings. There are six parking spaces on each lot. The General Plan does not indicate Vegas Drive to transition to commercial. A property owner to the north indicates she wants the alley behind the homes to be closed. Staff recommends denial.

PATRICIA E. BOWDEN, 5808 Vegas Drive, appeared and represented the application. There are condominiums and a 7-Eleven Store across the street. They want the properties rezoned so they can sell them to lawyers, dentists, etc. They do not want the parking in the back. There is space for parking in the front. They cannot sell the homes because of the surroundings and the heavy traffic on Vegas Drive.

SOL MASCARILLA appeared and represented two of the property owners on this application. They have tried to sell the homes but have been unable to because of the traffic on Vegas Drive.

BOB RIESMAN, 5801 Gordon Avenue, realtor, appeared in favor. He was in opposition, but now he is in favor because these houses cannot be sold as single-family dwellings.

To be heard by the City Council on 8/6/86.

(10:40-11:06)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

24. STREET NAME CHANGE - CITY OF LAS VEGAS

Petition to change "A" Street to Turkel Road, "B" Street to Nemeth Drive, "C" Street to Steinke Lane, "D" Street to Avery Drive and "E" Street to James Bilbray Drive between Smoke Ranch Road and Balzar Avenue.

Staff Recommendation: ABEYANCE for an indefinite period of time to allow the U. S. Postal Service time to complete their review.

Johnson -
ABEYANCE for an indefinite period of time.
Unanimous

MR. WILLIAMS said this item should be held in abeyance.

(11:06-11:07)

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. ZONING ORDINANCE AMENDMENT

Clarifies procedures on plot plan reviews.

Johnston -
APPROVED
Motion carried with Tracy
excused.

DEPUTY CITY ATTORNEY VAL STEED
stated the City Code does not
provide for the City Council to
review Plot Plan Reviews. This
ordinance amendment will read
that whenever a substantial
change to an already approved
rezoning is being proposed it
will have to go to the City
Council for final action.

(11:08-11:10)

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ITEM

COMMISSION ACTION

2. ZONING ORDINANCE AMENDMENT

Provides for before and after school
child care by Special Use Permit.

STRICKEN FROM AGENDA

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. EXTENSION OF TIME - Z-59-84 - HENRY SOBEL

Request for an Extension of Time on property generally located on the east side of Jones Boulevard between Charleston Boulevard and Del Rey Avenue, R-E Zone (under Resolution of Intent to P-R).

Applicant: Henry Sobel

Staff Recommendation: APPROVAL, subject to:

1. Extension of Time to expire on August 5, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

MR. WILLIAMS stated this is their second request for an Extension of Time. The applicant is currently negotiating a sale of the property. Staff recommends approval, subject to the conditions.

HENRY SOBEL, 6000 West Zallel Circle, appeared and represented the application.

To be heard by the City Council on 8/6/86.

(8:53-8:54)

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PHONE 386-6301

COMMISSION ACTION

ITEM

2. EXTENSION OF TIME - TENTATIVE MAP - TORREY PINES VILLAGE - UNIT 3

Request for an Extension of Time on property generally located on the west side of Torrey Pines Drive south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14).

Applicant: Torrey Pines Village
Size of Parcel: 2.6 Acres
No. of Units: 49

Staff Recommendation: APPROVAL, subject to:

1. Extension of Time to expire on August 7, 1987.

Kennedy -
APPROVED, subject to the condition.
Motion carried with Bugbee excused.

MR. WILLIAMS stated this is their first request for an Extension of Time. Staff recommends approval, subject to the condition.

CHARLEY JOHNSON, VTN-Nevada, 2300 Paseo Del Prado, appeared and represented the owners of the property.

This is final action.

(8:54-8:55)

AGENDA

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PHONE 386-6301

ITEM

COMMISSION ACTION

3. FINAL MAP - LEWIS HOMES - CARMEL POINT NO. 3

Property generally located on the south-west corner of Lake South Drive and Crystal Water Way, from N-U Zone (under Resolution of Intent to R-PD12 and R-PD23) - Proposed R-CL.

Applicant: Lewis Homes of Nevada
Size of Parcel: 14.4 Acres
No. of Lots: 90

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

MR. WILLIAMS stated this is the Final Map for rezoning application Z-55-86, Item No. 18 on this agenda. Staff recommends approval, subject to the conditions.

JODY BOWMAN, Lewis Homes, 5240 South Polaris Avenue, appeared and represented the application. They are in agreement with staff's conditions.

To be heard by the City Council on 8/6/86.

(10:12-10:12)

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COMMISSION ACTION

ITEM

4. FINAL MAP - BRISTOL PARK - UNIT NO. 1

Property generally located on the north-east corner of Decatur Boulevard and Eugene Avenue, R-1 Zone (Proposed R-CL).

Applicant: Howard Hughes Properties

Subdivider: R A Homes, Inc.

Size of Parcel: 14.6 Acres

No. of Lots: 112

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

MR. WILLIAMS stated this map conforms to the tentative map. Staff recommends approval, subject to the conditions.

FRAN MASON, R A Homes, 3430 East Flamingo Road, appeared and represented the application.

To be heard by the City Council on 8/6/86.

(11:07-11:08)

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COMMISSION ACTION

ITEM

5. FINAL MAP - LEWIS HOMES - RAINBOW VISTA NO. 4

Property generally located on the north side of Washington Avenue, west of Jones Boulevard, N-U Zone (under Resolution of Intent to R-CL).

Applicant: Lewis Homes of Nevada

Size of Parcel: 13.2 Acres

No. of Lots: 78

Staff Recommendation: APPROVAL, subject to:

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

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this map is in conformance with the tentative map. Staff recommends approval, subject to the conditions.

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

To be heard by the City Council on 8/6/86.

(8:55-8:56)

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PHONE 386-6301

COMMISSION ACTION

ITEM

6. FINAL MAP - LEWIS HOMES - RAINBOW VISTA NO. 5

Property generally located on the north side of Washington Avenue, west of Jones Boulevard, N-U Zone (under Resolution of Intent to R-CL).

Applicant: Lewis Homes of Nevada
Size of Parcel: 10.9 Acres
No. of Lots: 73

Staff Recommendation: APPROVAL, subject to:

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

Guthrie -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this map conforms with the tentative map. Staff recommends approval, subject to the conditions.

JODY BOWMAN, Lewis Homes, 5240 South Polaris Avenue, appeared and represented the application. They are in agreement with staff's conditions.

To be heard by the City Council on 8/6/86.

(8:56-9:00)

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COMMISSION ACTION

ITEM

7. FINAL MAP - LEWIS HOMES - RAINBOW VISTA NO. 6

Property generally located on the north side of Washington Avenue west of Jones Boulevard, N-U Zone (under Resolution of Intent to R-1 and R-CL).

Applicant: Lewis Homes of Nevada

Size of Parcel: 8.8 Acres

No. of Lots: 54

Staff Recommendation: APPROVAL, subject to:

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

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this map conforms with the tentative map. Staff recommends approval, subject to the conditions.

JODY BOWMAN, Lewis Homes, 5240 South Polaris Avenue, appeared and represented the application. They are in agreement with staff's conditions.

To be heard by the City Council on 8/6/86.

(8:57-8:57)

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PHONE 386-6301

ITEM

COMMISSION ACTION

8. AESTHETIC REVIEW - AR-7-86 - THUNDERBIRD HOTEL AND CASINO

Request for an Aesthetic Review at 1213 Las Vegas Boulevard South to remodel an existing motel and casino, C-2 Zone.

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. This action does not constitute approval of a gaming license.

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. WILLIAMS stated this was formerly The Lotus Inn. They plan to remodel it and make it a hotel and casino. The facade will be a southwest pueblo theme. Staff recommends approval, subject to the conditions.

GARY WILSON, architect, appeared and represented the applicant. They are taking three existing buildings and remodeling them and tying them together with a common facade.

To be heard by the City Council on 7/16/86.

(8:57-9:17)

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

9. ADMINISTRATIVE VARIANCE - AV-3-86

Request for an Administrative Variance to allow one corner of three proposed single-family dwellings to be within 10 feet of the rear property line where a 15 foot rear setback is required at 7132 Caprock Circle, 7129 and 7133 Deepriver Circle, N-U Zone (under Resolution of Intent to R-1).

Applicant: George C. Wallace on
Behalf of Metropolitan
Development Company

Staff Recommendation: APPROVAL, subject
to:

1. Conformance to the plot plan.

Johnston -
APPROVED, subject to the
condition.
Unanimous

MR. WILLIAMS stated this is a minor deviation. The house will be a few feet closer to the rear property line than the 15 feet normally required. Staff recommends approval, subject to the condition.

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

This is final action.

(9:00-9:01)

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PHONE 386-6301

COMMISSION ACTION

ITEM

10. REVIEW OF CONDITIONS - Z-52-85 -
THOMAS J. MCINTYRE

Request for a Review of Conditions to
waive the required landscaping at 701
North Eastern Avenue, R-1 Zone (under
Resolution of Intent to C-D).

Staff Recommendation: DENIAL

Mack -
APPROVED
Unanimous

MR. WILLIAMS stated this property
was reclassified in 1985 to C-D.
The reclassification imposed condi-
tions to redesign the parking and
provide landscaping along the
streets. The applicant applied
for a waiver of the landscaping
in 1985, but was denied. Staff
feels this property should be
upgraded and would recommend
denial.

THOMAS J. MCINTYRE, 701 North
Eastern Avenue, appeared and
represented the application. He
would have to cut up a 42 foot
driveway and put in water. This
is one of the most upgraded
properties in that area. The City
Council denied his waiver in 1985
because neither he nor a represent-
ative could be present at that
meeting.

To be heard by the City Council
on 8/6/86.

(9:01-9:05)

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COMMISSION ACTION

ITEM

11. LANDSCAPING REVIEW - LR-1-86 - MARTIN-HARRIS CONSTRUCTION

Request for a Landscaping Review to waive the required landscaping at 1910 Western Avenue, M Zone.

Staff Recommendation: DENIAL

Kennedy -
ABEYANCE
Unanimous

Neither the applicant nor a representative were present.

To be heard by the City Planning Commission on August 14, 1986.

(9:05-9:05)

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COMMISSION ACTION

ITEM

12. PLOT PLAN REVIEW - Z-5-86 - SIERRA HEALTH SERVICES

Request for a Plot Plan Review at 2300, 2316 and 2450 West Charleston Boulevard, C-D and R-E Zones (under Resolution of Intent to C-D).

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the original conditions of Z-5-86.
2. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. WILLIAMS stated a reclassification of property was approved on this property earlier this year. This is for a medical complex at Rancho and Charleston. At the time the zoning was approved, there was a condition imposed that if they put a building on the parking lot, it would have to come before the Planning Commission and City Council. This proposal shows a two-story medical office in addition to the one that is on the corner. They propose surface and underground parking. The developer has installed a west lot for parking and assigned the employees to that lot.

BILL GODFREY, 888 South Rancho, appeared and represented the applicant. They are in agreement with staff's conditions.

To be heard by the City Council on 8/6/86.

(9:05-9:08)

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COMMISSION ACTION

ITEM

13. WAIVER OF SUBDIVISION PROVISIONS -
MICHAEL MCGILL, ON BEHALF OF ARTHUR
MCGILL

Request for a waiver of subdivision provisions to allow vehicular access to a major street at 6601 Miragrande Drive, R-1 Zone.

Staff Recommendation: DENIAL
If approved, subject to:

1. Property owner to use this access for storage of an RV vehicle only.
2. Curb cut for a driveway to Alexander Road is prohibited.

Kennedy -
APPROVED, subject to the conditions.
Motion carried with Johnston voting "No."

MR. WILLIAMS stated this is a lot in a subdivision which backs up to Alexander Avenue. The applicant is requesting to allow vehicular access to the rear of his lot. The City issued a permit to install a gate, but the inspector was aware of the access limitation so the work was stopped. Staff recommends denial.

MICHAEL MCGILL, 1776 Valley Drive, appeared and represented the application. They received a permit from the City and then part way through the job they were asked to stop. They plan to park a motor home on the property so it will be off the street.

(9:08-9:17)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:10 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR