

# AGENDA

DECEMBER 11, 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.

**ACTIONS:**

**UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.**

**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;
- (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.

Subdivision Applications:

Tentative Maps:

- (1) Approval of the tentative map shall be for no more than twelve months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve 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 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  
Z-59-85

(ABEYANCE ITEM)

Applicant:  
Location:  
Zone:

FULVIA DELLA VERDOVA  
1713 South Eastern Avenue  
R-1 (under Resolution of Intent  
to P-R)

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|----------------------------------------------------------|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. PLOT PLAN REVIEW<br>Z-74-83<br><br>(ABEYANCE ITEM)    | Applicant:<br>Application:<br><br>Location:<br>Zone:         | JEROME MOSLEY<br>Additional retail building for<br>film drop and sales.<br>1200 North Highland<br>C-1                                                                                                                                                                  |
| 3. PLOT PLAN REVIEW<br>Z-55-61                           | Applicant:<br>Application:<br>Location:<br><br>Zone:         | RSC DEVELOPMENT, INC.<br>Retail Commercial Center<br>Northeast corner of Stewart Avenue<br>and Eastern Avenue<br>C-1                                                                                                                                                   |
| 4. PLOT PLAN REVIEW<br>Z-55-72(12)                       | Applicant:<br><br>Application:<br><br>Location:<br><br>Zone: | ARCHITECTURAL DESIGN CONCEPTS, INC.,<br>ON BEHALF OF KEY CENTERS DEVELOPMENT<br>CORPORATION<br>Retail Commercial Center with convenience<br>market.<br>Northeast corner of Valley View<br>Boulevard and El Conlon Avenue<br>R-1 (under Resolution of Intent<br>to C-1) |
| 5. PLOT PLAN REVIEW<br>Z-97-73<br>AND<br>Z-85-73         | Applicant:<br>Application:<br>Location:<br><br>Zone:         | CREATIVE DEVELOPMENT ASSOCIATES<br>Retail Commercial Center<br>East side of Lamb Boulevard, 100<br>feet south of Washington Avenue<br>C-1                                                                                                                              |
| 6. PLOT PLAN REVIEW<br>Z-61-86                           | Applicant:<br>Application:<br>Location:<br>Zone:             | BINGO PALACE CASINO, INC.<br>Warehouse and Maintenance Building<br>2401 Kings Way<br>R-1 and R-MHP (under Resolution<br>of Intent to C-1)                                                                                                                              |
| 7. REQUEST TO WAIVE<br>OFF-SITE IMPROVEMENTS<br>PM-50-86 | Applicant:<br>Application:<br><br>Location:<br><br>Zone:     | DALE STUCKI<br>Request for waiver of required<br>off-site improvements.<br>Southeast corner of Bullring Lane<br>and Maverick Street<br>R-E                                                                                                                             |
| 8. AESTHETIC REVIEW<br>AR-10-86                          | Applicant:<br>Application:<br><br>Location:<br>Zone:         | DONREY OUTDOOR ADVERTISING COMPANY<br>To allow construction of an expanded<br>shop area and covered parking.<br>1211 West Bonanza Road<br>M                                                                                                                            |

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|---------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9. SATELLITE PARKING<br>SP-5-86             | Applicant:<br>Application:<br><br>Location:<br><br>Zone: | GRANT DAY<br>To allow satellite parking for<br>a proposed retail commercial business.<br>Northwest corner of Charleston<br>Boulevard and Casino Center Boulevard<br>C-2                                                                         |
| 10. REMOVAL OF A<br>SUBDIVISION RESTRICTION | Applicant:<br>Application:<br><br>Location:              | RANCHO BEL AIR DEVELOPMENT<br>Request for removal of a Subdivision<br>Restriction prohibiting vehicular<br>access to Mesquite Avenue from<br>the Rancho Bel Air Unit #2 subdivision.<br>Southwest corner of Mesquite Avenue<br>and Rancho Drive |
| 11. STREET NAME CHANGE<br>SNC-4-86          | Applicant:<br>Application:                               | CITY OF LAS VEGAS<br>Change "A" Street to Turkel Road,<br>"B" Street to Nemeth Drive, "C"<br>Street to Steinke Lane, "D" Street<br>to Avery Drive and "E" Street to<br>James Bilbray Drive, between Smoke<br>Ranch Road and Balzar Avenue.      |
| 12. VAC-25-86                               | Applicant:<br>Application:<br>Location:                  | JOSE S. & JULIA BARAJAS<br>Petition of Vacation<br>20 foot wide Fire Lane Easement,<br>generally located east of Verdinal<br>Drive between Oakey Boulevard and<br>Vista Verde North                                                             |
| 13. VAC-26-86                               | Applicant:<br>Application:<br>Location:                  | CLARK COUNTY SCHOOL DISTRICT<br>Petition of Vacation<br>Roberta Lane, sixty feet in width,<br>east of Winwood Street, and a portion<br>of the west half of Seabiscuit<br>Street, thirty feet in width, north<br>of Seattle Slew Drive.          |

### CONSIDERATION OF SUPPLEMENTAL ITEMS AT THIS TIME

- |             |                                                                  |                                                                                                                                                                                        |
|-------------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14. Z-90-86 | Applicant:<br>Application:<br><br>Location:<br><br>Proposed Use: | MILTON SCHWARTZ<br>Zoning Reclassification<br>From: N-U To: C-2<br>Southeast of Oakey Boulevard and<br>Rainbow Boulevard<br>Car Wash, Minor Automobile Servicing<br>and Gasoline Sales |
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|-------------|---------------|-----------------------------------------------------------------------------------------------|
| 15. Z-91-86 | Applicant:    | CHRISTINA M. HIXSON, EXECUTRIX<br>OF THE ESTATE OF ERNST F. LIED                              |
|             | Application:  | Zoning Reclassification<br>From: N-U                                                          |
|             | Location:     | To: R-D, R-CL, R-PD18 and C-1<br>Southeast corner of Lorenzi Boulevard<br>and Cheyenne Avenue |
|             | Proposed Use: | Single Family and Multi Family<br>Residential and Shopping Center                             |
|             |               |                                                                                               |
| 16. Z-92-86 | Applicant:    | CHRISTINA M. HIXSON, EXECUTRIX<br>OF THE ESTATE OF ERNST F. LIED                              |
|             | Application:  | Zoning Reclassification<br>From: N-U                                                          |
|             | Location:     | To: R-PD10, C-1 and R-CL<br>Southwest of Cheyenne Avenue and<br>Jones Boulevard               |
|             | Proposed Use: | Single Family Residential, Townhouses<br>and Shopping Center                                  |
|             |               |                                                                                               |
| 17. Z-93-86 | Applicant:    | NEVADA NATIONAL BANK, TRUSTEE                                                                 |
|             | Application:  | Zoning Reclassification<br>From: R-2 To: R-3                                                  |
|             | Location:     | 5019 East Owens Avenue                                                                        |
|             | Proposed Use: | Apartments                                                                                    |
|             |               |                                                                                               |
| 18. Z-94-86 | Applicant:    | WILLARD AND COLLEEN BAILEY                                                                    |
|             | Application:  | Zoning Reclassification<br>From: R-1 To: P-R                                                  |
|             | Location:     | 100 South Jones Boulevard                                                                     |
|             | Proposed Use: | General Business Office                                                                       |
|             |               |                                                                                               |
| 19. Z-95-86 | Applicant:    | RICHARD A. HUNTER                                                                             |
|             | Application:  | Zoning Reclassification<br>From: R-E To: R-CL                                                 |
|             | Location:     | West side of Legion Way, between<br>Harris Avenue and Bonanza Road                            |
|             | Proposed Use: | Single Family Residential                                                                     |
|             |               |                                                                                               |
| 20. Z-96-86 | Applicant:    | PATRICIA E. BOWDEN, ET AL                                                                     |
|             | Application:  | Zoning Reclassification<br>From: R-1 To: P-R                                                  |
|             | Location:     | 5804, 5808, 5812 and 5816 Vegas Drive                                                         |
|             | Proposed Use: | Professional Offices                                                                          |

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|---------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------|
| 21. Z-97-86                                 | Applicant:      | WILLIAM PECCOLE                                                                                  |
|                                             | Application:    | Zoning Reclassification                                                                          |
|                                             |                 | From: N-U (under Resolution of Intent to R-PD4 and P-R)                                          |
|                                             |                 | To: R-PD4, R-PD18 and C-1                                                                        |
|                                             | Location:       | North side of Sahara Avenue between Durango Drive and Fort Apache Road                           |
|                                             | Proposed Use:   | Single Family Residential, Townhouses, Condominiums, Apartments, Shopping Center and Golf Course |
|                                             |                 |                                                                                                  |
| 22. TENTATIVE MAP<br>FOOTHILLS COUNTRY CLUB | Applicant:      | WILLIAM PECCOLE                                                                                  |
|                                             | Location:       | North side of Sahara Avenue between Durango Drive and Fort Apache Road                           |
|                                             | Zone:           | N-U (under Resolution of Intent to R-PD4 and P-R) Proposed R-PD4, R-PD18 and C-1                 |
|                                             | Size: 352 ± Ac. | No. of Units in R-PD4: 1,074<br>No. of Units in R-PD18: 188                                      |
|                                             |                 |                                                                                                  |
| 23. Z-98-86                                 | Applicant:      | GEORGE L. COTE                                                                                   |
|                                             | Application:    | Zoning Reclassification                                                                          |
|                                             |                 | From: N-U To: R-CL                                                                               |
|                                             | Location:       | North side of Alta Drive, west of Buffalo Drive                                                  |
|                                             | Proposed Use:   | Single Family Residential                                                                        |
|                                             |                 |                                                                                                  |
| 24. TENTATIVE MAP<br>REDROCK HEIGHTS #3     | Applicant:      | GEORGE L. COTE                                                                                   |
|                                             | Subdivider:     | Diversified Development                                                                          |
|                                             | Location:       | North side of Alta Drive, west of Buffalo Drive                                                  |
|                                             | Zone:           | N-U, Proposed R-CL                                                                               |
|                                             | Size: 5.2 Ac.   | No. of Lots: 36                                                                                  |
|                                             |                 |                                                                                                  |
| 25. Z-99-86                                 | Applicant:      | BRYAN SAMUELSEN                                                                                  |
|                                             | Application:    | Zoning Reclassification                                                                          |
|                                             |                 | From: C-1 To: C-2                                                                                |
|                                             | Location:       | 200 West Sahara Avenue                                                                           |
|                                             | Proposed Use:   | Wedding Chapel                                                                                   |

### DIRECTOR'S BUSINESS:

- |                                    |                                                  |
|------------------------------------|--------------------------------------------------|
| 1. Subdivision Ordinance Amendment | General updating of entire Subdivision Ordinance |
|------------------------------------|--------------------------------------------------|

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|-----------------------------------------------------------|------------|----------------------------------------------------------------------------------|
| 1. EXTENSION OF TIME<br>Z-80-85                           | Applicant: | D'ANCONA AND PFLAUM, ATTORNEYS<br>AT LAW, ON BEHALF OF A. D. AND<br>BETTY YABLIN |
|                                                           | Location:  | North side of Charleston Boulevard,<br>west of Buffalo Drive                     |
|                                                           | Zone:      | N-U (under Resolution of Intent<br>to R-PD5)                                     |
|                                                           |            |                                                                                  |
| 2. EXTENSION OF TIME<br>TENTATIVE MAP<br>LAKESIDE VILLAGE | Applicant: | DELTA ENGINEERING, ON BEHALF OF<br>KING NEVADA DEVELOPMENT CORPORATION           |
|                                                           | Location:  | North side of Charleston Boulevard,<br>west of Buffalo Drive                     |
|                                                           | Zone:      | N-U (under Resolution of Intent<br>to R-PD5)                                     |

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PHONE 386-6301

COMMISSION ACTION

## 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  
 Thomas Rubidoux - Present  
 Maggi Coleman - Excused  
 Robert Bugbee - Present

## ANNOUNCEMENT:

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

All zoning items shall conform to the following standard conditions:

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



# AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

## City of Las Vegas PLANNING COMMISSION

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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  
(Coleman excused)



# AGENDA

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ITEM

COMMISSION ACTION

NEW BUSINESS:

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

Applicant: FULVIA 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  
 amendments enacted subsequent to  
 the original approval.

Bugbee -  
 APPROVED  
 Unanimous  
 (Coleman excused)

MR. FOSTER stated this item was held in abeyance at the last three meetings because the applicant was not present. This is the first request for an Extension of Time. Additional time is needed because the applicant is in the process of taking the property back through foreclosure proceedings. All the requirements will be satisfied after the foreclosure sale has taken place. Staff recommended approval, subject to the conditions.

GLENN RACKO, 1350 E. Flamingo Road, appeared and represented the applicant. They are in agreement with staff's conditions.

To be heard by the City Council on  
 1/7/86.

(7:33-7:34).

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COMMISSION ACTION

### 2. PLOT PLAN REVIEW - Z-74-83 (ABEYANCE ITEM)

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

Staff Recommendation: ABEYANCE. If not,  
Staff Recommendation: DENIAL. If  
approved, subject to:

1. Conformance to the conditions of approval for Z-74-83.
2. The elevations of the structure are to be approved by the Department of Community Planning and Development.
3. Relocate the building and provide the required number of parking spaces as required by the Department of Community Planning and Development.

Johnston -  
ABEYANCE  
Unanimous  
(Coleman excused)

MR. FOSTER stated that staff would like this item held in abeyance so they can meet with the applicant on the location of the proposed structure. This is a request for review of a plot plan to allow for construction of a building for drop-off and pick-up of photos. The proposed location would severely hinder the access to three parking spaces and limit the ability of a driver to negotiate his way in and out of the parking area.

To be heard by the City Planning Commission on 1/8/86.

(7:34-7:35)

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COMMISSION ACTION

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### 3. PLOT PLAN REVIEW - Z-55-61

Applicant: RSC DEVELOPMENT, INC.  
Application: Retail Commercial Center  
Location: Northeast corner of  
Stewart Avenue and Eastern  
Avenue  
Zone: C-1

Staff Recommendation: APPROVAL, subject to:

1. Aesthetically enhance the rear building elevation as required by the Department of Community Planning and Development.
2. Construct a decorative block wall along the east property line.
3. Standard Conditions 1 - 8.

Johnston -  
APPROVED  
Unanimous  
(Coleman excused)

MR. FOSTER stated this request is for a review to allow the construction of a building for eight commercial shops with access off Stewart Avenue. There is no access along the Eastern Avenue side. Staff recommended approval, subject to the conditions.

JACK SCHWARTZ, RSC Development, Inc., appeared and represented the application. They are in agreement with staff's conditions.

This is final action.

(7:35-7:36)

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COMMISSION ACTION

4. PLOT PLAN REVIEW - Z-55-72(12)

Applicant: ARCHITECTURAL DESIGN  
 CONCEPTS, INC., ON BEHALF  
 OF KEY CENTERS DEVELOPMENT  
 CORPORATION

Application: Retail Commercial Center  
 with Convenience Market.

Location: Northeast corner of Valley  
 View Boulevard and El  
 Conlon Avenue

Zone: R-1 (under Resolution of  
 Intent to C-1)

Staff Recommendation: APPROVAL, subject  
 to:

1. Conformance to the plot plan amended  
 to reflect one loading space as  
 required by Code.
2. Conformance to the elevations.
3. City Council approval of a joint  
 access driveway with the property  
 owner to the east.
4. Dedicate an additional five feet for  
 the radius corner at Valley View  
 Boulevard and El Conlon Avenue as  
 required by the Department of Public  
 Works.
5. Construct sidewalk on Valley View  
 Boulevard and El Conlon Avenue and  
 a wheelchair ramp at the corner of  
 Valley View Boulevard and El Conlon  
 Avenue as required by the Department  
 of Public Works.
6. Standard Conditions 2 - 8.

Kennedy -  
 APPROVED, subject to the  
 conditions.

Unanimous  
 (Coleman excused)

MR. FOSTER stated there is existing  
 commercial to the north. This  
 request is for a review to allow  
 construction of a commercial  
 building with six retail shops and  
 a convenience market, parking,  
 landscaping and a trash enclosure  
 located in the northeast portion of  
 this property. Access is from  
 Valley View Boulevard and El Conlon  
 Avenue. The site is approximately  
 18,700 square feet in size and the  
 building is 6,895 square feet.  
 Staff recommended approval, subject  
 to the conditions.

JOHN MOWBRAY, 302 East Carson  
 Avenue, and LARRY TINDALL, appeared  
 and represented the application.  
 They are in agreement with staff's  
 conditions.

NOTE: City Council consideration of  
 joint access driveway on  
 1/7/87.

(7:36-7:39)

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COMMISSION ACTION

5. PLOT PLAN REVIEW - Z-97-73 AND Z-85-73

Applicant: CREATIVE DEVELOPMENT ASSOCIATES  
 Application: Retail Commercial Center  
 Location: East side of Lamb Boulevard, 100 feet south of Washington Avenue  
 Zone: C-1

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. Aesthetically enhance the east building elevations as required by the Department of Community Planning and Development.
3. Dedicate ten feet for Lamb Boulevard and install off-site improvements as required by the Department of Public Works.
4. The south driveway on Lamb Boulevard must be a minimum of seven feet from the property line as required by the Department of Public Works.
5. Relocate the trash receptacle on the southeast portion of the property, away from the residential development to the east.
6. Standard Conditions 2 - 8.

Johnston -  
 APPROVED, subject to the conditions.  
 Motion carried with Coleman and Mack excused from the meeting.

MR. FOSTER stated this project involves two rezoning actions. This request is for a plot plan review to allow the construction of a retail shopping center with shops and a bar. Access to the project is from Lamb Boulevard. This backs up to an existing condominium development to the east. There is adequate parking and landscaping. Staff recommended approval, subject to the conditions.

JIM REVILL, 19562 Ventura Blvd., Tarzana, California, appeared and represented the application. They are in agreement with staff's conditions.

This is final action.

(7:39-7:41)

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COMMISSION ACTION

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### 6. PLOT PLAN REVIEW - Z-61-86

Applicant: BINGO PALACE CASINO, INC.  
Application: Warehouse and Maintenance Building  
Location: 2401 Kings Way  
Zone: R-1 and R-MHP (under Resolution of Intent to C-1)

Staff Recommendation: DENIAL. If approved, subject to:

1. Conformance to the original conditions of approval for zoning application Z-61-86.

PROTESTS: 0

Bugbee -  
APPROVED, subject to the condition.  
Motion carried with Johnston and Mack voting "No" and Coleman "Excused."

MR. FOSTER stated this is an advertised public hearing. This is a request to relocate the maintenance building from the location shown on the original approval and to construct an addition to the relocated building. Relocating the building will reduce the number of parking spaces for cars, the truck spaces remain the same, and bus spaces increase from 10 to 13. The proposed relocation of that maintenance building will be on the southerly portion of the property. This would place the maintenance building abutting the single-family properties that are to the west. It would be more appropriate to leave the building where originally planned. It would be adjacent to apartments. Staff recommended denial of the request.

JIM FASO, Palace Station, 3648 S. Bronco Road, appeared and represented the application. Relocating the maintenance building would create a sound barrier between the residences and the freeway. A fire lane would be in the back of the building.

VELDUN SIMPSON, architect, appeared and represented the applicant. Relocating the building would be justified in terms of the hours of usage of the building. It would create additional security for the residences.

To be heard by the City Council on 1/7/87.

(7:41-7:47)

# 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. REQUEST TO WAIVE OFF-SITE IMPROVEMENTS PM-50-86

Applicant: DALE STUCKI  
Application: Request for waiver of required off-site improvements.  
Location: Southeast corner of Bullring Lane and Maverick Street  
Zone: R-E

Staff Recommendation: DENIAL. If approved, subject to:

1. Grade and gravel an access road to the property from either Jones Boulevard or Tropical Parkway as required by the Department of Public Works.
2. Install gravel streets on Maverick Street and Bullring Lane adjacent to all lots in this parcel map as required by the Department of Public Works.
3. Sign a Special Improvement District Agreement for future half-street improvements.

Johnston -  
APPROVED, subject to staff's conditions.  
Unanimous  
(Coleman excused)

MR. FOSTER stated this is a request to waive the off-site improvements. The Department of Public Works is requiring the applicant to install 24 foot wide pavement adjacent to the four lots plus gravel on Maverick Street from Tropical Parkway to provide access to the parcel. There is a sufficient amount of development in the area to justify these improvements. Staff recommended denial of the waiver.

DALE STUCKI, 1205 Bedrock, appeared and represented the application. The area does not have paving and gravel. He stated other persons who recorded parcel maps did not have to install pavement. He would like to gravel the road abutting the lots and provide a graveled access road either from Jones or Tropical Parkway to his property.

To be heard by the City Council on 1/7/87.

(7:47-7:53)



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PHONE 386-6301

COMMISSION ACTION

8. AESTHETIC REVIEW - AR-10-86

Applicant: DONREY OUTDOOR ADVERTISING COMPANY

Application: To allow construction of an expanded shop area and covered parking.

Location: 1211 West Bonanza Road  
 Zone: M

Staff Recommendation: APPROVAL, subject to:

1. The south elevation of the proposed structure will be aesthetically enhanced as required by the Department of Community Planning and Development.
2. Additional landscaping along the freeway right-of-way shall be installed as required by the Department of Community Planning and Development.
3. Conformance to the plot plan.
4. Standard Conditions 2 - 8.

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

MR. FOSTER stated at the time this shop facility was originally approved they were required to install oleanders along the freeway right-of-way. The State, in the maintenance of its right-of-way, damaged the irrigation system and the landscaping has not survived. Staff feels the landscaping should be upgraded. Staff is also concerned about the rear elevations of the structure. This application is a request to allow the construction of a combination storage/work area and auto shop building as well as additional parking to the rear of the existing Donrey Outdoor Advertising facility. Staff recommended approval, subject to the conditions.

MICHAEL PERRAH, Donrey Outdoor Advertising Company, 1211 W. Bonanza Road, appeared and represented the application. They do not agree with staff on the landscaping. The State Highway Department damaged the landscaping so Donrey does not feel they should have to put it back in.

COMMISSIONER JOHNSTON asked if they contacted the State and requested reimbursement for the damage to the landscaping.

MICHAEL PERRAH indicated they did not make any request.

This is final action.

(7:53-7:58)



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PHONE 386-6301

COMMISSION ACTION

ITEM

### 9. SATELLITE PARKING - SP-5-86

Applicant: GRANT DAY  
Application: To allow satellite parking for a proposed retail commercial business.

Location: Northwest corner of Charleston Boulevard and Casino Center Boulevard

Zone: C-2

Staff Recommendation: APPROVAL, subject to:

1. This action constitutes zoning approval of the satellite parking but does not constitute permission from the City as a property owner to use any particular area for parking.
2. Redesign the parking lot to remove the parking spaces from the public alley as required by the Department of Community Planning and Development.
3. Installation of alley paving as required by the Department of Public Works.

Mack -  
APPROVED, subject to staff's conditions.  
Unanimous  
(Coleman excused)

MR. FOSTER stated this is a request for additional parking for the SPD Office facility. Staff recommended approval, subject to the conditions which include a redesign of the parking spaces because they are shown in the existing alley.

GRANT DAY, 101 E. Charleston Blvd., appeared and represented the application. He is in agreement with staff's conditions.

To be heard by the City Council on 1/7/87.

(7:58-8:01)

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ITEM

COMMISSION ACTION

### 10. REMOVAL OF A SUBDIVISION RESTRICTION

Applicant: RANCHO BEL AIR DEVELOPMENT

Application: Request for removal of a Subdivision Restriction prohibiting vehicular access to Mesquite Avenue from the Rancho Bel Air Unit #2 subdivision.

Location: Southwest corner of Mesquite Avenue and Rancho Drive

Staff Recommendation: APPROVAL, subject to:

1. Applicant to submit a Certificate of Amendment to remove the restriction from the Owners Certificate and Dedication.

PROTESTS: 0

Johnston -

APPROVED, subject to staff's condition.

Motion carried with Rubidoux voting "No" and Coleman "Excused" from the meeting.

MR. FOSTER stated this is a request to allow vehicular access to Mesquite Avenue from the rear of Lots 8, 9, 10, 11 and 12 in Block 4. There is no restriction on the 10 lots to the west in this subdivision. Staff recommended approval, subject to the condition.

BARRY BECKER, 50 S. Jones Blvd., appeared and represented the application. The properties have a garage in the rear of the lots so they do not want a driveway all the way down the property line.

To be heard by the City Council on 1/7/87.

(8:01-8:03)

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ITEM

COMMISSION ACTION

### 11. STREET NAME CHANGE - SNC-4-86

Applicant: CITY OF LAS VEGAS  
Application: Change "A" Street to  
Turkel Road, "B" Street  
to Nemeth Road, "C" Street  
to Steinke Lane, "D"  
Street to Avery Drive and  
"E" Street to James Bilbray  
Drive, between Smoke Ranch  
Road and Balzar Avenue.

Staff Recommendation: APPROVAL

PROTESTS: 1

Kennedy -  
APPROVED  
Unanimous  
(Coleman excused)

MR. FOSTER stated this is an older subdivision that was annexed into the City recently. It has A,B,C street names. These lettered names are a duplication of existing street names on the west side of the City. There are no assigned addresses on these streets and the names should be changed before development occurs. The one letter of protest was to using the first and last name on James Bilbray Drive.

No one appeared in protest.

To be heard by the City Council  
on 1/7/87.

(8:03-8:04)

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COMMISSION ACTION

ITEM

### 12. VAC-25-86

Applicant: JOSE S. AND JULIA BARAJAS  
Application: Petition of Vacation  
Location: 20 foot wide Fire Lane  
Easement, generally  
located east of Verdinal  
Drive between Oakey  
Boulevard and Vista Verde  
North.

Staff Recommendation: DENIAL.

PROTESTS: 1 petition with 16 signatures  
5 speakers at meeting

Bugbee -  
DENIED  
Unanimous  
(Coleman excused)

MR. FOSTER stated this is an east/west fire lane easement. It is a developed block. There are town-house type homes on the north side of Oakey. On the south side there are both attached and detached single-family residences. It would be difficult to fight fires in this development unless access from the rear is available. There is no secondary access to the rear yards. Staff would recommend denial.

JOSE S. BARAJAS, 6228 Vista Verde, appeared and represented the application. He requested this vacation for security reasons and it would be easier to keep the area clean.

DICK CONSER, 6245 W. Oakey Blvd., appeared in protest. He had a petition with 16 signatures in protest.

MIKE ISAM, 6224 Vista Verde, appeared in protest. His home had an unimproved back yard. It would be difficult to improve the back yards if the access were to be removed.

WAYNE DUTH, 6156 Vista Verde, appeared in protest. He felt the fire lane is needed.

CARALYNN RUDIN JOHNSON, 6221 W. Oakey Blvd., appeared in protest. Her parents live in this home. This alley is needed for fire safety.

VIRGINIA COLLINS appeared in protest. She owns four properties in this area. This is a way to get in and out to clean the back yards.

To be heard by the City Council  
on 1/7/87.

(8:04-8:11)

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COMMISSION ACTION

ITEM

13. VAC-26-86

Applicant: CLARK COUNTY SCHOOL DISTRICT

Application: Petition of Vacation

Location: Roberta Lane, sixty feet in width, east of Winwood Street, and a portion of the west half of Seabiscuit Street, thirty feet in width, north of Seattle Slew Drive

Staff Recommendation: APPROVAL, subject to:

1. Dedicate a portion of the Seabiscuit Street cul-de-sac bulb as required by the Department of Public Works.

2. Standard Conditions 1 - 4.

PROTESTS: 0

Johnston -  
APPROVED, subject to staff's conditions.  
Unanimous  
(Coleman excused)

MR. FOSTER stated the zoning was just approved on this site for an elementary school. This right-of-way is not needed for street purposes. Staff would recommend approval, subject to the conditions.

DUSTY WESTFALL, 2832 E. Flamingo Rd., appeared and represented the application. They are in agreement with staff's conditions.

To be heard by the City Council on 1/7/87.

(8:11-8:12)

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COMMISSION ACTION

ITEM

### 14. Z-90-86

Applicant: MILTON SCHWARTZ  
 Application: Zoning Reclassification  
 From: N-U To: C-2  
 Location: Southeast of Oakey  
 Boulevard and Rainbow  
 Boulevard  
 Proposed Use: Car Wash, Minor Automobile  
 Servicing and Gasoline  
 Sales

Staff Recommendation: DENIAL.

PROTESTS: 42 protests on petition  
 8 persons in audience  
 1 speaker at meeting  
 1 letter

Johnston -  
 DENIED  
 Unanimous  
 (Coleman excused)

MR. FOSTER stated there are two parcels of C-1 on the north side of Rainbow Blvd. To the west and south is vacant N-U. There is an existing bar facility on the immediate corner of this site. To the east is developed single-family homes zoned R-E. C-2 zoning has primarily been relegated to the downtown area. The proposed use of this site is for a customer operated car wash, minor automobile servicing and gasoline sales. The proposed uses can create noise, etc. for the residential properties. Therefore, staff would recommend denial.

The applicant was not present.

THOMAS MOREO, 6840 Adobe Court, appeared in protest. There is an elevation drop of approximately 5 feet which will require a land-fill. The homes in the area range from \$150,000 to \$200,000. There are over eight car washes within a mile. The area does not need another car wash or a lube shop. This project will devalue the homes in the area.

To be heard by the City Council  
 on 1/7/87.

(8:16-8:28)

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COMMISSION ACTION

ITEM

### 15. Z-91-86

Applicant: CHRISTINA M. HIXSON,  
EXECUTRIX OF THE ESTATE  
OF ERNST F. LIED

Application: Zoning Reclassification  
From: N-U  
To: R-D, R-CL, R-PD18  
and C-1

Location: Southeast corner of  
Lorenzi Boulevard and  
Cheyenne Avenue

Proposed Use: Single Family and Multi  
Family Residential and  
Shopping Center

Staff Recommendation: APPROVAL, subject  
to:

1. Resolution of Intent with a twelve  
month time limit.
2. The R-PD18 be amended to R-CL.
3. The R-D lots shall have a minimum  
width of 100 feet.
4. The plot plan and building  
elevations for the C-1 development  
shall be subject to Planning  
Commission review.
5. Conformance to the building  
elevations for the R-CL and R-D  
developments.
6. The homes on the R-D lots be  
developed concurrently with, or  
prior to, the R-CL.
7. Install half-street paving and  
provide the necessary dedication  
adjacent to the C-1 zoned parcel  
at the time the R-CL lots northeast  
of Lorenzi Boulevard and Brooks  
Avenue are developed.
8. Install half-street paving and  
dedicate the necessary right-of-way  
on Cheyenne Avenue, adjacent to the  
C-1 zoned parcel, at the time the  
R-CL and R-D lots are developed.

Johnston -

APPROVED as submitted, subject to  
staff's conditions, but delete  
Condition No. 2.  
Motion carried with Kennedy voting  
"No" and Coleman "Excused."

MR. FOSTER stated there is R-E to  
the north, developed R-E sub-  
division to the east, and vacant  
land to the south in the County  
and to the west is approved C-1 and  
R-3. There is an interchange at  
Cheyenne and the Oran K. Gragson  
Highway. Staff recommended  
approval, subject to the condi-  
tions that included amending the  
R-PD18 to R-CL.

HAL OBER, 3123 Padero Circle, and  
GARY LAKE, Engineer, R. A. Homes,  
appeared and represented the  
application. They do not want to  
change the R-PD18 to R-CL. R-PD18  
is in conformance with the area on  
Lorenzi Blvd.

CAROLYN IRBY, 3246 N. Serene,  
appeared in protest. She read a  
letter from her husband pointing  
out the traffic problem in the  
area.

TOM CORUM, 3090 Garehime, appeared  
in protest. He objected to the  
R-PD18. They want the neighborhood  
to be developed R-D. The school in  
the area is one of the most over-  
crowded in the city.

LANCE ALLSTROM, 3130 Garehime,  
appeared in protest. Cheyenne  
would not be able to handle the  
additional traffic. The R-D homes  
would not create much additional  
traffic.

JEFFERY CATES, 3163 Ramrod,  
appeared in protest. He moved  
into the area to be able to have  
horses and low density.

HAL OBER appeared in rebuttal.  
Cheyenne will be a 100 foot wide  
street and be able to handle the  
traffic.

To be heard by the City Council  
on 1/7/87. (8:28-8:47)



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ITEM

### 15. Z-91-86 (Continued)

9. Dedicate 50 feet of right-of-way for Cheyenne Avenue, 40 feet of right-of-way for Lorenzi Boulevard and 30 feet of right-of-way for Brooks Avenue and Garehime Street, as required by the Department of Public Works.
  10. Dedicate 25 foot radii for the southeast corner of Cheyenne Avenue and Lorenzi Boulevard and the southwest corner of Cheyenne Avenue and Garehime Street, a 15 foot radius for the northwest corner of Garehime Street and Brooks Avenue, and a 20 foot radius for the northeast corner of Brooks Avenue and Lorenzi Boulevard as required by the Department of Public Works.
  11. Install half-street improvements on Cheyenne Avenue, Garehime Street, Brooks Avenue and Lorenzi Boulevard, and full-street improvements for all interior streets, as required by the Department of Public Works.
  12. Submit a drainage and hydrology study as required by the Department of Public Works.
  13. The interior street running between Cheyenne Avenue and Brooks Avenue shall be in alignment with the existing intersection of Cheyenne Avenue and Serene Avenue as required by the Department of Public Works.
  14. Standard Conditions 2 - 8.
- PROTESTS: 4 speakers at meeting  
13 protests on petition  
1 letter  
20 persons in audience



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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

16. Z-92-86

Applicant: CHRISTINA M. HIXSON,  
EXECUTRIX OF THE ESTATE  
OF ERNST F. LIED  
Application: Zoning Reclassification  
From N-U  
To: R-PD10, C-1 and R-CL  
Location: Southwest of Cheyenne  
Avenue and Jones Boulevard  
Proposed Use: Single Family Residential,  
Townhouses and Shopping  
Center

Staff Recommendation: DENIAL. If  
approved, subject to:

1. Resolution of Intent with a twelve  
month time limit.
2. Amend the application to provide for  
a row of R-D lots with a minimum  
width of 100 feet along the south  
and west sides of the property.
3. Amend the application to R-CL in the  
proposed R-PD10 area.
4. Reduce the C-1 parcel to ten acres  
with the additional five acres being  
included in the R-CL area.
5. The Plot Plan and Elevations for the  
C-1 and R-PD10 development shall be  
subject to Planning Commission  
review.
6. Conformance to the building  
elevations for the R-CL development  
and the R-D building elevations be  
reviewed at the time the tentative  
map is submitted to the Planning  
Commission.
7. Install half-street paving and  
provide the necessary dedication for  
Jones Boulevard and Cheyenne Avenue  
adjacent to the C-1 zoned parcel at  
the time the R-CL or R-PD10 is  
developed.
8. Redesign the layout of the R-CL  
parcel as required by the Department  
of Community Planning and Develop-  
ment.

Bugbee -  
ABEYANCE UNTIL THE 1/8/87 PLANNING  
COMMISSION MEETING TO ENABLE THE  
APPLICANT AND STAFF TO MAKE CHANGES  
TO THE APPLICATION.

Unanimous  
(Coleman excused)

MR. FOSTER stated this is the same  
applicant as the previous item on  
this agenda but different property.  
This is not in conformance with the  
General Plan because this area is  
designated to be rural. Staff  
recommended denial.

HAL OBER, 3123 Padera Circle, and  
GARY LAKE, Engineer, R. A. Homes,  
appeared and represented the  
applicant. They have agreed to  
have a decorative wall on Torrey  
Pines, Brooks Avenue and Jones  
Blvd. and fifteen feet of land-  
scaping with meandering side-  
walk on Torrey Pines and ten feet  
of landscaping along Brooks with  
no sidewalk.

MARGARET MINTER, 6221 Fort West  
Road, County Zoning Department,  
appeared in protest. Cheyenne is  
to remain residential. This is  
not compatible with the area.  
There should be architectural  
supervision and a drainage study.

LINDA LAWRY, 6115 W. Brooks Ave.,  
appeared in protest. There isn't  
any lack of shopping in the area.  
The school is overcrowded already.  
This will devalue the homes in the  
area.

MONTE ORTIZ, 324 Sisk Road,  
appeared in protest. This is not  
compatible with the neighborhood.

ROBERT GASTOVICH, 6345 Buckaroo,  
appeared in protest. His home  
will be facing this project. If  
this is approved, he would like to  
have 18 feet of landscaping, block  
wall and meandering sidewalk along  
Brooks Avenue. He presented a  
petition with 16 signatures in  
protest.

HAL OBER appeared in rebuttal. They  
would be willing to give up the  
R-PD10 and go with all R-CL.

To be heard by the City Planning  
Commission on 1/8/87. (8:47-9:11)

# AGENDA

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COMMISSION ACTION

ITEM

16. Z-92-86 (Continued)

9. Dedicate 40 feet of right-of-way for Jones Boulevard, 40 feet of right-of-way for Torrey Pines Drive, 30 feet of right-of-way for Brooks Avenue and 20 feet of right-of-way for Cheyenne Avenue, as required by the Department of Public Works.
  10. Dedicate 25 foot radii for the southeast corner of Cheyenne Avenue and Torrey Pines Drive, the southwest corner of Cheyenne Avenue and Jones Boulevard, the northwest corner of Jones Boulevard and Brooks Avenue, and a 20 foot radius at the northeast corner of Torrey Pines Drive and Brooks Avenue, as required by the Department of Public Works.
  11. Install half-street improvements on Jones Boulevard, Cheyenne Avenue, Torrey Pines Drive and Brooks Avenue and full-street improvements for all interior streets, as required by the Land Development Division of the Department of Public Works.
  12. Submit a drainage and hydrology study as required by the Land Development Division of the Department of Public Works.
  13. Standard Conditions 2- 8.
- PROTESTS: 20 persons in audience  
13 protests on petition  
4 speakers at meeting  
1 letter

# AGENDA

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ITEM

COMMISSION ACTION

17. Z-93-86

Applicant: NEVADA NATIONAL BANK,  
 TRUSTEE  
 Application: Zoning Reclassification  
 From: R-2 To: R-3  
 Location: 5019 East Owens Avenue  
 Proposed Use: Apartments

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Install a six foot high block wall along the rear property line.
3. Install half-street improvements on Owens Avenue as required by the Department of Public Works.
4. Provide a drainage and hydrology study as required by the Department of Public Works.
5. Increase the width of the vehicular drive lane on the east side of the property to a minimum of 20 feet as required by the Department of Fire Services.
6. Standard Conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated this area is transitioning to R-3. There will be 20 units with ample parking and a swimming pool and landscaped open area. Staff recommended approval, subject to the conditions.

ROD RONNOW, 5057 East Owens Avenue, appeared and represented the application. He is the purchaser of this property.

No one appeared in protest.

To be heard by the City Council on 1/7/87.

(9:11-9:12)

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COMMISSION ACTION

ITEM

18. Z-94-86

Applicant: WILLARD AND COLLEEN BAILEY  
Application: Zoning Reclassification  
From: R-1 To: P-R  
Location: 100 South Jones Boulevard  
Proposed Use: General Business Office

Staff Recommendation: DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Installation of a six foot high block wall on the south and east property lines.
3. Construction of a sidewalk wheel-chair ramp on the southeast corner of Jones Boulevard and Upland Boulevard as required by the Department of Public Works.
4. Standard Conditions 1 - 8.

PROTESTS: 1

Mack -  
APPROVED, subject to the conditions.  
Motion carried with Tracy and Kennedy voting "No" and Coleman "Excused" from the meeting.

MR. FOSTER stated this application is for an x-ray laboratory. The applicant intends to apply for a Variance if this type of use is not allowed in a P-R zone. Staff feels this area is appropriate for residential use and recommended denial.

RON EVANS, 3136 Harbor Side Drive, appeared and represented the applicants/owners. This will be used as a dental radiology center and would not generate very much traffic. There will only be about two employees.

No one appeared in protest.

To be heard by the City Council on 1/7/87.

(9:12-9:21)  
(9:21-9:31 Recess)

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ITEM

COMMISSION ACTION

19. Z-95-86

- Applicant: RICHARD A. HUNTER  
 Application: Zoning Reclassification  
 From: R-E To: R-CL  
 Location: West side of Legion Way,  
 between Harris Avenue and  
 Bonanza Road  
 Proposed Use: Single Family Residential
- Staff Recommendation: APPROVAL, subject to:
1. Resolution of Intent with a twelve month time limit.
  2. Conformance to the elevations.
  3. Provide a minimum setback of 16 feet at the garage door opening.
  4. The southerly east/west cul-de-sac street shall be extended to the un-named street on the west boundary as required by the Department of Community Planning and Development.
  5. Install 24 foot wide paved access on dedicated right-of-way to Bonanza Road along the west boundary street and on Harris Avenue, between Legion Way and the existing pavement west of Lamb Boulevard, as required by the Department of Public Works.
  6. Provide a drainage and hydrology study as required by the Department of Public Works.
  7. Standard Conditions 5 - 8.

PROTESTS: 0

Bugbee -  
 APPROVED, subject to the conditions except Condition No. 4 with the subdivision layout to be worked out on the tentative map.  
 Unanimous  
 (Coleman excused)

MR. FOSTER stated this is a request for R-CL zoning. R-CL had been approved in 1983. There is some C-2 zoning in the area. The Electricians Union Hall is to the southeast. Staff would like the southerly east/west street extended so the homes to the west would not front the future C-2. Staff recommended approval, subject to the conditions.

HAL OBER, 3123 Padera Circle, and GARY LAKE, Engineer, R A Homes, appeared and represented the applicant. The previous plat that was approved had more density than this application.

No one appeared in protest.

To be heard by the City Council on 1/7/87.

(9:31-9:36)

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ITEM

COMMISSION ACTION

20. Z-96-86

Applicant: PATRICIA E. BOWDEN, ET AL  
 Application: Zoning Reclassification  
 From: R-1 To: P-R  
 Location: 5804, 5808, 5812 and 5816  
 Vegas Drive  
 Proposed Use: Professional Offices

Staff Recommendation: DENIAL If approved,  
 subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan amended to provide landscaping along the street frontages.
3. Conformance to the existing elevations.
4. No access be permitted from the rear of these properties to the existing alley and a Petition of Vacation be submitted to vacate the dedicated alley.
5. The joint access agreement to the rear yard area between 5804 and 5808 Vegas Drive be approved by the City Council.
6. The parking layout on each lot shall conform to the requirements of the Department of Community Planning and Development.
7. Standard Conditions 2 - 8.

PROTESTS: 11 on record with staff  
 2 letters  
 26 protests on petition  
 3 speakers at meeting

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

MR. FOSTER stated this application was before the Planning Commission last summer which was denied by the City Council. These are four developed properties fronting on Vegas Drive. Across the street is R-PD15 and there is R-1 to the north, east and west. There is no on-street parking on Vegas Drive. The normal 5 foot planter is not provided on the street frontage. Staff feels nothing has changed since the last application in the area and recommended denial.

PATRICIA BOWDEN, 5808 Vegas Drive, appeared and represented the application. She purchased her home 16 years ago. Since then at the corner of Jones Boulevard and Vegas Drive a Chief's Auto Parts store was constructed in 1984.

STEPHANIE CORDOVA, 5812 Vegas Drive, appeared and represented the application. Vegas Drive is a busy street. She cannot live in the house because of her children being on a busy street.

CRAIG CARUSO, 5229 Vegas Drive, appeared in protest. He read a letter of protest from his parents. This is just a quiet residential area.

SAL MUSCARELLA, 5812 Vegas Drive, appeared and represented the application. These homes were never intended to be residences. They were sales homes for the developer.

BOB BALLANCE, JR., 5909 Vegas Drive, appeared in protest. He presented a petition with 26 signatures. This would make the area commercial.

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ITEM

COMMISSION ACTION

20. Z-96-86 (Continued)

DAVID TALLEY, 5815 Vegas Drive, appeared in protest. He stated not very many people were notified of this request.

COMMISSIONER MACK felt it would be difficult to do anything else with these properties but professional offices. The only difference will be a few more cars in the area.

To be heard by the City Council on 1/7/87.

(9:36-9:59)



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COMMISSION ACTION

21. Z-97-86

Applicant: WILLIAM PECCOLE  
 Application: Zoning Reclassification  
 From: N-U (under  
 Resolution of Intent to  
 R-PD4 and P-R)  
 To: R-PD4, R-PD18 and  
 C-1  
 Location: North side of Sahara  
 Avenue between Durango  
 Drive and Fort Apache  
 Road  
 Proposed Use: Single Family Residential,  
 Townhouses, Condominiums,  
 Apartments, Shopping  
 Center and Golf Course  
 Staff Recommendation: APPROVAL, subject  
 to:  
 1. Resolution of Intent with a twelve  
 month time limit.  
 2. All existing Resolutions of Intent  
 on this property are expunged.  
 3. Two emergency access gates shall be  
 provided on Durango Drive as  
 required by the Department of Fire  
 Services.  
 4. Post an amount equivalent to 25% of  
 the cost of future traffic signals  
 at the intersections of Sahara  
 Avenue and Durango Drive and Sahara  
 Avenue and Fort Apache Road and 50%  
 of the cost of a future traffic  
 signal at the intersection of the  
 entrance drive and Sahara Avenue as  
 required by the Department of Public  
 Works.  
 5. All access to the R-PD18 area shall  
 be from Sahara Avenue.  
 6. All landscaping in the public right-  
 of-way shall be installed and  
 maintained at the expense of the  
 developer and Homeowners  
 Association.

Bugbee -  
 APPROVED, subject to staff's  
 conditions, but remove the parcel  
 letter on Condition No. 10 and  
 delete Condition No. 12.  
 Unanimous  
 (Coleman excused)

MR. FOSTER stated this property  
 has been before the Planning  
 Commission previously for other  
 similar projects. There will  
 be various types of uses: single-  
 family residential, townhouses,  
 condominiums, apartments, shopping  
 center and golf course. The  
 northerly boundary of the project  
 abuts the southerly boundary of  
 the Bailey and McGah Valley West  
 development. The total number  
 of dwelling units will be 1,074.  
 The apartments will have access  
 to Sahara Avenue only. The  
 commercial parcel will be on  
 the northeast corner of Fort  
 Apache Road and Sahara Avenue.  
 Staff would recommend approval,  
 subject to the conditions.

G. C. WALLACE, Wallace Engineering,  
 1555 S. Rainbow Blvd., appeared and  
 represented the applicant. The  
 applicant and various members of  
 the project were in the audience.  
 They are in agreement with staff's  
 conditions except the parcel is  
 different than that designated in  
 Condition No. 10. They wish to  
 eliminate Condition No. 12. When  
 it is necessary to install these  
 street improvements they will do  
 it, but it is not necessary in the  
 first phase.

No one appeared in protest.

To be heard by the City Council  
 on 1/7/87.

(9:59-10:12)



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ITEM

### 21. Z-97-86 (Continued)

7. Covenants, Conditions and Restrictions which must include a provision for continued maintenance by the Homeowners Association of all landscaping in the common areas, shall be submitted to and approved by the Department of Community Planning and Development prior to the recordation of a final map for any portion of this development.
8. Elevations and building setbacks shall be subject to the approval of the Planning Commission.
9. The plot plan and building elevations for the commercial (Parcel F) shall be subject to the approval of the Planning Commission.
10. Dedicate 50 feet of right-of-way for Durango Drive, 75 feet of right-of-way for Sahara Avenue, 50 feet of right-of-way for Fort Apache Road and 20 feet of right-of-way for Peccole Strada, together with the necessary radius corners at the intersections of the aforementioned streets at the time of development as required by the Department of Public Works.
11. Install street improvements on Durango Drive, Sahara Avenue, Fort Apache Road and Peccole Strada concurrently with the first phase of development as required by the Department of Public Works.
12. Standard Conditions 2 - 8.

PROTESTS: 0

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ITEM

### 22. TENTATIVE MAP - FOOTHILLS COUNTRY CLUB

Applicant: WILLIAM PECCOLE  
 Location: North side of Sahara Avenue between Durango Drive and Fort Apache Road  
 Zone: N-U (under Resolution of Intent to R-PD4 and P-R) Proposed R-PD4, R-PD18 and C-1  
 Size: 352 + Acres  
 No. of Units in R-PD4: 1,074  
 No. of Units in R-PD18: 188

Staff Recommendation: APPROVAL, subject to:

1. Approval of zoning application Z-97-86.
2. Conformance to the conditions of approval for zoning application Z-97-86.
3. Provide a hydrology and drainage study as required by the Department of Public Works.
4. Extend the sanitary sewer line on Durango Drive to the northerly boundary of this project.
5. The developer shall post an amount equal to 50% of the cost of construction of a raised median on Sahara Avenue, relocating the existing street lighting from the south side of Sahara Avenue to the median, and adding poles, lighting arms and fixtures to each new and relocated pole as required by the Department of Public Works.
6. A waiver be allowed to eliminate street lighting on Peccole Strada provided the right-of-way is reduced to a maximum of 60 feet in width.
7. A waiver be allowed to permit meandering sidewalks of not less than five feet in width along Sahara Avenue, Durango Drive and Fort Apache Road.

Bugbee -  
 APPROVED, subject to staff's conditions except in Condition No. 4 to provide a stub out on the sewer line to the east from the existing line where it goes west into the development and on Condition No. 5 to construct the median immediately or post a bond.  
 Unanimous  
 (Coleman excused)

MR. FOSTER stated the applicant has asked for several waivers: Peccole Strada to have the sidewalk and standard street lighting eliminated on the south side of the street and be allowed to install landscaping and decorative lighting in the sidewalk area. On Durango Drive and Fort Apache Road to eliminate the standard five foot wide sidewalk and install three foot meandering sidewalk within the 15 foot landscape strip, eliminate the standard street lighting and install decorative lighting within the landscaped area; and on Sahara Avenue to eliminate the standard five foot sidewalk and install three foot meandering sidewalk within the 14 1/2 foot landscaped strip. Staff would recommend approval, subject to its conditions.

G. G. WALLACE, Wallace Engineering, 1555 S. Rainbow Blvd., appeared and represented the applicant. They are in agreement with staff's conditions, except for the waivers previously mentioned. They will agree to a 5 foot wide meandering sidewalk. They intend to construct the raised median as soon as possible.

ANN GELTHIEK, 7002 Mera Vista, appeared and inquired about the drainage situation.

To be heard by the City Council on 1/7/87.

(10:12-10:35)

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COMMISSION ACTION

22. TENTATIVE MAP - FOOTHILLS COUNTRY CLUB  
 (Continued)

8. Install standard street lighting on Durango Drive and Fort Apache Road as required by the Department of Public Works.
9. Interior street width may be reduced if traffic flows and parking provisions support such a reduction. Studies to support proposed reductions must be provided by the developer and approved by the Traffic Engineer.
10. Recreational vehicles will be prohibited from on-street parking within the development.
11. Sewer easements are to be provided for all public sewers within the common area and construction of sewer lines in those easements must conform to the requirements of the Department of Public Works.
12. Golf cart crossings are to be submitted to the Traffic Engineer for review and approval.
13. Temporary road patterns and turn-arounds must be created during each phase of construction to provide adequate ingress and egress for emergency vehicles where necessary as required by the Department of Public Works and the Department of Fire Services.
14. Roll curbs are allowed on all interior private streets.
15. Standard conditions.

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ITEM

23. Z-98-86

Applicant: GEORGE L. COTE  
Application: Zoning Reclassification  
From: N-U To: R-CL  
Location: North side of Alta Drive,  
west of Buffalo Drive  
Proposed Use: Single Family Residential  
Staff Recommendation: APPROVAL, subject  
to:

1. Resolution of Intent with a twelve month time limit.
2. Dedicate 40 feet of right-of-way for Alta Drive as required by the Department of Public Works.
3. Install half-street improvements on Alta Drive as required by the Department of Public Works.
4. Provide a temporary turn-around at the west end of the northerly east/west street as required by the Department of Fire Services.
5. Provide a 16 foot minimum front yard setback at the garage door opening.
6. Standard Conditions 1 and 5 - 8.

PROTESTS: 0

Kennedy -  
APPROVED, subject to staff's conditions.  
Unanimous  
(Coleman excused)

MR. FOSTER stated this is a 5 acre site. There is an R-CL pattern evolving in this area. Staff would recommend approval, subject to the conditions.

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

No one appeared in protest.

To be heard by the City Council on 1/7/87.

(10:35-10:37)

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ITEM

### 24. TENTATIVE MAP - REDROCK HEIGHTS #3

Applicant: GEORGE L. COTE  
 Subdivider: Diversified Development  
 Location: North side of Alta Drive,  
 west of Buffalo Drive  
 Zone: N-U, Proposed R-CL  
 Size: 5.2 Acres  
 No. of Lots: 36

Staff Recommendation: APPROVAL, subject to:

1. Approval of zoning application Z-98-86.
2. Conformance to the conditions of approval for zoning application Z-98-86.
3. Standard Conditions 1 - 3.

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

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

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

To be heard by the City Council on 1/7/87.

(10:37-10:38)

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ITEM

25. Z-99-86

Applicant: BRYAN SAMUELSEN  
Application: Zoning Reclassification  
From: C-1 To: C-2  
Location: 200 West Sahara Avenue  
Proposed Use: Wedding Chapel

Staff Recommendation: APPROVAL, subject to:

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

PROTESTS: 0

Johnston -  
APPROVED, subject to staff's conditions.  
Unanimous  
(Coleman excused)

MR. FOSTER stated this site used to be a restaurant. There is C-2 zoning existing to the east. Staff feels a wedding chapel would be compatible and would recommend approval, subject to the conditions.

WILLIAM DENROW, 208 Red Stone, appeared and represented the application. This area has deteriorated.

No one appeared in protest.

To be heard by the City Council on 1/7/87.

(10:38-10:40)

# AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

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ITEM

COMMISSION ACTION

### DIRECTOR'S BUSINESS:

#### 1. Subdivision Ordinance Amendment

General updating of entire Subdivision Ordinance.

Bugbee -  
ABEYANCE  
Unanimous  
(Coleman excused)

MR. FOSTER stated staff would like this subdivision ordinance amendment held in abeyance until next meeting.



# AGENDA

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ITEM

COMMISSION ACTION

### 1. EXTENSION OF TIME - Z-80-85

Applicant: D'ANCONA AND PFLAUM,  
ATTORNEYS AT LAW, ON  
BEHALF OF A. D. AND  
BETTY YABLIN  
Location: North side of Charleston  
Boulevard, west of  
Buffalo Drive  
Zone: N-U (under Resolution of  
Intent to R-PD5)

Staff Recommendation: APPROVAL, subject  
to:

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

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

MR. FOSTER stated the applicant  
needs additional time to secure  
financing for this project. This  
is their first request for an  
extension of time. There will  
be a substandard difference in  
the grade level between this  
property and the R-1 properties  
to the east, plus there is a  
6 foot high fence on top of  
the elevated grade. Staff  
recommended approval of a six  
month extension.

GEORGE McLAUGHLIN, 3160 South  
Valley View Blvd., appeared and  
represented the applicants.

To be heard by the City Council  
on 1/7/87.

(8:12-8:15)



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COMMISSION ACTION

ITEM

### 2. EXTENSION OF TIME - TENTATIVE MAP - LAKESIDE VILLAGE

Applicant: DELTA ENGINEERING, ON  
BEHALF OF KING NEVADA  
DEVELOPMENT CORPORATION

Location: North side of Charleston  
Boulevard, west of  
Buffalo Drive

Zone: N-U (under Resolution of  
Intent to R-PD5)

Staff Recommendation: APPROVAL, subject  
to:

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

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

MR. FOSTER stated this is related  
to Item 1 under the Supplemental  
Agenda. This is the first request  
for an extension of the tentative  
map. Staff recommended approval,  
subject to the conditions.

GEORGE McLAUGHLIN, King Nevada  
Development Corporation, 3116 S.  
Valley View, appeared and  
represented the application.

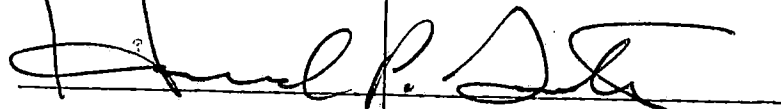
This is final action.

(8:15-8:16)

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

Ho