

AGENDA

NOVEMBER 25, 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 Law Requirements

MINUTES: Approval of the minutes of the October 28, 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. EXTENSION OF TIME	Applicant:	FULVIA DELLA VERDOVA
Z-59-85	Location:	1713 South Eastern Avenue
(ABEYANCE ITEM)	Zone:	R-1 (under Resolution of Intent to P-R)

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- | | | |
|--|--|---|
| 2. REVIEW OF
CONDITION
Z-85-84
AND
Z-3-85

(ABEYANCE ITEM) | Applicant:
Application:

Location:

Zone: | YOUNG AMERICAN HOMES, INC.
To allow for the development of
R-1 Lots prior to the development
of R-D Lots.
North side of Washburn Road, east
of Jones Boulevard
R-E (under Resolution of Intent
to R-D and R-1) |
| 3. TENTATIVE MAP
THE BLUFFS,
UNITS 8 & 9 | Applicant:
Subdivider:
Location:

Zone:

Size: 44.04 Ac. | COLLINS BROTHERS CORPORATION
American West Development
North side of Lake North Drive,
between Grand Canyon Drive and
Fort Apache Road
N-U (under Resolution of Intent
to R-PD6)
No. of Lots: 208 |
| 4. TENTATIVE MAP
THE BLUFFS,
UNIT 10 | Applicant:
Subdivider:
Location:

Zone:

Size: 37.39 Ac. | COLLINS BROTHERS CORPORATION
American West Development
Southwest corner of Lake North
Drive and Fort Apache Road
N-U (under Resolution of Intent
to R-PD6)
No. of Lots: 148 |
| 5. TENTATIVE MAP
THE LAKES ESTATES | Applicant:
Subdivider:
Location:

Zone:

Size: 37.97 Ac. | COLLINS BROTHERS CORPORATION
Collins/Graves Development
Southeast corner of Grand Canyon
Drive and Lake North Drive
N-U (under Resolution of Intent
to R-PD6)
No. of Lots: 106 |
| 6. VAC-21-86 | Applicant:
Application:
Location: | BOB STUPAK
Petition of Vacation
East/west alley west of Commerce
Street, between Philadelphia Street
and St. Louis Street |
| 7. VAC-22-86 | Applicant:
Application:
Location: | WILLARD R. JONES
Petition of Vacation
South ten feet (10') of Washburn
Road, between Durango Drive and
a point approximately three hundred
forty feet (340') east of the
centerline of Lisa Lane. |

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CONSIDERATION OF SUPPLEMENTAL ITEMS AT THIS TIME

- | | | |
|--|--|---|
| 8. Z-86-86 | Applicant:
Application:
Location:
Proposed Use: | KISS INVESTMENTS
Zoning Reclassification
From: N-U To: R-PD14
West side of Torrey Pines Drive,
south of Smoke Ranch Road
Medium Density Multi Family Residential |
| 9. Z-87-86 | Applicant:
Application:
Location:
Proposed Use: | NORTHWEST LAMB AND WASHINGTON,
LIMITED PARTNERSHIP
Zoning Reclassification
From: R-MHP To: C-1
Northwest corner of Washington
Avenue and Lamb Boulevard
Shopping Center with Self-Serve
Car Wash |
| 10. Z-88-86 | Applicant:
Application:
Location:
Proposed Use: | H & C INVESTMENTS, INC., ET AL
Zoning Reclassification
From: R-E and C-2
To: R-PD5 and C-2
Southwest of Ann Road and Rancho
Drive
Condominiums, Townhouses, Maintenance
Building and Tennis Courts |
| 11. TENTATIVE MAP
PAINTED DESERT
(REVISED) | Applicant:
Location:
Zone:
Size: 445 Ac. | H & C INVESTMENTS, INC., ET AL
Southwest of Ann Road and Rancho
Drive
R-E and C-2 (under Resolution of
Intent to R-PD5 and C-2)
No. of Lots: 27 |
| 12. REQUEST TO
WAIVE OFF-SITES
Z-88-86 | Applicant:
Application:
Location:
Zone: | H & C INVESTMENTS, INC., ET AL
Request for waiver of standard
sidewalk on the south side of Ann
Road and the north side of Lone
Mountain Road, and waiver of standard
street lighting within the
development.
Southwest of Ann Road and
Rancho Drive
R-E and C-2, (under Resolution
of Intent to R-PD5 and C-2) |
| 13. Z-89-86 | Applicant:
Application:
Location:
Proposed Use: | LIBERTY BAPTIST CHURCH
Zoning Reclassification
From: N-U To: C-V and R-CL
Southeast corner of Lake Mead
Boulevard and James Bilbray Drive
Church and Single Family Homes |

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14. TENTATIVE MAP	Applicant:	LIBERTY BAPTIST CHURCH
LIBERTY BELLE MANOR	Subdivider:	Burton H. Nicholas
	Location:	South side of Lake Mead Boulevard, east of James Bilbray Drive
	Zone:	N-U (Proposed R-CL)
	Size: 15.9 Ac.	No. of Lots: 117

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- | | | |
|--|--|---|
| 1. EXTENSION OF TIME
Z-98-83 | Applicant:
Location:
Zone: | DIANE HERR AND LLOYD HAMPTON
1529 West Bonanza Road
R-E (under Resolution of Intent
to C-2) |
| 2. REINSTATEMENT AND
EXTENSION OF TIME
Z-14-85 | Applicant:
Location:
Zone: | AURELIAN AND FELICIA GEORGESCU
1311 South Maryland Parkway
R-1 (under Resolution of Intent
to P-R) |
| 3. PLOT PLAN REVIEW
Z-74-83 | Applicant:
Application:

Location:
Zone: | JEROME MOSLEY
Additional retail building for
film drop and sales.
1200 North Highland
C-1 |
| 4. PLOT PLAN REVIEW
Z-83-84 | Applicant:
Application:
Location:
Zone: | PERRY WILSON
Temporary Office Trailer
3099 South Valley View
M |
| 5. FINAL MAP
LOS ALTOS ESTATES | Applicant:
Subdivider:
Location:

Zone:

Size: 2.11 Ac. | OAKLEY PROPERTY DEVELOPMENT PARTNERSHIP
SAMCO Builders
North side of Oakley Boulevard,
between Hinson Street and Arville
Street
R-E (under Resolution of Intent
to R-1)
No. of Lots: 8 |
| 6. FINAL MAP
ADMIRALS POINT
CONDOMINIUMS | Applicant:
Location:

Zone:

Size: 11.10 Ac. | AMERICANA DEVELOPMENT GROUP II, LTD.
West side of Durango Drive, south
of Sahara Avenue
N-U (under Resolution of Intent
to R-PD12)
No. of Units: 132 |
| 7. FINAL MAP
METROPOLITAN'S CYPRESS
STATION | Applicant:
Subdivider:
Location:

Zone:

Size: 12.8± Ac. | FIRST CITY PROPERTIES, INC.
METROPOLITAN DEVELOPMENT COMPANY
Southwest corner of Peak Drive
and Torrey Pines Drive
N-U (under Resolution of Intent
to R-PD8)
No. of Lots: 100 |

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

Applicant: LEWIS HOMES OF NEVADA
Location: West of Jones Boulevard, between
Vegas Drive and Washington Avenue
Zone: N-U (under Resolution of Intent
to R-CL)
Size: 8.9 Ac. No. of Lots: 57

9. Conceptual Plan

Consideration of The Conceptual Plan for the Husite
Property generally located southwest of Buffalo Drive
and Cheyenne Avenue.

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COMMISSION ACTION

ITEM

CALL TO ORDER:

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

ROLL CALL:

Sherri Tracy, Chairman - Present
Joseph Johnston,
Vice Chairman - Present
Fred Kennedy - Excused
Michael Mack - Excused
Thomas Rubidoux - Excused
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 Public Works; 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, Planner
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 announced 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 October 28, 1986 Planning Commission meeting.

Bugbee -
 APPROVED
 Unanimous
 (Kennedy, Mack and Rubidoux excused)

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ITEM

COMMISSION ACTION

NEW BUSINESS:

1. EXTENSION OF TIME - Z-59-85 -
(ABEYANCE ITEM)

Applicant: FELVIA DELLA VERDOVA
Location: 1713 South Eastern Avenue
Zone: R-1 (under Resolution of
Intent to P-R)

Staff Recommendation: APPROVAL, subject
to:

1. Extension of Time will expire on
October 16, 1987.
2. Conformance to all ordinance amend-
ments enacted subsequent to the
original approval.

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

To be heard at the City Planning
Commission meeting on 12/11/86.

(7:35-7:35)

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2. REVIEW OF CONDITION - Z-85-44 and Z-3-85 (ABEYANCE ITEM)

Applicant: YOUNG AMERICAN HOMES, INC.
Application: To allow for the develop-
ment of R-1 lots prior to
the development of R-D
lots.

Location: North side of Washburn
Road, east of Jones
Boulevard.

Zone: R-E (under Resolution of
Intent to R-D and R-1)

Staff Recommendation: APPROVAL, subject
to:

1. Construction of the homes on the R-D
lots must be started when a total of
150 permits have been issued in the
R-1 portion of the Country Lane
Estates Subdivision.

PROTESTS: 0

Johnston -
APPROVED, subject to amending the
condition to improvement of all
R-D lots be started when a total
of 150 permits have been issued
in the R-1 portion of the Country
Lane Estates Subdivision.
Motion carried with Bugbee
abstaining from voting and
Kennedy, Mack and Rubidoux
excused.

MR. FOSTER stated this was a
condition of approval when the
Los Prados Retirement Community
Development was approved, along
with the land involved in this
application and several other
parcels to the southeast and north-
east. Part of the approval was
that the R-D be developed with the
R-1 to guarantee there was going to
be R-D lots across from the existing
R-E that is partially developed
on the south side of Washburn. The
owner would like to wait to con-
struct the R-D homes until he is
mid-way through the development.
The Sheep Mountain Homeowners
Association do not object. Staff
would recommend approval, subject
to the condition.

CHARLEY JOHNSON, VTN Nevada, 2300
Paseo Del Prado, appeared and
represented the applicant. The
applicant would like to improve the
R-D lots after 150 R-1 lots are
developed. There is an overhead
power line that will have to be put
underground.

HELMIT OGRIS, Young American Homes,
2810 West Charleston Boulevard,
appeared and represented the
application. They would be willing
to improve the lots. They are
trying to sell the lots.

To be heard by the City Council
on 12/3/86.

(7:35-7:42)

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3. TENTATIVE MAP - THE BLUFFS, UNITS 8 & 9

Applicant: COLLINS BROTHERS CORPORATION
 Subdivider: American West Development
 Location: North side of Lake North Drive, between Grand Canyon Drive and Fort Apache Road
 Zone: N-U (under Resolution of Intent to R-PD6)
 Size: 44.04 Acres No. of Lots: 208

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the Conditions of Approval for zoning application Z-76-86.
2. Direct vehicular access to Lake North Drive, Grand Canyon Drive and Fort Apache Road from the rear of the abutting lots is prohibited.
3. Standard conditions 1 - 3.

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

MR. FOSTER stated Items 3, 4 and 5 are in the same area in a section west of The Lakes at West Sahara that was just rezoned. Staff would recommend approval, subject to the conditions.

DENE KRAMETBAUER, Engineers and Surveyors, Inc., 7018 West Charleston Boulevard, appeared and represented the applicant. They concur with staff's conditions.

To be heard by the City Council on 12/17/86.

(7:42-7:43)

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COMMISSION ACTION

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4. TENTATIVE MAP - THE BLUFFS, UNIT 10

Applicant: COLLINS BROTHERS CORPORATION
 Subdivider: American West Development
 Location: Southwest corner of Lake North Drive and Fort Apache Road
 Zone: N-U (under Resolution of Intent to R-PD6)
 Size: 37.39 Acres No. of Lots: 148

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for zoning application Z-76-86.
2. Direct vehicular access to Lake North Drive and Fort Apache Road from the rear of the abutting lots is prohibited.
3. Standard conditions 1 - 3.

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

MR. FOSTER stated this tentative map is in order. Staff would recommend approval, subject to the conditions.

DENE KRAMETBAUER, Engineers and Surveyors, Inc., 7019 West Charleston Boulevard, appeared and represented the applicant. They concur with staff's conditions.

To be heard by the City Council on 12/17/86.

(7:43-7:44)

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COMMISSION ACTION

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5. TENTATIVE MAP - THE LAKES ESTATES

Applicant: COLLINS BROTHERS
CORPORATION
Subdivider: Collins/Graves Development
Location: Southeast corner of Grand
Canyon Drive and Lake North
Drive
Zone: N-U (under Resolution of
Intent to R-PD6)
Size: 37.97 Acres No. of Lots: 106

Staff Recommendation: APPROVAL, subject
to:

1. Conformance to the conditions of
approval for zoning application
Z-76-86.
2. Direct vehicular access to Lake
North Drive and Grand Canyon Drive
from the rear of the abutting lots
is prohibited.
3. Standard conditions 1 - 3.

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

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

DENE KRAMETBAUER, Engineers and
Surveyors, Inc., 7018 West
Charleston Boulevard, appeared
and represented the applicant.
They concur with staff's
conditions.

To be heard by the City Council
on 12/17/86.

(7:44-7:44)

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6. VAC-21-86

Applicant: BOB STUPAK
Application: Petition of Vacation
Location: East/west alley west of
Commerce Street, between
Philadelphia Street and
St. Louis Street

Staff Recommendation:

1. Remove existing improvements and replace them with appropriate curb, gutter and sidewalk along Commerce Street as required by the Department of Public Works.
2. Standard Conditions 1 - 3.
3. Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

PROTESTS: 0

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

MR. FOSTER stated this is a 15 foot wide alley in an east/west direction extending from Commerce Street west to the north/south alley. This will combine the property to the north and south which is under one ownership and will facilitate development on this site. The alley to the west cannot function without this particular segment. Staff would recommend approval, subject to the conditions.

GENE WINTERMOTE, 200 Shadow Lane, appeared and represented the applicant. They agree with staff's conditions.

No one appeared in protest.

To be heard by the City Council
on 12/17/86.

(7:44-7:46)

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7. VAC-22-86

Applicant: WILLARD R. JONES
Application: Petition of Vacation
Location: South 10 feet of Washburn Road, between Durango Drive and a point approximately 340 feet east of the center line of Lisa Lane.

Staff Recommendation: APPROVAL, subject to:

1. Standard conditions.

PROTESTS: 0

Johnston -
APPROVED, subject to the condition.
Unanimous
(Kennedy, Mack and Rubidoux excused)

MR. FOSTER stated this is in the area of the Painted Desert Planned Community. As a result of that development there were certain amendments to the Major Street Plan, one is that Washburn would be deleted from it. Staff would recommend approval, subject to the condition.

WILLARD R. JONES, 3709 Bridgyla, appeared and represented the application. Since he was the original owner of this property, he would like it returned to him.

No one appeared in protest.

To be heard by the City Council on 12/17/86.

(7:46-7:49)

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8. Z-86-86

Applicant: KISS INVESTMENTS
 Application: Zoning Reclassification.
 From: N-U To: R-PD14
 Location: West side of Torrey Pines
 Drive, south of Smoke Ranch
 Road
 Proposed Use: Medium Density Multi-Family
 Residential

Staff Recommendation: APPROVAL, subject
 to:

1. Resolution of Intent with a twelve
 month time limit.
2. This subdivision shall be annexed to,
 and become a part of, the existing
 Torrey Pines Village condominium
 development as approved under zoning
 application Z-39-80.
3. A 6 foot high block wall shall be
 constructed on the south and west
 sides.
4. Standard conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is a two and
 a half acre site. It was
 originally approved as part of the
 existing condominium development,
 but has now expired. They are
 now proposing to finish the
 development. There will be 49 units.
 There is ample parking. This ties
 into existing development to the
 north and east. Staff would
 recommend approval, subject to
 the conditions.

CHARLEY JOHNSON, VTN Nevada, 2300
 Paseo Del Prado, appeared and
 represented the applicant. This
 will be finished when the economics
 have been worked out. They agree
 with staff's conditions.

No one appeared in opposition.

To be heard by the City Council
 on 12/17/86.

(8:07-8:09)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas
PLANNING COMMISSION
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COMMISSION ACTION

9. Z-87-86

- Applicant: NORTHWEST LAMB AND
WASHINGTON, LIMITED
PARTNERSHIP
- Application: Zoning Reclassification
From: R-MHP To: C-1
- Location: Northwest corner of
Washington Avenue and
Lamb Boulevard
- Proposed Use: Shopping center with
self-serve car wash
- Staff Recommendation: APPROVAL, subject
to:
1. Resolution of Intent with a twelve
month time limit.
 2. Construct a 6 foot high block wall
along the north property line.
 3. Construct half-street improvements
on Lamb Boulevard and Washington
Avenue as required by the Department
of Public Works.
 4. Direct access to Lamb Boulevard from
the 20 foot easement along the north
property line of the site is pro-
hibited.
 5. Aesthetically improve the rear
elevations of the west building as
required by the Department of
Community Planning and Development.
 6. Relocate the trash areas behind the
west building away from the adjoining
residential property as required by
the Department of Community Planning
and Development.
 7. Standard Conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated this backs up to
an existing R-3 development. There
is a drainage channel to the north.
C-1 zoning was approved on this
site in 1981 for a shopping center,
but that zoning has expired. They
are proposing a 24,000 square foot
pad on the immediate corner. There
will be a bridge constructed on
Lamb Boulevard for the drainage
channel which will block access to
Lamb Boulevard from the driveway
easement on the north part of this
project. Staff would recommend
approval, subject to the conditions.

KEVIN McCABE, 5300 West Sahara
Avenue, appeared and represented
the applicant. They concur with
staff's conditions.

No one appeared in protest.

To be heard by the City Council
on 12/17/86.

(8:09-8:12)

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ITEM

10. Z-88-86

Applicant: H & C INVESTMENTS, INC.,
ET AL

Application: Zoning Reclassification
From: R-E and C-2
To: R-PD5 and C-2

Location: Southwest of Ann Road
and Rancho Drive

Proposed Use: Condominiums, Townhouses,
Maintenance Building and
Tennis Courts

Staff Recommendation: APPROVAL, subject
to:

1. Resolution of Intent with a twelve
month time limit.
2. Conformance to the conditions of
approval for zoning application
Z-57-85.
3. The parcels involved in this appli-
cation shall be annexed to and become
an integral part of the Painted
Desert Development as approved under
zoning application Z-57-85.
4. The request for C-2 zoning be
eliminated from this application.
5. Standard Conditions 1 - 8.

PROTESTS: 15 on record with staff
2 speakers at meeting

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

MR. FOSTER stated this is in the
Painted Desert Planned Community
Development. There is a proposed
reduction of the commercial area
on the northeast portion that is
requested for residential - R-PD5
for additional condominiums. They
are proposing tennis courts where
it was originally C-2. In Parcel 17
the townhouse development will be
expanded. In Parcel 16 the condo-
minium area will be expanded. In
the condominium area they are pro-
posing a maintenance site. Staff
feels this is in accordance with
the requirements of the General
Plan. There is no need for C-2
in this application because the
tennis courts will be in the R-PD5.
Staff recommended approval, subject
to the conditions.

G. C. WALLACE, Wallace Engineering,
1555 South Rainbow Blvd., appeared
and represented the applicant.
The maintenance facility will be
used to maintain the landscaping.

SUSAN SISK, 5690 Rio Vista Street,
appeared in protest. She objected
to the condominiums and townhouses.

MR. FOSTER said there is no change
to the density, just modification
to the zoning lines.

LAURA ZARK, 5680 Rio Vista Street,
appeared in protest. She wants to
keep this area ranch estates so
she can have her animals.

To be heard by the City Council
on 12/17/86.

(8:12-8:25)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

11. TENTATIVE MAP - PAINTED DESERT (REVISED)

Applicant: H & C INVESTMENTS, INC.,
ET AL

Location: Southwest of Ann Road
and Rancho Drive

Zone: R-E and C-2
Proposed: R-PD5 and C-2

Size: 445 Acres No. of Lots: 27

Staff Recommendation: APPROVAL, subject
to:

1. Approval of and conformance to the conditions of approval for zoning application Z-88-86.
2. The previous tentative map approval is expunged.
3. Conformance to the conditions of approval for Z-57-85.
4. All grade level golf cart street crossings shall include traffic control signage as approved by the Traffic Engineer.
5. The location of the intersections of street "A" and Lone Mountain Road and street "B" and Ann Road shall conform to the requirements of the Nevada Department of Transportation.
6. Temporary paved turn-around areas shall be provided at the end of each interior street as required by the Department of Community Planning and Development.
7. All landscaping to be installed in the public right-of-way shall be maintained by the homeowners association.
8. Provide a drainage and flood analysis as required by the Dept. of Public Works.
9. Relocate access to Parcel 17 a minimum of 200' south of Ann Road entrance.
10. Relocate the entrance street east of Parcel 17 to align with the property line separating the parcels on the north side of Ann Road.

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

MR. FOSTER stated this is a revised tentative map. They are asking for several waivers on the sidewalks and street lighting which is carried as a separate item on this agenda, Item 12. This tentative map incorporates the parcels which have been added to the development and changes a portion of the commercial area to residential. The map is in order and it is proposed to combine the waiver item with this tentative map when it is presented to the City Council. The tentative map is in order. Staff would recommend approval, subject to the conditions.

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

To be heard by the City Council
on 12/17/86.

(8:25-8:28)

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COMMISSION ACTION

ITEM

11. TENTATIVE MAP - PAINTED DESERT (REVISED) (CONTINUED)

11. Emergency access shall be provided to parcels 4, 6, 10, 11 and 19 from public streets as required by the Department of Fire Services.

12. Roll curb shall be permitted on all interior streets except adjacent to commercial sites, the entrance streets to the subdivision and on the streets where needed for drainage purposes as required by the Department of Public Works.

13. Standard Conditions 1 - 3.

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ITEM

COMMISSION ACTION

12. REQUEST TO WAIVE OFF-SITES - Z-88-86

Applicant: H & C INVESTMENTS, INC.,
 ET AL
 Application: Request for waiver of
 standard sidewalk on the
 south side of Ann Road and
 the north side of Lone
 Mountain Road, and waiver
 of standard street lighting
 within the development.
 Location: Southwest of Ann Road and
 Rancho Drive
 Zone: R-E and C-2 (under
 Resolution of Intent to
 R-PD5 and C-2)

Staff Recommendation: DENIAL. If
 approved, subject to:

1. Provide standard street lighting on
 Lone Mountain Road and Ann Road. The
 street lighting on Rancho Drive is
 waived. Standard city street lights
 shall be installed at the inter-
 sections of all perimeter streets in
 addition to landscape up-lighting
 every 25 feet. Interior streets
 shall have landscape up-lighting
 every 25 feet.
2. A five foot wide meandering sidewalk
 shall be provided on Lone Mountain
 Road and Ann Road. Sidewalks may
 be eliminated on all public
 boundary streets and all interior
 streets.

NOTE: The existing condition for a
 waiver on the street lighting
 is as follows:

Standard street lighting shall be
 provided on Lone Mountain Road
 and Ann Road. The street
 lighting on Rancho Road is
 waived. Plans detailing the
 lighting on all other streets
 (public boundary streets and
 interior private streets) shall
 be submitted to staff for review
 and presented to the City Council
 for final approval.

Bugbee -
 APPROVAL OF THE SIDEWALKS.
 (THE STREET LIGHTING WAIVER WAS
 WITHDRAWN BY THE APPLICANT)
 Unanimous
 (Kennedy, Mack and Rudidoux
 excused)

MR. FOSTER stated this application
 is for a waiver of the standard
 sidewalk on the south side of Ann
 Road and the north side of Lone
 Mountain Road so that it can be
 a meandering 3 foot wide sidewalk.
 The developer is also requesting
 that standard street lights be
 required only at intersections
 along the perimeter streets with
 the exception of Ann Road and Lone
 Mountain Road and that interior
 streets have up-lighting in the
 landscape every 25 feet in the
 centers instead of normal street
 lighting. Staff is concerned as
 to how much lighting would be
 provided. Staff recommended denial
 for liability reasons.

G. C. WALLACE, Wallace Engineering,
 1555 South Rainbow Blvd., appeared
 and represented the applicant.
 They are proposing a 3 foot wide
 meandering sidewalk in a 10 to 20
 foot wide landscaped planter. The
 street lighting needs more time to
 be worked out and they would come
 back later on that request.

MR. FOSTER indicated the existing
 waiver on the previously approved
 tentative map will remain unless
 modified in the future.

To be heard by the City Council
 on 12/17/86.

(8:28-8:37)

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COMMISSION ACTION

ITEM

13. Z-89-86

Applicant: LIBERTY BAPTIST CHURCH
Application: Zoning Reclassification
From: N-U To: C-V and R-CL
Location: Southeast corner of Lake Mead Boulevard and James Bilbray Drive
Proposed Use: Church and Single Family Homes

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 east and south property lines of the C-V zoned parcel.
3. Dedicate 30 feet of right-of-way for James Bilbray Drive and a 25 foot radius on the southeast corner of Lake Mead Boulevard and James Bilbray Drive as required by the Department of Public Works.
4. Sign a Special Improvement District Agreement for the installation of half-street improvements on Lake Mead Boulevard along the C-V zoned parcels as required by the Department of Public Works. This condition is subject to review in one year at which time the street improvements may be required.
5. Installation of half-street improvements on Lake Mead Boulevard and James Bilbray Drive as required by the Department of Public Works, except as amended by Condition No. 4.
6. The building plans and elevations for the C-V parcel shall be submitted to the Planning Commission for approval.
7. The R-CL lots are to have a minimum 16 foot setback at the garage door opening.
8. Standard Conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated they are proposing 117 R-CL lots and a church facility in the C-V. There is R-CL zoning to the west and southwest. To the south is developed R-1. There is R-PD15 approved on the north side of Lake Mead Blvd. At the time the Use Permit was approved for the church the applicant was allowed to sign a Special Improvement District Agreement for the installation of half-street improvements on Lake Mead Boulevard along the C-V zoned parcels. That was due to the proposed Improvement District being formulated but there is concern whether there will be one. Staff recommended approval, subject to the conditions that included a one year review on the Improvement District.

KARSTEN BRONKEN, 1818 Industrial Road, and REVEREND DAVID TICE, 4285 Cove Hill Court, appeared and represented the application. They will sign an Improvement District Agreement but they may install the offsites on their own in the near future.

No one appeared in protest.

To be heard by the City Council on 12/17/86.

(8:37-8:44)

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COMMISSION ACTION

ITEM

14. TENTATIVE MAP - LIBERTY BELLE MANOR

Applicant: LIBERTY BAPTIST CHURCH
Subdivider: Burton H. Nicholas
Location: South side of Lake Mead
Boulevard, east of James
Bilbray Drive

Zone: N-U (Proposed R-CL)
Size: 15.9 Acres No. of Lots: 117

Staff Recommendation: APPROVAL, subject
to:

1. Approval of zoning application Z-89-86.
2. Conformance to the conditions of approval for zoning application Z-89-86.
3. Secure the necessary dedication to provide for the proposed alignment of Lombard Drive, at its intersection with James Bilbray Drive, as required by the Department of Public Works.
4. A waiver is approved for the length of the blocks.
5. Standard Conditions 1 - 3.

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

MR. FOSTER stated this is related
to Item No. 13 on this agenda. The
map is in order. There are two
blocks that are longer than the
1200 foot maximum so a waiver is
being requested. Staff would
recommend approval, subject to
the conditions.

KARSTEN BRONKEN, 1818 Industrial
Road, appeared and represented the
application. They concur with
the requirements of staff.

(8:44-8:46)

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COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. EXTENSION OF TIME - Z-98-83

Applicant: DIANE HERR AND LLOYD HAMPTON
Location: 1529 West Bonanza Road
Zone: R-E (under Resolution of Intent to C-2)

Staff Recommendation: APPROVAL, subject to:

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

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

MR. FOSTER stated this is the third request for an Extension of Time. There has been property line disputes, health problems in the family as well as financial problems. The applicants feel it will be completed within the next year. Staff would recommend approval, subject to the conditions.

DIANE HERR, 2221 West Bonanza Road, appeared and represented the application. They have problems within their family, but feel this should be completed during the next year.

To be heard by the City Council on 12/17/86.

(7:49-7:50)

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COMMISSION ACTION

ITEM

2. REINSTATEMENT AND EXTENSION OF TIME -
Z-14-85

Applicant: AURELIAN AND FELICIA
GEORGESCU
Location: 1311 South Maryland Parkway
Zone: R-1 (under Resolution of
Intent to P-R)

Staff Recommendation: APPROVAL, subject
to:

1. Extension of Time will expire on
December 17, 1987.
2. Applicant to obtain building permits
for all remodeling as required by
the Department of Building and
Safety.
3. Conformance to all ordinance amend-
ments enacted subsequent to the
original approval.

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

MR. FOSTER stated this is the first
request for an Extension of Time.
The applicant indicates that the
conversion work has been done but
his contractor did not take out
the necessary permits. Staff
recommended approval, subject to the
conditions.

BOBBY GRIPPO and AURELIAN GEORGESCU
appeared and represented the
application. All final work will
be done before the end of December.

To be heard by the City Council
on 12/17/86.

(7:50-7:52)

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COMMISSION ACTION

ITEM

3. PLOT PLAN REVIEW - Z-74-83

Applicant: JEROME MOSLEY
Application: Additional retail building
for film drop and sales.
Location: 1200 North Highland
Zone: C-1

Staff Recommendation: ABEYANCE

Johnston -
ABEYANCE because the applicant was
not present and the parking
situation needs to be worked out.
Unanimous
(Kennedy, Mack and Rubidoux
excused)

MR. FOSTER stated this property has
an existing commercial building on
it. They are proposing a film
shop. Staff feels the building
will interfere with the traffic
moving in and out of the adjacent
parking spaces to the north. Staff
would like this item held in
abeyance to work out the parking
situation.

The applicant was not present.

To be heard by the City Planning
Commission on 12/11/86.

(7:52-7:54)

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ITEM

COMMISSION ACTION

4. PLOT PLAN REVIEW - Z-83-84

Applicant: PERRY WILSON
Application: Temporary Office Trailer
Location: 3099 South Valley View
Zone: M

Staff Recommendation: APPROVAL, subject to:

1. Trailer is to be removed from the site by March 1, 1987, or at the completion of the interior construction, whichever occurs first.

Bugbee -
APPROVED, subject to the condition.
Unanimous
(Kennedy, Mack and Rubidoux excused)

MR. FOSTER stated the applicant is requesting that he be allowed to have a trailer on the site for about three months while the new facility is being constructed. This will be a fitness center and he would use the trailer to higher personnel, train employees and sell memberships for the facility. Staff would recommend approval, subject to the condition.

PERRY WILSON, 1929 Verdinal Avenue, appeared and represented the application. He is in agreement with staff's condition.

This is final action.

(7:54-7:55)

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COMMISSION ACTION

ITEM

5. FINAL MAP - LOS ALTOS ESTATES

Applicant: OAKLEY PROPERTY DEVELOPMENT PARTNERSHIP
 Subdivider: SAMCO Builders
 Location: North side of Oakley Boulevard, between Hinson Street and Arville Street
 Zone: R-E (under Resolution of Intent to R-1)
 Size: 2.11 Acres No. of Lots: 8

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the conditions of approval for the tentative map.
2. A waiver of the sidewalk is allowed on the west side of Los Altos Place, adjacent to Lots 1 thru 4.
3. Standard Condition No. 1.

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

MR. FOSTER stated the applicant is requesting a waiver of sidewalks as part of the approval of the final map. Staff feels the sidewalks should be installed on at least one side. Staff would recommend approval of the map, but denial of the waiver for all sidewalks.

DAVID PECHUM, 4653 West Charleston Boulevard, appeared and represented the applicant. They agree with staff.

To be heard by the City Council on 12/17/86.

(7:55-7:56)

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ITEM

COMMISSION ACTION

6. FINAL MAP - ADMIRALS POINT CONDOMINIUMS

Applicant: AMERICAN DEVELOPMENT
GROUP II, LTD.
Location: West side of Durango Drive,
south of Sahara Avenue
Zone: N-U (under Resolution of
Intent to R-PD12)
Size: 11.10 Acres No. of Lots: 132
Staff Recommendation: APPROVAL, subject
to:
1. Conformance to the conditions of
approval for the tentative map.
2. Standard Condition No. 1.

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

First Motion:
There was a First Motion made by
Bugbee to hold this item in
Abeyance until the end of the
meeting because the applicant was
not present. The Motion carried
unanimously with Kennedy, Mack
and Rubidoux excused)

MR. FOSTER stated this map is in
order and staff would recommend
approval, subject to the condi-
tions.

RUSS SILITOE, 820 South Valley
View, appeared and represented the
applicant. They concur with
staff's conditions.

To be heard by the City Council
on 12/17/86.

(7:56-7:56)
(8:46-8:47)

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ITEM

COMMISSION ACTION

7. FINAL MAP - METROPOLITAN'S CYPRESS STATION

Applicant: FIRST CITY PROPERTIES, INC.
Subdivider: METROPOLITAN DEVELOPMENT COMPANY

Location: Southwest corner of Peak Drive and Torrey Pines Drive

Zone: N-U (under Resolution of Intent to R-PD8)

Size: 12.8+ No. of Lots: 100

Staff Recommendation: APPROVAL, subject to:

1. Approval of the tentative map.
2. Conformance to the conditions of approval for the tentative map.
3. Provide a 16 foot minimum front yard setback at the garage door opening on each lot.
4. Standard Condition No. 1.

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

MR. FOSTER stated this map is in order. Staff would recommend approval, subject to the conditions.

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

(7:56-7:57)

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COMMISSION ACTION

ITEM

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

Applicant: LEWIS HOMES OF NEVADA
Location: West of Jones Boulevard,
between Vegas Drive and
Washington Avenue

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

Size: 8.9 Acres No. of Lots: 57

Staff Recommendation: APPROVAL, subject
to:

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

2. Standard Condition No. 1.

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

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

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

To be heard by the City Council
on 12/17/86.

(7:57-7:58)

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ITEM

COMMISSION ACTION

9. CONCEPTUAL PLAN

Consideration of The Conceptual Plan for the Husite Property generally located southwest of Buffalo Drive and Cheyenne Avenue.

Bugbee -
 APPROVED Conceptual Plan.
 Unanimous
 (Kennedy, Mack and Rubidoux excused)

DON SAYLOR, City of Las Vegas Special Projects Manager, gave a presentation. This Plan involves about 25,000 acres. The Plan can only be generalized at this point. There is one particular arterial that is intended to be a freeway system in the future running about halfway through the property in a north/south direction. The Husite Parkway will be the main arterial from the Oran K. Gragson Highway. It will be a four-lane divided street and landscaping in the median and on both sides. There will be amendments to the Master Plan of Streets and Highways. This Plan involves the next fifty years. The bulk of the area is in the County. As they develop, more areas will be annexed into the City. This Plan will be heard by the City Council on December 1, 1986. The refined Master Plan and the zoning of the property will be submitted to the Planning Commission in the near future.

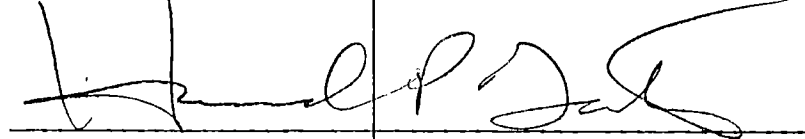
To be heard by the City Council on 12/1/86 at 10:00 AM.

(7:58-8:07)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:47 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR