

AUGUST 14, 1986

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

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MINUTES: Approval of the minutes of the June 12, 1986 and July 10, 1986 Planning Commission meetings.

ALL AGENDA ITEMS SHALL BE SUBJECT TO THE FOLLOWING:

- (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.

- (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.

(1) Conformance with the tentative map.

- (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. EXTENSION OF TIME Applicant: VINCENT LOBUE
Z-50-83 Location: East side of Edmond Street, between
O'Bannon Drive and El Parque Street
Zone: N-U and R-E (under Resolution of Intent
to R-PD18)

2. EXTENSION OF TIME	Applicant:	TERRY R. HELMS
TENTATIVE MAP	Location:	Northeast corner of Jones
HELMS ACRES		Boulevard and Deer Springs Road
	Zone:	R-E
	Size: 20 Ac.	No. of Lots: 35

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- | | | |
|--|--|--|
| 3. FINAL MAP
HELMS ACRES | Applicant:
Location:

Zone:
Size: 20 Ac. | TERRY R. HELMS
Northeast corner of Jones
Boulevard and Deer Springs Road
R-E
No. of Lots: 35 |
| 4. EXTENSION OF TIME
TENTATIVE MAP
CHARLESTON HEIGHTS
TRACT NO. 63 | Applicant:
Location:

Zone:
Size: 15.4 Ac. | PLASTER DEVELOPMENT CO., INC.
North of Alexander Road, east of
Tenaya Way
N-U (under Resolution of Intent
to R-PD9)
No of Lots: 136 |
| 5. TENTATIVE MAP
REALTOR
PROFESSIONAL
CENTER
(COMMERCIAL
SUBDIVISION) | Applicant:
Location:

Zone:
Size: 3.2 Ac. | LAS VEGAS BOARD OF REALTORS
North side of Sahara Avenue, east
of Spencer Street
R-1 and R-2 (under Resolution of
Intent to C-1 and P-R)
No. of Lots: 7 |
| 6. TENTATIVE MAP
HIGH COUNTRY
ESTATES | Applicant:
Subdivider:
Location:

Zone:
Size: 37.96 Ac. | NEVADA SAVINGS AND LOAN ASSOCIATION
Nelson Development Company
Southwest corner of Lone Mountain
Road and Jones Boulevard
R-E (under Resolution of Intent
to R-1)
No. of Lots: 161 |
| 7. TENTATIVE MAP
BEETHOVEN ESTATES | Applicant:
Location:

Zone:
Size: 5± | GESSLER CORPORATION
West side of Firestone Drive,
north of Westcliff Drive
N-U (under Resolution of Intent
to R-CL)
No. of Lots: 41 |
| 8. FINAL MAP
BEETHOVEN ESTATES | Applicant:
Location:

Zone:
Size: 5± Ac. | GESSLER CORPORATION
West side of Firestone Drive,
north of Westcliff Drive
N-U (under Resolution of Intent
to R-CL)
No. of Lots: 41 |
| 9. TENTATIVE MAP
16TH TEE ESTATES | Applicant:
Subdivider:
Location:

Zone:
Size: 0.9 Ac. | HAROLD SHYDLER
Leo Cook
South side of Vegas Drive, west
of Pyramid Drive
R-1 (under Resolution of Intent
to R-PD5)
No. of Lots: 5 |

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|-----|---|--|---|
| 10. | FINAL MAP
16TH TEE ESTATES | Applicant:
Subdivider:
Location:
Zone:
Size: 0.9 Ac. | HAROLD SHYDLER
Leo Cook
South side of Vegas Drive, west
of Pyramid Drive
R-1 (under Resolution of Intent
to R-PD5)
No. of Lots: 5 |
| 11. | FINAL MAP
NEW COUNTRY
UNIT 10 | Applicant:
Location:
Zone:
Size: 6.76 | STANTON CONSTRUCTION, INC.
Northeast corner of Cheyenne
Avenue and Miramar Drive
R-1
No. of Lots: 30 |
| 12. | FINAL MAP
THE BLUFFS -
UNIT NO. 7B | Applicant:
Location:
Zone:
Size: 7.39 Ac. | AMERICAN WEST DEVELOPMENT, INC.
North side of Lake South Drive,
west of Waterview Drive
N-U (under Resolution of Intent
to R-CL)
No. of Lots: 51 |
| 13. | FINAL MAP
LOS PRADOS
PHASE I - UNIT 2 | Applicant:
Subdivider:
Location:
Zone:
Size: 18.02 Ac. | VISTA HILLS, INC.
U. S. Homes
North of Lone Mountain Road and
east of Leon Avenue
R-E (under Resolution of Intent
to R-PD9)
No. of Lots: 66 |
| 14. | FINAL MAP
VALLEY WEST 8
UNIT 4A | Applicant:
Location:
Zone:
Size: 11.92 Ac. | BAILEY & McGAH
West side of Merialdo Lane, south
of Charleston Boulevard
R-1
No. of Lots: 44 |
| 15. | PLOT PLAN REVIEW
Z-100-64(88) | Applicant:
Application:
Location:
Zone: | NEIL GALATZ
Addition to Existing Office
710 South 4th Street
C-2 |
| 16. | PLOT PLAN REVIEW
Z-26-74 | Applicant:
Application:
Location:
Zone: | DR. MERLE T. BARBER
Addition to Existing Optometrist Office
1300 South Eastern Avenue
P-R |

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|---|--|---|
| 17. PLOT PLAN REVIEW
Z-42-85 | Applicant:
Application:
Location:

Zone: | WEST SAHARA INVESTMENT COMPANY
Condominiums
Northeast corner of Lake South
Drive and Crystal Water Way
N-U (under Resolution of Intent
to R-PD12) |
| 18. C-V REVIEW
CV-2-86 | Applicant:
Application:
Location:

Zone: | CITY OF LAS VEGAS
Request for C-V Review to allow a
Frisbee Golf Concession in Lions Park.
Northeast corner of Las Vegas Boulevard
North and Washington Avenue
C-V |
| 19. LANDSCAPING
REVIEW
LR-1-86
ABEYANCE ITEM | Applicant:
Application:
Location:
Zone: | MARTIN-HARRIS CONSTRUCTION
Waive Required Landscaping Requirements
1910 Western Avenue
M |
| 20. ANNEXATION
A-6-86(A) | Applicant:
Application:
Location:

Size: | JOSEPH MACCHIAVERNA
Petition of Annexation
North side of Sahara Avenue, between
Jones Boulevard and Torrey Pines
Drive
8.81 Acres |
| 21. ANNEXATION
A-7-86(A) | Applicant:
Application:
Location:

Size: | SEVENTH DAY ADVENTISTS CHURCH
Petition of Annexation
Southeast corner of Oakey Boulevard
and Jones Boulevard
7.82 Acres |
| 22. REQUEST TO
WAIVE OFFSITES
Z-45-86 | Applicant:
Application:
Location:
Zone: | ROSALIE RONNOW
Waive Required Offsite Improvements
5057 East Owens Avenue
R-2 (under Resolution of Intent
to R-3) |

CONSIDERATION OF SUPPLEMENTAL AGENDA ITEMS AT THIS TIME

- | | | |
|-------------|--|---|
| 23. Z-59-86 | Applicant:
Application:

Location:
Proposed Use: | HARRY AND HELEN JESSUP
Zoning Reclassification
From: R-E To: C-1
1920 West Bonanza Road
Retail Commercial |
|-------------|--|---|

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24. Z-60-86

Applicant: PAUL PETRONE
Application: Zoning Reclassification
From: R-E To: R-MHP
Location: North of Ann Road, between Buffalo Drive and Leggett Road
Proposed Use: Mobile Home Park

25. Z-61-86

Applicant: THE BINGO PALACE CASINO, INC.
Application: Zoning Reclassification
From: R-1 and R-MHP To: C-1
Location: 2401 Kings Way
Proposed Use: Parking and Engineering Building

26. Z-62-86

Applicant: BARRY D. LEAVITT, ET AL
Application: Zoning Reclassification
From: P-R To: C-1
Location: 700 East Charleston Boulevard
Proposed Use: Three Story Federal Office Building (FBI) with area for minor servicing of Government automobiles.

27. Z-63-86

Applicant: ESTELLE M. FENENBOCK, TRUSTEE
Application: Zoning Reclassification
From: N-U To: C-1
Location: Southwest corner of O'Bannon Drive and Rainbow Boulevard
Proposed Use: Retail Commercial

28. VAC-15-86

Applicant: ESTELLE M. FENENBOCK, TRUSTEE
Application: Petition to vacate U.S. Government Patent Reservations
Location: West of Rainbow Boulevard, between O'Bannon Drive and Via Olivero Avenue

29. Z-64-86

Applicant: MASONIC MEMORIAL TEMPLE
Application: Zoning Reclassification
From: R-1 To: C-1
Location: Northeast corner of Rancho Drive and Mesquite Avenue
Proposed Use: Three Off-Premise Signs

30. Z-65-86

Applicant: THOMAS T. BEAM AND GARRY L. HAYES
AS TRUSTEES OF THE LALIF WOOD FAMILY TRUST
Application: Zoning Reclassification
From: R-E and C-2
To: R-3
Location: West side of Nellis Boulevard, seven hundred feet (700') south of Bonanza Road
Proposed Use: Medium Density Residential (Apartments)

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31. Z-66-86
Applicant: WEST SAHARA INVESTMENTS, INC.
Application: Zoning Reclassification
From: N-U (under Resolution of Intent to R-PD12)
To: R-CL
Location: Northeast corner of Fort Apache Road and Lake North Drive
Proposed Use: Single Family Residential

32. TENTATIVE MAP
STYLE AT THE LAKES
Applicant: PLASTER DEVELOPMENT, INC.
Location: Northeast corner of Fort Apache Road and Lake North Drive
Zone: N-U (under Resolution of Intent to R-PD12) Proposed R-CL
Size: 18.2 Ac. No. of Lots: 93

33. FINAL MAP
STYLE AT THE LAKES
UNIT I
Applicant: PLASTER DEVELOPMENT, INC.
Location: North side of Lake North Drive, east of Fort Apache Road
Zone: N-U (under Resolution of Intent to R-PD12) Proposed R-CL
Size: 4.37 Ac. No. of Lots: 20

34. VAC-14-86
Applicant: SAL DiMODICA
Application: Petition to vacate right-of-way
Location: North of Hickam Avenue, between Thom Boulevard and Bradley Road

35. STREET NAME
CHANGES
Applicant: JOSH ELLIOTT, JR., ET AL
Application: Petition for Street Name Changes
Location: Highland Drive between Owens Avenue and Bonanza Road to Dr. Martin L. King West Drive, Owens Avenue between Highland Drive and "D" Street to Dr. Martin L. King North Drive, and "D" Street between Owens Avenue and Bonanza Road to Dr. Martin L. King East Drive.

SNC-2-86

DIRECTOR'S BUSINESS:

1. Zoning Ordinance Amendment
Clarify the definition of tenant in the R-MHP Mobile Home Park zoning district.
2. Planning Commission
Recommend member to represent Planning Commission on the Board of Zoning Adjustment.

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1. EXTENSION OF TIME
Z-45-84
Applicant: MIKE BOGICH
Location: 211 South 11th Street
Zone: R-4 (under Resolution of Intent to R-5)

2. FINAL MAP
LEWIS HOMES -
RAINBOW PARK #8
Applicant: LEWIS HOMES OF NEVADA
Location: Southwest corner of Vegas Drive and
Rock-Springs Drive
Zone: N-U (under Resolution of Intent to R-CL)
Size: 7.52 Ac. No. of Lots: 56

3. FINAL MAP
HIGH COUNTRY
ESTATES
Applicant: NEVADA SAVINGS AND LOAN ASSOCIATION
Subdivider: Nelson Development Company
Location: Southwest corner of Lone Mountain Road
and Jones Boulevard
Zone: R-E (under Resolution of Intent to R-1)
Size: 37.96 Ac. No. of Lots: 161

4. FINAL MAP
REALTOR
PROFESSIONAL
CENTER
(COMMERCIAL
SUBDIVISION)
Applicant: LAS VEGAS BOARD OF REALTORS
Location: North side of Sahara Avenue, east of
Spencer Street
Zone: R-1 and R-2 (under Resolution of Intent
to C-1 and P-R)
Size: 3.2 Ac. No. of Lots: 7

5. PLOT PLAN REVIEW
Z-70-85
Applicant: FLETCHER JONES HYUNDAI
Application: Temporary Sales Office
Location: 3130 Rancho Drive
Zone: M

6. PLOT PLAN REVIEW
Z-70-85
Applicant: FLETCHER JONES LAS VEGAS, INC.
Application: New Automobile Dealership
Location: 3260 South Rancho Drive
Zone: M

7. PLOT PLAN REVIEW
Z-60-84
Applicant: JOHNNY RIBEIRO CORPORATION
Application: Carport
Location: 501 South Rancho Drive
Zone: P-R

8. PLOT PLAN REVIEW
Z-20-77
Applicant: SCHULMAN/NILSEN DEVELOPMENT CORP.
Application: Retail Center with Restaurant
Location: Northwest corner of East Sahara Avenue
and Paradise Road
Zone: C-1

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|---|--|--|
| 9. PLOT PLAN REVIEW
Z-6-66(31) | Applicant:
Application:

Location:
Zone: | GARY FURSMAN
To allow an addition to an existing commercial building
5610 West Charleston Boulevard
R-1 (under Resolution of Intent to C-1) |
| 10. SALES OFFICE
SO-9-86 | Applicant:
Location:

Zone: | J. A. BLACK CONSTRUCTION COMPANY
Northwest corner of Lake North Drive and Crystal Water Way
N-U (under Resolution of Intent to R-PD12) |
| 11. SATELLITE PARKING
SP-1-86 | Applicant:
Application:

Location:
Zone: | THUNDERBIRD HOTEL AND CASINO
To allow satellite parking for the proposed Thunderbird Hotel and Casino
1213 Las Vegas Boulevard South
C-2 |
| 12. ADMINISTRATIVE
VARIANCE
AV-4-86 | Applicant:
Application:

Location:
Zone: | METROPOLITAN DEVELOPMENT COMPANY
To allow one corner of two proposed single family dwellings to be located 10 feet from the rear property line on irregular shaped lots.
7128 and 7129 Caprock Circle
R-1 |
| 13. ADMINISTRATIVE
VARIANCE
AV-5-86 | Applicant:
Application:
Location:
Zone: | PHILIP SHERMAN
To allow a carport in front setback area.
2020 Sunland Avenue
R-1 |
| 14. SALES OFFICE
SO-10-86 | Applicant:
Location:
Zone: | METROPOLITAN HOMES
2608 Trotwood Lane
R-CL |

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COMMISSION ACTION

ITEM

CALL TO ORDER:

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

ROLL CALL:

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

Harold Foster, Director, Community Planning and Development
Frank Reynolds, Deputy Director
Rick Williams, Chief, Current Planning
Les Comeau, Planning Assistant
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

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

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

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ITEM

COMMISSION ACTION

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 June 12, 1986 and July 10, 1986 City Planning Commission meetings.

Bugbee -
APPROVED
Unanimous
(Tracy excused)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

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COMMISSION ACTION

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NEW BUSINESS:

1. EXTENSION OF TIME - Z-50-83

Applicant: VINCENT LOBUE
Location: East side of Edmond Street,
between O'Bannon Drive and
El Parque Street
Zone: N-U and R-E (under
Resolution of Intent to
R-PD18)

Staff Recommendation: APPROVAL, subject
to:

1. Extension of Time will expire on
August 17, 1987.
2. Conformance to all ordinance
amendments enacted subsequent to
the original approval.

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated this project is in
the bid process. Staff would
recommend approval of a one year
extension.

DOUGLAS STEENEN, 720 South 4th Street,
appeared and represented the appli-
cant.

To be heard by the City Council
on 9/3/86.

(7:37-7:38)

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COMMISSION ACTION

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2. EXTENSION OF TIME - TENTATIVE MAP - HELMS ACRES

Applicant: TERRY R. HELMS
Location: Northeast corner of Jones
Boulevard and Deer Springs
Road
Zone: R-E
Size: 20 Acres No. of Lots: 35

Staff Recommendation: APPROVAL, subject
to:

1. Tentative Map to expire August 7,
1987.

2. Conformance with the original
conditions of approval with
Condition No. 3 amended as follows:

Approval of a waiver of sidewalks
and streetlights except that
streetlights shall be installed at
the intersections of Jones Boulevard
and Deer Springs Road and Leon
Avenue and Deer Springs Road, when
power becomes available.

3. Condition No. 4 shall be amended as
follows:

Street paving shall be installed,
however, curb and gutter shall be
waived conditional upon an approved
drainage study which shows an
alternative method for handling
street drainage such as swales
with culverts for driveways and
intersection crossings as
required by the Department of Public
Works.

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated this is a one year
request for an Extension of Time.
There are two conditions that were
placed on the tentative map that need
clarification. They requested a
waiver for the sidewalks and other
off-sites. The conditions of this
extension should clarify the original
conditions regarding the off-site
waivers. Staff would recommend
approval, subject to the conditions.

STEVE TURNER, Engineer, Baughman and
Turner, 2325 West Charleston
Boulevard, appeared and represented
the applicant. He was in agreement
with staff's conditions.

This is final action.

(7:38-7:40)

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COMMISSION ACTION

ITEM

3. FINAL MAP - HELMS ACRES

Applicant: TERRY R. HELMS
Location: Northeast corner of Jones
Boulevard and Deer Springs
Road
Zone: R-E
Size: 20 Acres No. of Lots: 35

Staff Recommendation: APPROVAL, subject
to:

1. Approval of the Extension of Time for
the tentative map (Item No. 2).
2. Conformance with the original condi-
tions of approval and the conditions
of approval amended by the Extension
of Time for the tentative map.
3. Standard Condition No. 1.

Kennedy -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated this map conforms
with the tentative map and staff
would recommend approval, subject to
the conditions.

STEVE TURNER, Engineer, Baughman and
Turner, 2325 West Charleston
Boulevard, appeared and represented
the applicant. He concurred with
staff's conditions.

To be heard by the City Council
on 9/3/86.

(7:40-7:41)

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COMMISSION ACTION

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4. EXTENSION OF TIME - TENTATIVE MAP -
CHARLESTON HEIGHTS TRACT NO. 63

Applicant: PLASTER DEVELOPMENT CO., INC.
Location: North of Alexander Road,
east of Tenaya Way
Zone: N-U (under Resolution of
Intent to R-PD9)
Size: 15.4 Acres No. of Lots: 136

Staff Recommendation: APPROVAL, subject
to:

1. Tentative map to expire August 21, 1987.
2. Conformance to the original conditions
of approval for the tentative map.

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated this is their first
extension request. Staff would recom-
ment a one-year extension to expire
on August 21, 1987.

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

This is final action.

(7:41-7:42)

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5. TENTATIVE MAP - REALTOR PROFESSIONAL CENTER (COMMERCIAL SUBDIVISION)

Applicant: LAS VEGAS BOARD OF REALTORS
Location: North side of Sahara Avenue, east of Spencer Street
Zone: R-1 and R-2 (under Resolution of Intent to C-1 and P-R)
Size: 3.2 Acres No. of Lots: 7

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for zoning application Z-14-86.
2. Provide a drainage outlet and easement in the northeast corner of the property as required by the Land Development Division of the Department of Community Planning and Development.
3. Standard conditions 1 - 3.

Bugbee -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated this is a commercial subdivision. The zoning was just approved on this site. Staff would recommend approval, subject to the conditions.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicant. He was in agreement with staff's conditions.

To be heard by the City Council on 9/3/86.

(7:42-7:43)

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COMMISSION ACTION

ITEM

6. TENTATIVE MAP - LONE MOUNTAIN ESTATES

Applicant: NEVADA SAVINGS AND LOAN ASSOCIATION
Subdivider: Nelson Development Company
Location: Southwest corner of Lone Mountain Road and Jones Boulevard
Zone: R-E (under Resolution of Intent to R-1)
Size: 37.96 Acres, No. of Lots: 161

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for zoning application Z-31-86.
2. Vehicular access is prohibited to Lone Mountain Road and Jones Boulevard from the rear of the abutting lots.
3. Provide a hydrology and drainage study as required by the Land Development Division of the Department of Community Planning and Development.
4. Participate in a sewer extension/oversizing agreement as required by the Land Development Division of the Department of Community Planning and Development.
5. Standard conditions 1 - 3.

Johnston -
APPROVED, subject to the conditions.
Unanimous

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

GREGG RIBEIRO, 7018 West Charleston Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

To be heard by the City Council on 9/3/86.

(7:44-7:45)

AGENDA

City of Las Vegas

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

7. TENTATIVE MAP - BEETHOVEN ESTATES

Applicant: GESSLER CORPORATION
 Location: West side of Firestone Drive, north of Westcliff Drive
 Zone: N-U (under Resolution of Intent to R-CL)
 Size: 5+ Acres No. of Lots: 41

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for zoning application Z-43-86.
2. Provide a hydrology and drainage study as required by the Land Development Division of the Department of Community Planning and Development.
3. A 16 foot minimum front yard setback be provided between the front property line and the garage.
4. Redesign the sewer layout in the northeast portion of the project and sign a Sewer Oversizing/Extension/Additional Depth Agreement as required by the Land Development Division of the Department of Community Planning and Development.
5. Standard conditions.

Bugbee -
 APPROVED, subject to the conditions.
 Unanimous

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

ANTHONY GESSLER, 75 Royal Crest Circle, appeared and represented the application. He was in agreement with staff's conditions.

To be heard by the City Council on 9/3/86.

(7:46-7:47)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

8. FINAL MAP - BEETHOVEN ESTATES

Applicant: GESSLER CORPORATION
Location: West side of Firestone
Drive, north of Westcliff
Drive
Zone: N-U (under Resolution of
Intent to R-CL)
Size: 5+ Acres No. of Lots: 41

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

ANTHONY GESSLER, 75 Royal Crest
Circle, appeared and represented
the application. He concurred with
staff's conditions.

To be heard by the City Council
on 9/3/86.

(7:47-7:48)

AGENDA

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

9. TENTATIVE MAP - 16th TEE ESTATES

Applicant: HAROLD SHYDLER
 Subdivider: Leo Cook
 Location: South side of Vegas Drive,
 west of Pyramid Drive
 Zone: R-1 (under Resolution of
 Intent to R-PD5)
 Size: 0.9 Acre No. of Lots: 5

Staff Recommendation: APPROVAL, subject
 to:

1. Conformance to the conditions of approval for zoning application Z-53-86.
2. Vehicular access to Vegas Drive from the side of Lot 1 is prohibited.
3. A 16 foot minimum front yard setback be provided between the property line and the garage.
4. The drainage design shall conform to the requirements of the Department of Public Works.
5. Provide subsurface drainage information as required by the Land Development Division of the Department of Community Planning and Development.
6. Standard conditions 1 - 3.

Johnston -
 APPROVED, subject to the conditions.
 Unanimous

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

JACK PARVIN, 2103 South Maryland Parkway, appeared and represented the application.

To be heard by the City Council
 on 9/3/86.

(7:48-7:49)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

10. FINAL MAP - 16th TEE ESTATES

Applicant: HAROLD SHYDLER
 Subdivider: Leo Cook
 Location: South side of Vegas Drive,
 west of Pyramid Drive
 Zone: R-1 (under Resolution of Intent
 to R-PD5)
 Size: 0.9 Acre No. of Lots: 5
 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.

Johnston -
 APPROVED, subject to the conditions.
 Unanimous

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

JACK PARVIN, 2103 South Maryland
 Parkway, appeared and represented
 the applicant.

To be heard by the City Council
 on 9/3/86.

(7:49-7:50)

AGENDA

City of Las Vegas

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM.

COMMISSION ACTION

11. FINAL MAP - NEW COUNTRY UNIT 10

Applicant: STANTON CONSTRUCTION, INC.

Location: Northeast corner of
Cheyenne Avenue and
Miramar Drive

Zone: R-1

Size: 6.76 Acres No. of Lots: 30

Staff Recommendation: APPROVAL, subject
to:

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

2. Standard Condition No. 1.

Johnston -

APPROVED Items 11, 12 and 13, subject
to the conditions.

Unanimous.

MR. FOSTER stated staff would recom-
mend approval of Items 11, 12 and 13,
subject to the conditions.

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

To be heard by the City Council
on 9/3/86.

(7:50-7:51)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

12. FINAL MAP - THE BLUFFS - UNIT NO. 7B

Applicant: AMERICAN WEST DEVELOPMENT, INC.

Location: North side of Lake South Drive, west of Waterview Drive

Zone: N-U (under Resolution of Intent to R-CL)

Size: 7.39 Acres No. of Lots: 51

Staff Recommendation: APPROVAL, subject to:

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

2. Standard Condition No. 1.

Johnston -
APPROVED Items 11, 12 and 13, subject to the conditions.
Unanimous

MR. FOSTER stated staff would recommend approval of Items 11, 12 and 13, subject to the conditions.

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

To be heard by the City Council on 9/3/86.

(7:50-7:51)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

13. FINAL MAP - LOS PRADOS - PHASE I - UNIT 2

Applicant: VISTA HILLS, INC.
 Subdivider: U. S. Homes
 Location: North of Lone Mountain Road
 and east of Leon Avenue
 Zone: R-E (under Resolution of
 Intent to R-PD9)
 Size: 18.02 Acres No. of Lots: 66

Staff Recommendation: APPROVAL, subject
 to:

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

Johnston -
 APPROVED Items 11, 12 and 13, subject
 to the conditions.
 Unanimous

MR. FOSTER stated staff would recom-
 mend approval of Items 11, 12 and 13,
 subject to the conditions.

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

To be heard by the City Council
 on 9/3/86.

(7:50-7:51)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

14. FINAL MAP - VALLEY WEST 8 - UNIT 4A

Applicant: BAILEY & MCGAH
Location: West side of Merialdo Lane,
south of Charleston
Boulevard
Zone: R-1
Size: 11.92 Acres No. of Lots: 44

Staff Recommendation: APPROVAL, subject
to:

1. Conformance with the conditions of
approval for the tentative map.
2. Eliminate Peccole Strada south of
Pesaro Drive and incorporate the land
into the adjoining lot.
3. Standard Condition No. 1.

Bugbee -
APPROVED, subject to the conditions.
Unanimous

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

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

To be heard by the City Council
on 9/3/86.

(7:51-7:52)

AGENDA

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

15. PLOT PLAN REVIEW - Z-100-64(88)

Applicant: NEIL GALATZ
Application: Addition to existing office
Location: 710 South 4th Street
Zone: C-2

Staff Recommendation: APPROVAL, subject to:

1. Conformance to conditions of approval for Z-100-64.
2. Conformance to elevations.
3. Standard conditions 2 - 8.

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated this involves an addition to an existing office building. The addition will be two stories and on the rear of the building. The first level is for parking. The existing office building was built when there were no off-street parking requirements. They have only five on-site parking spaces where six spaces are required. They have a satellite lot about 410 feet to the north on the east side of 4th Street. The Planning Commission has the authority to reduce the parking to five on-site parking spaces if there is justification, which staff feels there is. Staff would recommend approval, subject to the conditions.

ATTY. ALLEN EARL, 710 South 4th Street, appeared and represented the applicant. There are six attorneys in the office. The addition will be mainly used for file space and they plan to include a dark room.

To be heard by the City Council
on 9/3/86.

(7:52-7:55)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

16. PLOT PLAN REVIEW - Z-26-74

Applicant: DR. MERLE T. BARBER
Application: Addition to existing
optometrist office
Location: 1300 South Eastern Avenue
Zone: P-R

Staff Recommendation: APPROVAL, subject
to:

1. Conformance to conditions of approval
for Z-26-74.
2. Standard conditions 1 - 8.

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated there is a storage
building on the south portion and
the existing office is about 1,500
square feet on the north. They want
to tie the two buildings together.
There will be 8 parking spaces which
meets the Code. The proposed addi-
tion is 929 square feet and two
stories in height. Staff would
recommend approval, subject to the
conditions.

DR. MERLE T. BARBER, 6620 Turtle Hill
Road, appeared and represented the
application.

To be heard by the City Council
on 9/3/86.

(7:55-7:56)

AGENDA

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

17. PLOT PLAN REVIEW - Z-42-85

Applicant: WEST SAHARA INVESTMENT COMPANY
 Application: Condominiums
 Location: Northeast corner of Lake South Drive and Crystal Water Way
 Zone: N-U (under Resolution of Intent to R-PD12)

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. All interior driveways be a minimum of 24 feet in width.
3. The applicant initiate a request for change of zoning to R-PD8 prior to or concurrently with the submission of the tentative map.
4. Conformance to the original conditions of Z-42-85.
5. Standard conditions 2 - 8.

Bugbee -
 APPROVED, subject to the conditions.
 Unanimous

MR. FOSTER stated this was before the Planning Commission previously. They withdrew it before it went before the City Council. It is a three-story building, but it has the appearance of a two-story building. There is ample parking. There will be 40 condominiums with 101 parking spaces. There will be a swimming pool, tennis courts and recreation building. Staff would recommend approval, subject to the conditions.

GREGG RIBEIRO, 7018 West Charleston Boulevard, appeared and represented the application. They agree with staff's conditions.

To be heard by the City Council on 9/3/86.

(7:56-7:58)

AGENDA

City of Las Vegas
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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

18. C-V REVIEW - CV-2-86

Applicant: CITY OF LAS VEGAS
 Application: Request for C-V Review to
 allow a Frisbee Golf

Concession in Lions Park
 Location: Northeast corner of
 Las Vegas Boulevard North
 and Washington Avenue

Zone: C-V

Staff Recommendation: APPROVAL, subject
 to:

1. Conformance to the plot plan.

Johnston -
 APPROVED, subject to the conditions.
 Unanimous

MR. FOSTER stated this is a request
 for a C-V Review to allow a frisbee
 golf concession in Lions Park for the
 selling and renting of frisbees and
 related accessories. The final
 decision on the concession will be
 by the City Council. Staff would
 recommend approval, subject to the
 conditions.

This is final action.

(7:58-8:00)

AGENDA

City of Las Vegas
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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

19. LANDSCAPING REVIEW - LR-1-86

Applicant: MARTIN-HARRIS CONSTRUCTION
Application: Waive required landscaping
requirements
Location: 1910 Western Avenue
Zone: M

Staff Recommendation: DENIAL

MR. FOSTER announced this item has
been withdrawn from the agenda.

AGENDA

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

20. ANNEXATION - A-6-86(A)

Applicant: JOSEPH MACCHIAVERNA
Application: Petition of Annexation
Location: North side of Sahara
Avenue, between Jones
Boulevard and Torrey
Pines Drive

Size: 8.81 Acres

Staff Recommendation: APPROVAL

Bugbee -
APPROVED
Unanimous

MR. FOSTER stated this property is west of the Nevada Power Company facility on Sahara Avenue. The parcel to the west was just annexed recently. The present zoning in the County is R-E. It will come into the City as N-U. Staff would recommend approval.

(8:00-8:01)

AGENDA

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

21. ANNEXATION - A-7-86(A)

Applicant: SEVENTH DAY ADVENTISTS CHURCH
 Application: Petition of Annexation
 Location: Southeast corner of Oakey Boulevard and Jones Boulevard
 Size: 7.82 Acres
 Staff Recommendation: APPROVAL

Johnston -
 APPROVED
 Motion carried with Guthrie abstaining from voting.

MR. FOSTER stated this is about a half mile from the previous annexation. It is County R-E zoning. It will come into the City as R-E. Staff would recommend approval.

(8:01-8:02)

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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

22. REQUEST TO WAIVE OFFSITES - Z-45-86

Applicant: ROSALIE RONNOW
Application: Waive required offsite improvements
Location: 5057 East Owens Avenue
Zone: R-2 (under Resolution of Intent to R-3)

Staff Recommendation: DENIAL

Johnston -
DENIED
Unanimous

MR. FOSTER stated this is a request to waive the off-site improvements. They would be willing to sign a Special Improvement District Agreement for installing the off-sites in the future. Staff feels the improvements should be installed at this time because other developments in the area have been required to install full off-site improvements.

JOHN SHERMAN, P. O. Box 1507, Las Vegas, NV, appeared and represented the applicant. This would be an island if they just improved that one segment. They will be constructing 20 apartments.

To be heard by the City Council on 9/3/86.

(8:02-8:08)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

23. Z-59-86

Applicant: HARRY AND HELEN JESSUP
Application: Zoning Reclassification
From: R-E To: C-1:
Location: 1920 West Bonanza Road
Proposed Use: Retail Commercial

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Dedicate fifteen feet (15') of right-of-way for Bonanza Road as required by the Department of Public Works.
3. Install a sidewalk on Bonanza Road as required by the Land Development Division of the Department of Community Planning and Development.
4. The driveway opening must be a minimum of six feet (6') from the side property line as required by the City Traffic Engineer.
5. Install a six foot (6') high fence between the building and the side property line to screen the unimproved portions of the property from Bonanza Road as required by the Department of Community Planning and Development.
6. No outside storage is permitted.
7. No parking is permitted on the unimproved portions of the site.
8. Standard conditions 1 - 8.

PROTESTS: 0

Bugbee -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated there is a commercial pattern in the area with multi-family on the north. They want to use the existing building on the property for an office facility. They will have parking in the front. The back yard is relatively large. They wish to keep the yard in its present state. Staff would recommend approval, subject to the conditions.

VIVIAN BROOKS, 1908 Linden, and HELEN JESSUP, 2009 West Lund Drive, appeared and represented the application. They have installed some trees. There will be two or three employees.

No one appeared in protest.

To be heard by the City Council on 9/3/86.

(8:23-8:27)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

24. Z-60-86

Applicant: PAUL PETRONE
Application: Zoning Reclassification
From: R-E To: R-MHP
Location: North of Ann Road, between
Buffalo Drive and Leggett
Road
Proposed Use: Mobile Home Park
Staff Recommendation: DENIAL
PROTESTS: 9 on record with staff
2 letters
20 persons in audience

Kennedy -
DENIED
Motion carried with Bugbee and
Johnston voting "No."

MR. FOSTER stated this involves a
request for a mobile home park for
184 mobile homes. The density will
be 6.1 units per acre. They are
proposing 29 R-V parking spaces and
visitor parking for 46 spaces. There
will be a recreation facility. Staff
feels the R-E pattern has been
established by the lot layout
immediately to the west and south. A
better location would be farther east
next to the commercial along Rancho
Drive. Staff recommended denial.

STEVE TURNER, Engineer, Baughman and
Turner, 2325 West Charleston
Boulevard, appeared and represented
the applicant. This is next to the
Los Rancheros Restaurant. This is
not inconsistent with the zoning in
the area.

JOHN CURTIS, President, Northwest
Citizens Association, appeared in
protest. This area calls for low
density zoning. On the west side
of this property it is subdivided
into one and a quarter acre parcels.
He was concerned about the water
for the development.

BETH HOKE, 8625 West El Campo,
appeared in protest. They moved
into this area because it was
rural.

BETTY BETTERIDGE, 5725 North Riley
Street, appeared in protest. This
would not be very attractive to
look at.

STEVE TURNER appeared in rebuttal.
Sewer and water will be brought to
this property at the time of
construction.

To be heard by the City Council
on 9/3/86.

(8:27-8:38)

AGENDA

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COMMISSION ACTION

ITEM

25. Z-61-86

Applicant: THE BINGO PALACE CASINO, INC.
 Application: Zoning Reclassification
 From: R-1 and R-MHP
 To: C-1
 Location: 2401 Kings Way
 Proposed Use: Parking and Engineering Building

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Applicant to submit an application to vacate the portion of Milo Way east of Wyandotte Street, and if approved, conform to all conditions including the installation of redesigned street improvements as required by the Land Development Division of the Department of Community Planning and Development.
3. No truck parking is allowed.
4. Installation of a six foot (6') high block wall along the east, west and south sides of the property, except for the north 220 feet of the west property line.
5. All lighting shall be directed away from the adjoining residential area with no ray of light shining directly onto any residential lot.
6. Installation of a sidewalk on Rancho Drive as required by the Land Development Division of the Department of Community Planning and Development.
7. Standard conditions 1 - 8.

PROTESTS: 1 speaker at meeting

Bugbee -
 APPROVED, subject to staff's conditions with truck parking to be permitted, Milo Way to be blocked off and single-story buildings.
 Motion carried with Johnston and Mack voting "No."

MR. FOSTER stated this request is to rezone approximately 9 acres to commercial for parking and an engineering/maintenance facility. Adjacent properties to the north are zoned R-4 and C-1 and developed as a motel and parking area. To the west are single-family residences, offices and apartments. They propose 834 parking spaces for cars, 15 spaces for trucks and 10 spaces for buses. However, they have applied to the Board of Zoning Adjustment for a Variance to allow the bus parking. Staff recommends approval of the application, subject to deleting the truck parking.

CHARLEY JOHNSON, Engineer, VTN-Nevada, 2300 Paseo Del Prado, and JAMES FASO, Bingo Palace, 3648 South Bronco Road, appeared and represented the application. They plan to park the trucks and buses in one area. They concur with staff's conditions, except the truck parking.

COMMISSIONER COLEMAN said there is always a problem with buses leaving their motors running for great lengths of time.

JAMES FASO said the buses will be away from the residential and will just be parking.

RICHARD WALSH, 2829 Wyandotte, appeared in protest. He was not notified of this meeting. He had a petition with 4 signatures in protest.

CHARLEY JOHNSON said Milo Way will be closed off.

JAMES FASO said the entrance for the buses and trucks will be off Rancho Drive. The trucks will not be driving through the property.

To be heard by the City Council on 9/3/86.

(8:38-8:55)

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PHONE 386-6301

COMMISSION ACTION

ITEM

26. Z-62-86

Applicant: BARRY D. LEAVITT, ET AL
Application: Zoning Reclassification
From: P-R To: C-1
Location: 700 East Charleston
Boulevard
Proposed Use: Three Story Federal Office
Building (FBI) with area
for minor servicing of
Government automobiles

Staff Recommendation: DENIAL

PROTESTS: 4 on record with staff
1 speaker at meeting

Coleman -

DENIED as being incompatible with
the area.
Motion carried with Johnston and
Mack voting "No" and Tracy excused.

MR. FOSTER stated this site is
presently zoned P-R. There is P-R
along Charleston Boulevard. The
proposed use of this site is for
a Federal Office Building, minor
servicing of government automobiles
and parking. The building will be
three stories in height and contain
140 employees. Staff feels the 117
parking spaces would be deficient
to accommodate the employees and
visitors. Staff felt the three-
story building was out of character
for this area. Staff recommended
denial.

BARRY D. LEAVITT, 4901 West Desert
Inn Road, appeared and represented
the application. There will be
approximately 42,000 square feet
of office space.

DARRELL LEAVITT AND DON BAUMGARTNER
appeared. There will not be any
windows overlooking the residential
areas. All the servicing of the
cars will be inside the building.
There will not be any gas pumps on
the property. They would be willing
to drop the parking level down a half
story. This building will be used
24 hours a day and the amount of
parking should be sufficient.

BARRY LEAVITT said he had a petition
in favor.

SHIRLEY DIACO, 709 East Park Paseo,
appeared in protest. There are
about 8 property owners in the area
that are in opposition. She objected
to this being a 24-hour facility.
The property owners will not have
any privacy. This will increase
the traffic.

BARRY LEAVITT AND DON BAUMGARTNER
appeared in rebuttal. The FBI has
approved this site.

To be heard by the City Council
on 9/3/86.

(8:55-9:24)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

27. Z-63-86

- Applicant: ESTELLE M. FENENBOCK,
TRUSTEE
- Application: Zoning Reclassification
From: N-U To: C-1
- Location: Southwest corner of
O'Bannon Drive and Rainbow
Boulevard
- Proposed Use: Retail Commercial
- Staff Recommendation: DENIAL. If approved,
subject to:
1. Resolution of Intent with a twelve month
time limit.
 2. Eliminate the service drive access to
O'Bannon Drive and Via Olivero Avenue
and redesign the building to provide
access to the rear service drive along
the north and south side of the
building.
 3. Installation of a six (6') foot high
block wall along the west 150 feet of
both the north and south property
lines. This wall shall be set back
six feet (6') for landscaping.
 4. Trash pickup to be limited to the
hours of 8:00 A.M. to 7:00 P.M. only.
 5. Dedicate 30 feet of right-of-way for
O'Bannon Drive and Via Olivero Avenue
together with 25 feet radius corners
at Rainbow Boulevard and Via Olivero
Avenue and Rainbow Boulevard and
O'Bannon Drive as required by the
Department of Public Works.
 6. Installation of street improvements
on O'Bannon Drive and Via Olivero
Avenue and a sidewalk on Rainbow
Boulevard as required by the Land
Development Division of the Depart-
ment of Community Planning and
Development.
 7. The rear of the building shall be
aesthetically enhanced as required
by the Department of Community
Planning and Development.
 8. Standard conditions 1 - 8.

PROTESTS: 1 on record with staff
1 speaker at meeting

FAVOR: 2 letters presented at meeting
1 speaker at meeting

Johnston -

APPROVED, subject to the conditions.
Motion carried with Guthrie voting
"No" and Bugbee and Coleman excused.

MR. FOSTER stated this site is
approximately 600 feet north of
Sahara Avenue. It is a proposed
shopping center facility with
44,000 square feet of building
area. They will have ample parking
spaces. Staff would recommend
denial because this proposal is not
consistent with the General Plan.

MICHAEL FOSBEE, Developer, appeared
and represented the application.
This property is approximately 600
feet north of Sahara Avenue. There
is quite a lot of traffic in the
area which would make this property
unsuitable for residences.

ROBERT WILLIAM, 6257 Catella, appeared
in favor to represent the owner of the
property. There is too much traffic
in the area for residential develop-
ment.

To be heard by the City Council on
9/3/86.

(9:24-9:32)

AGENDA

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PHONE 386-6301

ITEM

COMMISSION ACTION

28. VAC-15-86

Applicant: ESTELLE M. FENENBOCK,
TRUSTEE
Application: Petition to vacate U. S.
Government Patent
Reservations
Location: West of Rainbow Boulevard
between O'Bannon Drive
and Via Olivero Avenue

Staff Recommendation: APPROVAL, subject
to:

1. Standard conditions.

PROTESTS: 0

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

MR. FOSTER stated these Government
Patent Reservations are not needed.

MICHAEL FOSEE appeared and represented
the applicant. He concurred with
staff.

No one appeared in protest.

The City Council will set a date for
a public hearing on this item at their
8/20/86 meeting.

(9:32-9:33)

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ITEM

PHONE 386-6301

COMMISSION ACTION

29. Z-64-86

Applicant: MASONIC MEMORIAL TEMPLE
 Application: Zoning Reclassification
 From: R-1 To: C-1
 Location: Northeast corner of
 Rancho Drive and
 Mesquite Avenue
 Proposed Use: Three Off-Premise Signs
 Staff Recommendation: DENIAL
 PROTESTS: 4 on record with staff
 3 speakers at meeting

Guthrie -
 DENIED
 Unanimous

MR. FOSTER stated this request is to rezone approximately 14 acres to commercial for three off-premise signs on the Masonic Memorial Temple property. The three signs are proposed along the north property line perpendicular to the Highway and are 500 feet apart. The easterly sign is about 100 feet west of the adjacent R-1 properties. The signs will be 14' x 48' in size and 50' high. Staff recommended denial because commercial should stay on the north side of the Gragson Highway.

BOB VAN OSTRAND, Connell Outdoor Advertising, appeared. This property will never be developed at R-1. They would be willing to eliminate one of the signs and put a condition on this for a one-year review.

ROBERT FRANDSEN, 100 Rancho Vista Drive, appeared in protest. It would be improper to have signs on the south side of the freeway.

JAMES MALKAM, 101 Azalea Circle, appeared in protest. This will not enhance the area. These signs will reduce the value of the homes in the area.

LLOYD GRONBERG, 104 Dahlia Lane, appeared in protest. Commercial zoning is inappropriate.

BOB VAN OSTRAND appeared in rebuttal feeling this is a commercial area and would agree to amend the application to the north 50 feet to accommodate the signs.

To be heard by the City Council on 9/3/86.

(9:33-9:41)

AGENDA

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COMMISSION ACTION

ITEM

30. Z-65-86

Applicant: THOMAS T. BEAM AND
GARRY L. HAYES AS
TRUSTEES OF THE LALIF
WOOD FAMILY TRUST
Application: Zoning Reclassification
From: R-E and C-2
To: R-3
Location: West side of Nellis
Boulevard, seven hundred
feet (700') south of
Bonanza Road
Proposed Use: Medium Density
Residential (Apartments)

Staff Recommendation: APPROVAL, subject
to:

1. Resolution of Intent with a twelve
month time limit.
2. Installation of a six foot (6') high
block wall on the north, south, east
and west property lines.
3. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated this involves a
request on the west side of Nellis
Boulevard for an apartment project.
They have ample parking. The frontage
on Nellis Boulevard will be for
commercial use. Staff feels the plot
plan that has been submitted is
acceptable.

GARRY HAYES, 2156 Russell Road,
appeared and represented the appli-
cants. There will be adequate
recreational facilities. This is
compatible with the growth and develop-
ment in the area.

To be heard by the City Council
on 9/3/86.

(9:41-9:44)

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PHONE 386-6301

COMMISSION ACTION

ITEM

31. Z-66-86

Applicant: WEST SAHARA INVESTMENTS, INC.
 Application: Zoning Reclassification
 From: N-U (under Resolution of Intent to R-PD12)
 To: R-CL
 Location: Northeast corner of Fort Apache Road and Lake North Drive
 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. FOSTER stated this is in The Lakes West Sahara development. This development will have 93 R-CL lots. Access to the lots is from Lake North Drive. Staff would recommend approval, subject to the conditions.

GREGG RIBEIRO, 6018 West Charleston Boulevard, appeared and represented the application. He concurred with staff's conditions.

No one appeared in protest.

To be heard by the City Council on 9/3/86.

(9:44-9:45)

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PHONE 386-6301

COMMISSION ACTION

ITEM

32. TENTATIVE MAP - STYLE AT THE LAKES

Applicant: PLASTER DEVELOPMENT, INC.
 Location: Northeast corner of Fort Apache Road and Lake North Drive
 Zone: N-U (under Resolution of Intent to R-PD12)
 Proposed R-CL
 Size: 18.2 Acres No. of Lots: 93
 Staff Recommendation: APPROVAL, subject to:

1. Approval of zoning application Z-66-86.
2. Conformance to the conditions of approval for zoning application Z-66-86.
3. Vehicular access to Lake North Drive and Fort Apache Road from the rear of the abutting lots is prohibited.
4. A minimum sixteen foot (16') front yard setback be provided between the front property line and the garage.
5. Standard conditions.

Johnston -
 APPROVED, subject to the conditions.
 Unanimous

MR. FOSTER stated staff recommends approval of this map, 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 9/3/86.

(9:45-9:47)

AGENDA

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PHONE 386-6301

ITEM

COMMISSION ACTION

33. FINAL MAP - STYLE AT THE LAKES - UNIT I

Applicant: PLASTER DEVELOPMENT, INC.

Location: North side of Lake North
Drive, east of Fort
Apache Road

Zone: N-U (under Resolution of
Intent to R-PD12)
Proposed R-CL

Size: 4.37 Acres No. of Lots: 20

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.

Johnston -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated staff would recommen
approval.

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

To be heard by the City Council
on 9/3/86.

(9:47-9:47)

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

34. VAC-14-86

Applicant: SAL DiMODICA
Application: Petition to vacate
right-of-way
Location: North of Hickam Avenue,
between Thom Boulevard and
Bradley Road

Staff Recommendation: APPROVAL, subject
to:

1. The north 20 feet of the east/west
right-of-way shall be retained.
2. Standard conditions.

PROTESTS: 7 on record with staff
2 speakers at meeting

Mack -

APPROVED, subject to the north 30 feet
of the east/west right-of-way being
retained and standard conditions.
Motion carried with Guthrie voting
"No."

MR. FOSTER stated this is a request
to vacate unimproved right-of-way.
The parcels to the south are vacant.
The property owners along the north
have indicated they need access to
this alley so they can service their
septic tanks. Staff would recommend
approval, subject to the conditions.

SAL DiMODICA, 3119 Highview Drive,
appeared and represented the appli-
cation. The City suggested he apply
for this vacation.

MR. FOSTER said the City will reserve
any necessary utility easements.

STEVE GORDON, 5305 Patricia Avenue,
appeared in protest. They would like
to recommend a 30 foot right-of-way.
This is their only access to get into
their septic tanks.

BOB MILLER, 5205 Patricia Avenue,
appeared in protest. They all have
their septic tanks in the back yards.

MR. FOSTER stated staff would support
the retention of the north 30 feet.

The City Council will set a date for
a public hearing on this item at
their 8/20/86 meeting.

(9:47-9:58)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

35. STREET NAME CHANGE

Applicant: JOSH ELLIOTT, JR., ET AL
 Application: Petition For Street Name Changes
 Location: Highland Drive between Owens Avenue and Bonanza Road to Dr. Martin L. King West Drive, Owens Avenue between Highland Drive and "D" Street to Dr. Martin L. King North Drive, and "D" Street between Owens Avenue and Bonanza Road to Dr. Martin L. King East Drive.

Staff Recommendation: DENIAL If approved, subject to:

1. This action constitutes a waiver of Chapter 18.28.130 of the Subdivision Ordinance regarding street naming requirements.
2. The applicant shall be responsible for all costs related to the manufacturer and installation of new street signs.

PROTESTS: 3 on record with staff
 1 speaker at meeting

FAVOR: 5 speakers at meeting

Bugbee -
 APPROVED with staff's conditions and excluding Condition No. 2.
 Motion carried with Coleman and Guthrie voting "No."

MR. FOSTER stated staff received a petition on this request from 20 property owners and business persons in the area in favor of this request. The petition indicated the change would assist in the economic development and growth for the area. Fire Services, Metropolitan Police Department and the United States Postal Service are opposed to the name change on segments of the three streets. There are about 20 street name signs that would have to be changed if this were approved. Staff recommends denial.

JOSH ELLIOTT, JR., ET AL, 1200 North "D" Street, appeared and represented the application. In 1980 they came before the Planning Commission for a street name change that was denied. They want to honor Dr. Martin Luther King and this will not create astronomical problems. This will be Dr. Martin Luther King Loop.

CHAIRMAN TRACY suggested these streets could be Lane, Road, etc. or they could name of the new expressways after Dr. Martin Luther King.

PAULA JOHNSON, 2225 Jansen Avenue appeared in protest. She would like one entire major thoroughfare to have this name.

RUTH SHELBY, 1617 Ludwig Drive, appeared in favor. However, this street should go through the City and not just on streets in this area.

WENDELL WILLIAMS, 2200 Canary Way, appeared in favor. Each metropolitan city has carried his name.

FAYE DUNCAN DANIEL appeared in favor. They need a main street and only one street to be renamed.

REVEREND HAROLD BOOKER appeared in favor. However, only one street should carry his name.

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COMMISSION ACTION

ITEM

35. STREET NAME CHANGE

RENEE CADWER, 4792 East Cincinnati, appeared in favor. This street name should be all across the city.

JOSH ELLIOTT, JR. appeared in rebuttal. This is an issue of economics. They are trying to get the tourists into that area.

The City Council will set a date for a public hearing on this item at their 8/20/86 meeting.

(9:58-10:34)

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COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. ZONING ORDINANCE AMENDMENT

Clarify the definition of tenant in the R-MHP Mobile Home Park zoning district.

Bugbee -
APPROVED with the amendment being revised so no mobile home could be moved into a park for the express purpose of offering it for sale.
Unanimous

MR. FOSTER stated recently an issue came up whereby a mortgage company repossessed a mobile home, moved it into a mobile home park, and tried to sell the mobile home. The definition of who a tenant is is not clear in the City Code. The amendment would require the tenant to be living in the mobile home when it is offered for sale.

2. PLANNING COMMISSION

Recommend member to represent Planning Commission on the Board of Zoning Adjustment.

Johnston -
APPROVED Robert Bugbee for another term
Motion carried with Bugbee abstaining from voting.

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PHONE 386-6301

ITEM

COMMISSION ACTION

SUPPLEMENTAL AGENDA:

1. EXTENSION OF TIME - Z-45-84

Applicant: MIKE BOGICH
Location: 211 South 11th Street
Zone: R-4 (under Resolution of
Intent to R-5)

Staff Recommendation: APPROVAL, subject
to:

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

Kennedy -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated the owners of this
property are going to sell it.

WALT LINDENBERG, 2408 Santa Clara,
appeared and represented the
applicant. They are in agreement
with staff's conditions.

To be heard by the City Council
on 9/3/86.

(8:08-8:10)

AGENDA

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PHONE 386-6301

ITEM

COMMISSION ACTION

2. FINAL MAP - LEWIS HOMES - RAINBOW PARK #8

Applicant: LEWIS HOMES OF NEVADA

Location: Southwest corner of
Vegas Drive and Rock
Springs Drive

Zone: N-U (under Resolution of
Intent to R-CL)

Size: 7.52 Acres No. of Lots: 56

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

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

G. C. WALLACE, Wallace Engineering,
1555 South Rainbow Boulevard, appeared
and represented the applicant.

To be heard by the City Council on
9/3/86.

(8:10-8:10)

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PHONE 386-6301

COMMISSION ACTION

ITEM

3. FINAL MAP - HIGH COUNTRY ESTATES

Applicant: NEVADA SAVINGS AND LOAN ASSOCIATION
 Subdivider: Nelson Development Company
 Location: Southwest corner of Lone Mountain Road and Jones Boulevard
 Zone: R-E (under Resolution of Intent to R-1)
 Size: 37.96 Acres No. of Lots: 161

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.

Guthrie -
 APPROVED, subject to the conditions.
 Unanimous

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

To be heard by the City Council on 9/3/86.

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COMMISSION ACTION

ITEM

4. FINAL MAP - REALTOR PROFESSIONAL CENTER -
(COMMERCIAL SUBDIVISION)

Applicant: LAS VEGAS BOARD OF REALTORS
Location: North side of Sahara Avenue,
east of Spencer Street
Zone: R-1 and R-2 (under
Resolution of Intent to C-1
and P-R)
Size: 3.2 Acres No. of Lots: 7

Staff Recommendation: APPROVAL, subject
to:

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

Coleman -
APPROVED, subject to the conditions.
Unanimous

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

G. C. WALLACE, Wallace Engineering,
1555 South Rainbow Boulevard, appeared
and represented the applicant.

To be heard by the City Council on
9/3/86.

(7:43-7:44)

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PHONE 386-6301

ITEM

COMMISSION ACTION

5. PLOT PLAN REVIEW - Z-70-85

Applicant: FLETCHER JONES HYUNDAI
Application: Temporary Sales Office
Location: 3130 Rancho Drive
Zone: M

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. The temporary modular buildings and vehicle sales use shall expire on August 14, 1987, or whenever the dealership buildings are completed, whichever occurs first.
3. Conformance to the previous conditions of the approval of zoning action Z-70-85.

Bugbee -
APPROVED, subject to the conditions.
Unanimous

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

ARCHIE STONE, 4109 Snead Drive, appeared and represented the application. They need a temporary sales office for 60 to 90 days.

This is final action.

(8:10-8:12)

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PHONE 386-6301

COMMISSION ACTION

ITEM

6. PLOT PLAN REVIEW - Z-70-85

Applicant: FLETCHER JONES LAS VEGAS, INC.

Application: New Automobile Dealership

Location: 3260 South Rancho Drive

Zone: M

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. Conformance to the previous conditions of the approval of zoning action Z-70-85.

Johnston -

APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated this request is for their new Mitsubishi dealership. This will be their fourth dealership that has been approved. Staff would recommend approval, subject to the conditions.

ARCHIE STONE, 4109 Snead Drive, appeared and represented the application. This will be on the corner of Desert Inn and Rancho.

To be heard by the City Council on 9/3/86.

(8:12-8:15)

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COMMISSION ACTION

ITEM

7. PLOT PLAN REVIEW - Z-60-84

Applicant: JOHNNY RIBEIRO CORPORATION
Application: Carport
Location: 501 South Rancho Drive
Zone: P-R

Staff Recommendation: APPROVAL, subject to:

1. Conformance to conditions of approval for Z-60-84.
2. Conformance to the plot plan.

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

MR. FOSTER stated they are proposing a small carport on the northeast corner of the site. Staff would recommend approval, subject to the conditions.

RON HURST, 195 East Reno, appeared and represented the applicant.

This is final action.

(8:15-8:16)

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PHONE 386-6301

ITEM

COMMISSION ACTION

8. PLOT PLAN REVIEW - Z-20-77

Applicant: SCHULMAN/NILSEN DEVELOPMENT CORPORATION

Application: Retail Center with Restaurant

Location: Northwest corner of East Sahara Avenue and Paradise Road

Zone: C-1

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the original conditions of Z-20-77.
2. No access to Sahara Avenue.
3. Repair and/or repave the alley as required by the Department of Public Works.
4. Dedicate five feet (5') of right-of-way for Paradise Road as required by the Department of Public Works.
5. Standard conditions 1 - 8.

Bugbee -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated this is a proposed shopping center with a restaurant. There is about 35,600 square feet of building area. There is ample parking. The building will be one story in height. Staff would recommend approval, subject to the conditions.

ATTY. FRANK SCHRECK, 600 East Charleston Boulevard, appeared and represented the applicant. They changed their plot plan prior to this meeting to conform to staff's requirements.

To be heard by the City Council on 9/3/86.

(7:34-7:37)

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PHONE 386-6301

COMMISSION ACTION

ITEM

9. PLOT PLAN REVIEW - Z-6-66(31)

Applicant: GARY FURSMAN
 Application: To allow an addition to an existing commercial building
 Location: 5610 West Charleston Boulevard
 Zone: R-1 (under Resolution of Intent to C-1)

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the original conditions of Z-6-66.
2. The north building elevations shall be aesthetically enhanced as required by the Department of Community Planning and Development.
3. Standard conditions 1- 8.

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

MR. FOSTER stated this involves a 3,000 square foot addition to the existing facility. It will be for tire sales and minor automotive repairs. They would like to eliminate the block wall along the north property line and have the building set back 5 feet from the property line for landscaping. Staff feels there should be some aesthetic treatment of the back of the building.

RAY FURSMAN, 2809 Colanthe, appeared and represented his brother.

To be heard by the City Council on 9/3/86.

(8:16-8:18)

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PHONE 386-6301

COMMISSION ACTION

ITEM

10. SALES OFFICE - S0-9-86

Applicant: J. A. BLACK CONSTRUCTION COMPANY

Location: Northwest corner of Lake North Drive and Crystal Water Way

Zone: N-U (under Resolution of Intent to R-PD12)

Staff Recommendation: APPROVAL, subject to:

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

Johnston -
APPROVED, subject to the condition.
Unanimous

MR. FOSTER stated staff would recommend approval.

GARY BLACK, 7385 Laredo Lane, appeared and represented the applicant.

This is final action.

(8:18-8:18)

AGENDA

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ITEM

PHONE 386-6301

COMMISSION ACTION

11. SATELLITE PARKING - SP-1-86

Applicant: THUNDERBIRD HOTEL AND CASINO
Application: To allow satellite parking for the proposed Thunderbird Hotel and Casino
Location: 1213 Las Vegas Boulevard South
Zone: C-2
Staff Recommendation: APPROVAL, subject to:
1. Conformance to the plot plan.

Johnston -
APPROVED, subject to the condition.
Unanimous

(Bugbee made a First Motion for Abeyance since no one appeared to represent the application. That motion carried unanimously.)

MR. FOSTER stated the Planning Commission recently approved the facade for the Thunderbird Hotel and Casino. They need additional parking so this application is a request for satellite parking immediately south of the hotel and casino and will be integrated into the overall plan. The satellite parking will provide for an additional 90 parking spaces. Staff would recommend approval, subject to the condition.

GARY WILLIS appeared and represented the application.

To be heard by the City Council on 9/3/86.

(8:18-8:20)

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ITEM

COMMISSION ACTION

12. ADMINISTRATIVE VARIANCE - AV-4-86

Applicant: METROPOLITAN DEVELOPMENT
COMPANY

Application: To allow one corner of two
proposed single-family
dwellings to be located
10 feet from the rear
property line on irregular
shaped lots.

Location: 7128 and 7129 Caprock
Circle

Zone: R-1

Staff Recommendation: APPROVAL, subject
to:

1. Conformance to the plot plan.

Guthrie -
APPROVED, subject to the
condition.
Unanimous

MR. FOSTER stated this is a request
to allow the corner of two proposed
single-family residences to extend
five feet into the required 15 foot
rear yard setback. One lot has a
13 foot setback and the other a
10 foot setback. Staff recommended
approval.

G. C. WALLACE, Wallace Engineering,
1555 South Rainbow Boulevard,
appeared and represented the
applicant. They concur with staff.

This is final action.

(8:20-8:21)

AGENDA

City of Las Vegas

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

13. ADMINISTRATIVE VARIANCE - AV-5-86

Applicant: PHILIP SHERMAN
Application: To allow a carport in front setback area.
Location: 2020 Sunland Avenue
Zone: R-1

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. The carport shall always remain open on three sides.

Coleman -
APPROVED, subject to the conditions.
Unanimous

MR. FOSTER stated this is a proposal to allow a carport in the front yard setback area. They want to construct the carport 11 feet from the front property line. With this reduced distance of the front yard area, it will not be out of line with the rest of the lots. Staff would recommend approval because of the curved front property line.

PHILIP SHERMAN, 2020 Sunland Avenue, appeared and represented the application. He concurs with staff's conditions.

This is final action.

(8:21-8:22)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

14. SALES OFFICE - SO-10-86

Applicant: METROPOLITAN HOMES
Location: 2608 Trotwood Lane
Zone: R-CL

Staff Recommendation: APPROVAL,
subject to:

1. This use shall cease in two years or whenever the last unit in the tract is sold, whichever occurs first.

Guthrie -
APPROVED, subject to the condition.
Unanimous

MR. FOSTER stated staff would
recommend approval.

G. C. WALLACE, Wallace Engineering,
1555 South Rainbow Boulevard,
appeared and represented the
applicant.

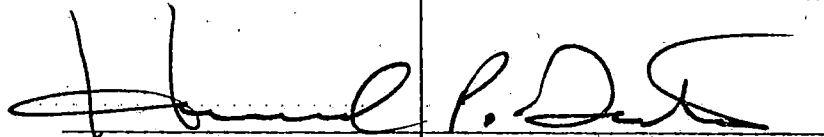
This is final action.

(8:22-8:23)

ADJOURNMENT:

There being no further business to come before the City
Planning Commission, the meeting adjourned at 10:44 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR