

AGENDA

City of Las Vegas

January 8, 1987

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

CALL TO ORDER:

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

ROLL CALL:

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

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements and Notice of Standard Conditions.

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, Dept. of Community Planning and Development
Frank Reynolds, Deputy Director
Rick Williams, Chief, Current Planning
Scott Woodbury, Planning Assistant
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

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

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

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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 November 13, 1986 and November 25, 1986 City Planning Commission meetings.

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

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ITEM

NEW BUSINESS:

1. 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

Johnston -
DENIED
Unanimous
(Bugbee, Mack and Kennedy excused)

First Motion:
Johnston -
ABEYANCE until end of meeting
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated the applicant had
not been in to meet with staff.

The applicant was not present at
this meeting.

This is final action.

(7:35-7:36)
(10:10-10:12)

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2. EXTENSION OF TIME - Z-82-84

Application: FARLEY M. ANDERSON, JR.,
TRUSTEE
Location: Northwest corner of Lake
Mead Boulevard and Torrey
Pines Drive
Zone: N-U (under Resolution of
Intent to R-3 and C-1)

Staff Recommendation: APPROVAL OF A ONE
YEAR EXTENSION, subject to:

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

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

MR. FOSTER stated this is the
second request for an Extension of
Time. The applicant is requesting
a two-year extension because he is
unable to obtain a commitment from
a major tenant for the commercial
portion of the property and they
have been unable to obtain
financing for the entire project
due to a lack of street improve-
ments on Lake Mead Boulevard. The
owners of this property have signed
a Special Improvement District
Agreement for improvements on
Lake Mead Boulevard west of Jones
Boulevard. The normal extension
is for one year. Staff would
recommend approval, subject to the
conditions.

TIM MORSE appeared to represent the
applicant. The applicant would
like to have a two year extension
to see what happens to the street
in two years.

To be heard by the City Council
on 2/4/87.

(7:36-7:37)

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3. EXTENSION OF TIME - ZC-90-81

Applicant: GEORGE A. SMITH
Location: Northwest corner of Vegas Drive and Burningwood Lane
Zone: N-U (under Resolution of Intent to R-PD14)

Staff Recommendation: APPROVAL OF A ONE YEAR EXTENSION, subject to:

1. Extension of Time will expire on December 16, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

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

MR. FOSTER stated this involves a small portion of this overall subdivision. The condominium and townhouse developments have been developed on this property. They are requesting a two-year extension. Staff would recommend approval, subject to the conditions.

GEORGE SMITH appeared and represented the application.

To be heard by the City Council on 2/4/87.

(7:37-7:38)

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4. PLOT PLAN REVIEW - Z-67-80

Applicant: GEORGE W. COUCH, III AND
DOUGLAS E. SIMMS
Application: Retail Commercial Center
Location: Northwest corner of Lamb
Boulevard and Stewart Avenue
Zone: R-E (under Resolution of
Intent to C-1)

Staff Recommendation: APPROVAL, subject
to:

1. Submit an application for a Special
Use Permit for the gasoline sales.
2. Dedicate ten feet of right-of-way for
Lamb Boulevard, as required by the
Department of Public Works.
3. Install street lights on Lamb
Boulevard and Stewart Avenue as
required by the Department of Public
Works.
4. Construct a wheelchair ramp at the
northwest corner of Lamb Boulevard
and Stewart Avenue, as required by
the Department of Public Works.
5. Relocate the trash enclosures away
from the residential property to the
west as required by the Department of
Community Planning and Development.
6. Aesthetically enhance the west and
north sides of the shopping center
building as required by the Department
of Community Planning and Development.
7. Standard Conditions 1 - 8.

Johnston -
APPROVED, subject to staff's
conditions.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this is a pro-
posed shopping center at the
corner of Lamb Blvd. and Stewart
Ave. with a convenience store and
gasoline sales. The shopping
center has a little over 26,000
square feet. They are providing
179 parking spaces where 66 are
required. They will need a Use
Permit for the gasoline sales.
Staff would recommend approval,
subject to the conditions.

STEVE SWISHER, 7520 West Rum Blvd.,
architect, appeared and represented
the owners and developers. They
don't have any problems with
staff's conditions.

This is final action.

(7:38-7:40)

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5. ADMINISTRATIVE VARIANCE - AV-13-86

Applicant: LARRY HICKS
 Application: To allow a front yard setback of 20 feet where 30 feet is required.
 Location: West side of Montessouri Street between Del Rey Avenue and Doe Avenue
 Zone: R-E
 Staff Recommendation: APPROVAL, subject to:
 1. Conformance to the plot plan.

Coleman -
 APPROVED, subject to staff's condition.
 Unanimous
 (Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this is a request to allow a portion of a proposed home to extend to within 20 feet of a private cul-de-sac street where 30 feet has been established as the minimum required for R-E lots which front a private street. The applicant is requesting an Administrative Variance to position the house so that the leach field and septic tank can be properly laid out in the rear yard area. Staff recommended approval, subject to the condition.

STEVE HINKLE, 5215 Hibbitts St., appeared and represented the applicant.

This is final action.

(7:40-7:41)

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6. TENTATIVE MAP - CAMBRIDGE ESTATES

Applicant: PAUL BRONKEN, ET AL
Subdivider: Burton H. Nicholas
Location: West of Tenaya Way between
Oakey Boulevard and Del Rey
Avenue

Zone: R-E

Size: 37.7 Acres No. of Lots: 64

Staff Recommends APPROVAL, subject
to:

1. This constitutes Administrative
Variance approval for the lots
less than 20,000 square feet.
2. Provide a drainage and hydrology
study prior to the submission of
a final map as required by the
Department of Public Works.
3. Vehicular access to Oakey Boulevard
from the rear of the abutting lots
is prohibited.
4. Standard Conditions 1 - 3.

Johnston -
APPROVED, subject to staff's
conditions.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this property is
located on the southwest portion of
the city. Some lots are slightly
less than 20,000 square feet and
require an Administrative Variance.
Staff recommended approval, subject
to the conditions.

KARSTEN BRONKEN, 1818 Industrial
Rd., appeared and represented
his brother. There are a total of
64 lots with approximately 15 lots
slightly less than 20,000 square
feet. He concurred with staff's
conditions.

To be heard by the City Council
on 2/4/87.

(7:41-7:44)

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7. FINAL MAP - TENAYA III - UNIT 4

Applicant: PLASTER DEVELOPMENT COMPANY
Location: Northeast corner of
Westcliff Drive and Luna Way
Zone: N-U (under Resolution of
Intent to R-CL)
Size: 5.06 Acres No. of Lots: 18

Staff Recommendation: APPROVAL, subject
to:

1. Conformance with the Conditions of
Approval for the tentative map.
2. Standard Condition No. 1.

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

MR. FOSTER stated this is the
final phase of this subdivision.
This map is in order and staff
recommended approval, subject to
the conditions.

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

To be heard by the City Council
on 2/4/87.

(7:44-7:45)

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8. FINAL MAP - STYLE AT THE LAKES - UNIT 3

Applicant: WEST SAHARA INVESTMENTS, INC
Subdivider: Plaster Development Company
Location: North side of Lake North
Drive, east of Fort Apache
Road

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

Size: 4.66 Acres No. of Lots: 22

Staff Recommendation: APPROVAL, subject
to:

1. Conformance with the Conditions of
Approval for the tentative map.
2. Standard Condition No. 1.

Johnston -
APPROVED, subject to staff's
conditions.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this is the third
phase of a four phase development.
This map is in order and staff
recommended approval, subject to
the conditions.

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

To be heard by the City Council
on 2/4/87.

(7:45-7:46)

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9. FINAL MAP - STYLE AT THE LAKES - UNIT 4

Applicant: WEST SAHARA INVESTMENTS,
INC.
Subdivider: Plaster Development Company
Location: Northeast corner of Lake
North Drive and Fort Apache
Road
Zone: N-U (under Resolution of
Intent to R-CL)
Size: 5.83 Acres No. of Lots: 22

Staff Recommendation: APPROVAL, subject
to:

1. Conformance with the Conditions of
Approval for the tentative map.
2. Style At The Lakes, Unit No. 3, must
be recorded prior to recordation of
this map.
3. Standard Condition No. 1.

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

MR. FOSTER stated this is the final
phase of this development. This
map is in order and staff recom-
mended approval.

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

To be heard by the City Council
on 2/4/87.

(7:46-7:46)

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10. VAC-27-86

Applicant: NOLAN LEAVITT
Application: Vacate U. S. Government
Patent Reservations
Location: East side of Tenaya Way
between Oakey Boulevard
and El Parque Avenue.

Staff Recommendation: APPROVAL, subject
to:

1. Standard Conditions.

PROTESTS: 0

Johnston -
APPROVED, subject to staff's
conditions.
Unanimous
(Bugbee, Mack and Kennedy excused)

First Motion:
Coleman -
TABLED to end of meeting because
the applicant was not present.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this Vacation
application is in order. Staff
recommended approval, subject to
the condition.

The applicant was not present.

The City Council will set a date
for a Public Hearing on this item
at their 1/21/87 meeting.

(7:46-7:46)
(10:12-10:15)

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11. VAC-28-86

Applicant: BONNIE C. WILSON AND CLAIR
L. BARRETT

Application: Vacate U. S. Government
Patent Reservations

Location: East side of Pioneer Avenue
between Oakey Boulevard and
El Parque Avenue

Staff Recommendation: APPROVAL, subject
to:

1. Standard Conditions.

PROTESTS: 0

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

MR. FOSTER stated this application
is a request to vacate the City's
interest in Government Patent
Reservations on the east, west and
south sides of this parcel. There
has been a subdivision approved on
this site. Staff recommended
approval, subject to the condition.

DAVID GRANT, 2601 West Charleston
Blvd., appeared and represented the
owner/developer.

The City Council will set a date
for a public hearing on this item
at their 1/21/87 meeting.

(7:46-7:47)

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ITEM

12. Z-92-86 - (ABEYANCE ITEM)

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

PROTESTS: 42 on record with staff
40 persons in audience
200 names on petition
4 speakers at meeting

Coleman -
DENIED

Motion carried with Johnston voting
"No," Rubidoux "Abstaining" and
Bugbee, Mack and Kennedy "Excused."

MR. FOSTER stated this item was
held in abeyance from the last
meeting for the applicant to meet
with the surrounding property
owners. This is a request to
rezone 72 acres for single-family
residences, townhouses and a
retail commercial shopping center.
Staff stated a rural pattern exists
in the area. The applicant has
agreed to amend the R-PD10 to
R-CL. If this is approved, the
property owners to the west would
like to have a six foot high stucco
block wall set back 18 feet. Staff
recommended denial as not being in
accordance with the General Plan and
the rural use for this area.

HAL OBER, 3123 Pradera Circle, and
GARY LAKE, RA Homes, engineer,
appeared and represented the
application. They met with the
property owners in the area. They
propose to eliminate the R-PD10 and
substitute it with R-CL. All the
R-CL lots will have a minimum
frontage of 55 feet. There will
be no access to the development
from Torrey Pines or Brooks. All
the houses will have tile roofs.
The entire residential community
will have a decorative stucco
wall with an 18 foot landscaped
buffer along Torrey Pines and
Brooks. A neighborhood association
will be created to maintain the
landscaping.

PATRICK STETKOVICH, 5720 Avenue
at Tampico, appeared to represent
Rancho Estates in protest. He is
working on a petition in protest.
There is crime in the area already.
He was concerned about flooding
and traffic.

MARGARET MINSTER, 6221 Fort West
Rd., appeared in protest. The
owners on each side of the express-
way were promised this property
would be low density. She
submitted petitions with approxi-
mately 50 signatures in protest.

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12. Z-92-86 (Continued)

BOB HART, 3189 Michael Way, appeared in protest. The property owners in the area have invested a lot of time and money on their properties in the area. This project will devalue their homes.

LINDA LAWRY, 6115 W. Brooks, appeared in protest. This is predominantly an R-E area. She presented a petition with 150 signatures in protest.

HAL OBER appeared in rebuttal. The density is 4.7 units per acre. The Regional Transportation Commission will be addressing the drainage problem on Jones Blvd. This will be an aesthetically pleasing project.

To be heard by the City Council on 2/4/87.

(8:05 to 8:40)
 Recess

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13. Z-100-86

Applicant: S. MARTIN AKEYSON, JR.
Application: Zoning Reclassification
From: R-PD23 To: R-PD7
Location: Northeast corner of Vegas Drive and Burningwood Lane
Proposed Use: Medium Low Density Single Family Residential

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. All private streets have a minimum width of 40 feet.
3. Install a six foot high decorative block wall along the perimeter of the development as required by the Department of Community Planning and Development. The wall height shall be measured from the highest grade on either side of this wall.
4. Provide a minimum 16 foot front setback at the garage door openings.
5. Install half-street improvements on Canopus Way, Burningwood Lane and Vegas Drive as required by the Department of Public Works.
6. Install a crash gate on Canopus Way as required by the Department of Community Planning and Development.
7. Standard Conditions 1 - 8.

PROTESTS: 0

Coleman -
APPROVED, subject to staff's conditions, except Condition No. 2 to have the private street width worked out between staff and developer before the 2/18/86 City Council meeting.

Unanimous
(Bugbee, Mack and Kennedy excused)

First Motion:
Rubidoux -
TABLED until end of meeting because applicant was not present.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this proposal is to down zone this property from R-PD21 to R-PD7. There is one potential problem in that there are no additional spaces for visitor parking which is compounded by the proposed 30 foot wide private streets which will only allow sufficient parking on one side of the street. The street width should be increased to 40 feet to allow for two travel lanes and parking lanes on each side because there will not be sufficient enforcement to control parking on one side of the street. Staff recommended approval, subject to the conditions.

BARRY BECKER, 50 South Jones Blvd., appeared and represented the application. The applicant is in concurrence with staff's conditions, except the street width. Each house has a two-car garage and the driveways are a depth of 20 feet and 16 feet wide. There are four parking spaces on each property. The CC&R's prohibit changing the garages to rooms.

CARL FALLETA, 1701 Neptune Drive, appeared stating he is concerned the homes will be rented and not sold.

BARRY BECKER said the marketplace shows these homes will be able to be sold.

KIMBERLY FALLETA, 1701 Neptune Drive, appeared stating she is concerned about the area between their block wall and the block wall for this project.

To be heard by the City Council on 2/18/87. (9:50-10:15)

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14. Z-101-86

Applicant: NORMAN AND JANE HORN
Application: Zoning Reclassification
From: R-1 To: P-R
Location: 1008 Yale Street
Proposed Use: Insurance Office

Staff Recommendation: DENIAL If approved, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Construct new sidewalk on Yale Street as required by the Department of Public Works.
3. Install a six foot block wall along the west property line.
4. Standard conditions 1 - 8.

PROTESTS: 0

Johnston -
APPROVED, subject to staff's conditions.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this is on the west side of Decatur Blvd. It's in an R-1 subdivision. They will put in landscaping planters on Decatur. Staff feels this will disrupt the residential neighborhood and is contrary to the General Plan. Staff recommended denial.

NORMAN HORN, 1889 Casta Vista, appeared and represented the application. He brought a letter in favor. They intend to leave the front yard looking residential.

No one appeared in protest.

To be heard by the City Council on 2/4/87.

(8:51-8:57)

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15. Z-102-86

Applicant: ROBERT N. PECCOLE, ET AL
Application: Zoning Reclassification
From: N-U To: R-1 and C-1
Location: West side of Durango Drive, south of Charleston Boulevard
Proposed Use: Single Family Residential and Retail Commercial

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Elevations and plot plan for the commercial site are to be submitted to the Planning Commission for approval.
3. Dedicate 30 feet of right-of-way on Merialdo Lane, 50 feet of right-of-way on Durango Drive and 25 foot radius corners at the southeast corner of Merialdo Lane and Charleston Boulevard, and the southwest corner of Durango Drive and Charleston Boulevard as required by the Department of Public Works.
4. If the R-1 portion precedes the development of the C-1, install street lighting at the intersection of Charleston Boulevard and Durango Drive and Charleston Boulevard and Merialdo Lane, and install half-street paving, together with the necessary dedication on Merialdo Lane and Durango Drive, adjacent to the C-1 parcel concurrently with the first phase of the residential development, as required by the Department of Public Works.
5. Post an amount equivalent to 25% of the costs for the installation of a traffic signal system at the intersections of Durango Drive and Charleston Boulevard at the time of development of the C-1 parcel.
6. Provide a drainage and hydrology study as required by the Department of Public Works.
7. Standard Conditions 2 - 8.

PROTESTS: 1 speaker at meeting

Johnston -
APPROVED, subject to staff's conditions, except on Item 4 that if the R-1 portion precedes development of C-1 the applicant is to install street lighting at the intersection of Charleston and Durango, temporary 30 foot wide paving on Durango and install a barricade on Merialdo at the north end of the subdivision. When the C-1 parcel develops the right-of-way on Merialdo Lane adjacent to the C-1 parcel be dedicated and both Merialdo and Durango be permanently improved.

Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated the homes proposed in this development will be the same as those currently being developed in the adjacent Valley West project. There is N-U, R-1 and P-R in the area. Staff would recommend approval, subject to the conditions.

ROBERT PECCOLE, 600 Long Lane, and CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the application. They objected to paving Merialdo Lane. They will put in temporary paving on Durango.

GREG NELSON, 87 Izola, appeared in protest. He wanted the roads paved as staff has suggested. He will lose his view.

JAMES FREE, KEYV Radio, appeared to get information as to what is proposed in the area.

ROBERT PECCOLE AND CHARLEY JOHNSON appeared in rebuttal. When they develop the area they will pave Merialdo when the C-1 develops.

To be heard by the City Council on 2/4/87.

(8:57-9:17)

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COMMISSION ACTION

16. TENTATIVE MAP - VALLEY WEST X

Applicant: ROBERT N. PECCOLE, ET AL
 Subdivider: Bailey and McGah
 Location: West side of Durango Drive
 south of Charleston
 Boulevard

Zone: N-U (Proposed R-1)
 Size: 49.05 Acres No. of Lots: 172

Staff Recommendation: APPROVAL, subject
 to:

1. Approval of and conformance to the
 Conditions of Approval for zoning
 application Z-102-86.
2. Vehicular access to Durango Drive
 from the rear of the abutting
 residential lots is prohibited.
3. Standard Conditions 1 - 3.

Johnston -
 APPROVED, subject to staff's
 conditions.
 Unanimous
 (Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this map is in
 order and staff recommended
 approval, subject to the
 conditions.

ROBERT PECCOLE, 600 Long Lane,
 and CHARLEY JOHNSON, 2300 Paseo
 Del Prado, appeared and represented
 the application.

To be heard by the City Council
 on 2/4/87.

(9:17-9:20)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

17. Z-103-86

Applicant: UNITED MORTGAGE COMPANY AND
BRADSHAW FINANCE

Application: Zoning Reclassification

From: R-E To: R-PD15

Location: Northwest corner of Jones
Boulevard and O'Bannon Drive

Proposed Use: Condominiums

Staff Recommendation: DENIAL

PROTESTS: 1 on record with staff
3 speakers at meeting

Coleman -
DENIED
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this property is 8.2 acres in size. There is R-PD15 to the north, R-E to the east and south and R-1 to the west. This request is for a 120 unit condominium project. There will be ample landscaping and parking. This property is about a foot lower than the R-1 to the west. Staff feels that if multi-family is approved, it will set a pattern for the land along Jones. Staff feels this property should be developed as single-family residences as outlined in the General Plan.

BILL FARNSWORTH, 2637 Redrock St., appeared to represent the application. They object to lowering the density. There are four waterfalls throughout the project. This will not be a rental project.

MARK HESSEY, 2005 Picolo Way, appeared in protest. He presented a petition with 300 signatures in opposition. The property owners are concerned that if the developer cannot sell these condominiums, they will be rented. This will increase the traffic in the area and devalue the homes. It will change the residential character of the area.

DAVID WALLACE, 6300 Bluejay Way, appeared in protest. He represented himself and the 7th Day Adventist Church. Crime will increase in the area.

ARLENE GURSER, 3100 South Valley View, appeared in favor. She knows the owner and seller of the property. This property is not conducive to R-1 homes. New schools will be built in the area. This project would be preferable to a shopping center.

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ITEM

17. Z-103-86 (Continued)

MARY JANE APPELBAUM, 6147 Sweet Briar Court, appeared in protest. She wanted to know if O'Bannon will open to Jones.

MR. FOSTER stated O'Bannon is proposed to go through to Jones.

MARK HESSEY appeared in rebuttal. He didn't feel there will be a traffic problem created by this project. This will not set a precedent in the area.

To be heard by the City Council on 2/4/87.

(9:20-9:50)

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COMMISSION ACTION

ITEM

18. TENTATIVE MAP - ECHO CREEK CONDOMINIUMS

Applicant: UNITED MORTGAGE COMPANY AND
BRADSHAW FINANCE

Subdivider: Echo Creek, Inc.

Location: Northwest corner of Jones
Boulevard and O'Bannon
Drive

Zone: R-E (proposed R-PD15)

Size: 8.12 Acres No. of Units: 120

Staff Recommendation: APPROVAL, subject
to:

1. Approval of and conformance to the
Conditions of Approval for zoning
application Z-103-86.
2. Submit Conditions, Covenants and
Restrictions to the Department of
Community Planning and Development
prior to the recordation of a final
map.
3. Standard Conditions 1 - 3.

Coleman -

DENIED

Unanimous

(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated that since the
rezoning was denied, this should
also be denied.

To be heard by the City Council
on 2/4/87.

(9:50-9:51)

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ITEM

COMMISSION ACTION

19. Z-104-86

Applicant: FREMONT WEST SHOPPING CENTER
 Application: Zoning Reclassification
 From: N-U (under Resolution of Intent to P-R, C-1 and R-PD23)
 To: C-1
 Location: West side of Durango Drive, 600 feet south of Sahara Avenue
 Proposed Use: Commercial Shopping Center
 Staff Recommendation: APPROVAL, subject to:
 1. Resolution of Intent with a twelve month time limit.
 2. The existing Resolutions of Intent on this parcel are expunged.
 3. Standard Conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated this involves a strip of land southwest of Durango and Sahara in The Lakes At West Sahara development. They are proposing this rezoning along the south side of the approved C-1 site. The strip is approximately 132 feet wide by 1,041 feet in length. Staff recommended approval, subject to the conditions.

BARRY BECKER, 50 South Jones Blvd., appeared and represented the applicant. They agree with staff's conditions.

No one appeared in protest.

To be heard by the City Council on 2/4/87.

(9:51-9:52)

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COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS

Request of Sheep Mountain Homeowners Association to reduce Lone Mountain Road between Decatur Boulevard and Rancho Drive and Jones Boulevard between Rancho Drive and Moccasin Road from 100 foot primary right-of-ways to 80 foot secondary right-of-ways.

Johnston -
DENIED
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this is a request from the Sheep Mountain Homeowners Association. Staff feels a 100 foot wide street on Lone Mountain is needed. It would be premature to amend the Master Plan since the area is largely undeveloped and in the future the right-of-way may be needed. This was submitted primarily on the theory that all 100 foot street intersections may mean commercial potential.

KEN SCHERADO, Sheep Mountain Homeowners Association, appeared and represented the application. He felt the future traffic projections will not warrant a 100 foot width on these streets.

(10:15-10:25)

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COMMISSION ACTION

ITEM

2. GENERAL PLAN REVIEW

Review and recommendations on the General Plan.

Coleman -
ADOPTED REPORT AS RECOMMENDED.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this is an annual report that staff will be submitting to determine if the General Plan is serving its intended purpose, whether it is being properly implemented and if there is a need for changes to the Plan. There has been an increase in population and annexations since the General Plan was adopted. The policies in the Plan are being implemented in various degrees and the highlights are under the Findings portion. The Conclusions and Recommendations are on the last page which indicate there is substantial implementation and no part of the Plan needs revision at this time. It was indicated the Community Profiles may need updating in the future. Staff recommended the Report and Findings be adopted.

(10:25-10:35)

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ITEM

COMMISSION ACTION

3. SUBDIVISION ORDINANCE

General updating of entire Subdivision Ordinance

Johnston -
 ADOPTED
 Unanimous
 (Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this Subdivision Ordinance started being updated at the last Nevada Legislature two years ago. This was referred to the Southern Nevada Homebuilders Association and City Attorney's office. A number of provisions have been clarified. One of the provisions is that Final Maps will go directly to the City Council.

(10:35-10:42)

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COMMISSION ACTION

ITEM

4. ELECTIONS OF OFFICERS FOR 1987

Elections of Chairman and Vice Chairman
for the Planning Commission

Rubidoux -
JOSEPH JOHNSTON - Chairman
MAGGI COLEMAN - Vice Chairman
Unanimous
(Bugbee, Mack and Kennedy excused)

(10:42-10:45)

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COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. FINAL MAP - THE BLUFFS, UNIT 8A

Applicant: AMERICAN WEST DEVELOPMENT
 Location: Northwest corner of Fort Apache Road and Lake North Drive
 Zone: N-U (under Resolution of Intent to R-PD6)
 Size: 8.37 Acres No. of Lots: 43

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the Conditions of Approval for the tentative map.
2. Standard Condition No. 1.

Johnston -
 APPROVED, subject to staff's conditions.
 Unanimous
 (Bugbee, Mack and Kennedy excused)

MR. FOSTER stated Items 1 through 4 on the Supplemental Agenda are the same and all are in order. Staff recommended approval, subject to the conditions.

GEORGE SPENCER, 117 Ayesha Lane, appeared and represented the application. They concur with staff's conditions.

To be heard by the City Council on 2/4/87.

(7:47-7:49)

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COMMISSION ACTION

ITEM

2. FINAL MAP - THE BLUFFS, UNIT 9A

Applicant: AMERICAN WEST DEVELOPMENT
Location: North side of Lake North Drive, west of Fort Apache Road

Zone: N-U (under Resolution of Intent to R-PD6)

Size: 8.72 Acres No. of Lots: 41

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the Conditions of APPROVAL for the tentative map.
2. Standard Condition No. 1.

Johnston -
APPROVED, subject to staff's conditions.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated Items 1 through 4 on the Supplemental Agenda are the same and all are in order. Staff recommended approval, subject to the conditions.

GEORGE SPENCER, 117 Ayesha Lane, appeared and represented the application. They concur with staff's conditions.

To be heard by the City Council on 2/4/87.

(7:47-7:49)

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ITEM

COMMISSION ACTION

3. FINAL MAP - THE BLUFFS, UNIT 10A

Applicant: 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: 18.52 Acres No. of Lots: 75

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the Conditions of Approval for the tentative map.

2. Standard Condition No. 1.

Johnston -
APPROVED, subject to staff's conditions.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated Items 1 through 4 on the Supplemental Agenda are the same and all are in order. Staff recommended approval, subject to the conditions.

GEORGE SPENCER, 117 Ayesha Lane, appeared and represented the application. They concur with staff's conditions.

To be heard by the City Council on 2/4/87.

(7:47-7:49)

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ITEM

COMMISSION ACTION

4. FINAL MAP - THE LAKES ESTATES UNIT No. 1

Applicant: COLLINS/GRAVES DEVELOPMENT
Location: Southeast corner of Lake
North Drive and Grand Canyon
Drive

Zone: N-U (under Resolution of
Intent to R-PD6)

Size: 15.41 Acres No. of Lots: 41

Staff Recommendation: APPROVAL, subject
to:

1. Conformance to the Conditions of
Approval for the tentative map.

2. Standard Condition No. 1.

Johnston -
APPROVED, subject to staff's
conditions.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated Items 1 through 4
on the Supplemental Agenda are the
same and all are in order. Staff
recommended approval, subject to
the conditions.

GEORGE SPENCER, 117 Ayesha Lane,
appeared and represented the
application. They concur with
staff's conditions.

To be heard by the City Council
on 2/4/87.

(7:47-7:49)

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COMMISSION ACTION

ITEM

5. FINAL MAP - METROPOLITAN'S MISSION BEND VILLAGE

Applicant: FIRST CITY PROPERTIES, INC.
Subdivider: Metropolitan Development Company

Location: West side of Torrey Pines Drive, north of Smoke Ranch Road

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

Size: 11.03 Acres No. of Lots: 67

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the Conditions of Approval for the tentative map.
2. Provide a minimum 16 foot front yard setback at the garage door opening.
3. Standard Condition No. 1.

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

First Motion:
Coleman -
TABLED until end of meeting because the applicant was not present.
Unanimous
(Bugbee, Mack and Kennedy excused)

The applicant was not present the entire meeting.

To be heard by the City Planning Commission on 1/27/87.

(7:49-7:51)
(10:15-10:16)

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ITEM

6. FINAL MAP - REDROCK HEIGHTS, NO. 3

Applicant: GEORGE L. COTE
 Subdivider: Diversified Investments
 Location: North side of Alta Drive,
 west of Buffalo Drive
 Zone: N-U (under Resolution of
 Intent to R-CL)
 Size: 5.21 Acres No. of Lots: 36

Staff Recommendation: APPROVAL,
 subject to:

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

Johnston -
 APPROVED, subject to staff's conditions.
 Unanimous
 (Bugbee, Mack and Kennedy excused)

MR. FOSTER stated staff recommended 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 2/4/87.

(7:51-7:52)

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COMMISSION ACTION

ITEM

7. EXTENSION OF TIME - Z-42-84

Applicant: BECKER ENTERPRISES
Location: Southeast corner of Lake Mead Boulevard and Lorenzi Boulevard
Zone: R-E (under Resolution of Intent to R-CL and C-1)

Staff Recommendation: APPROVAL, subject to:

1. The Extension of Time will expire on March 6, 1988.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Johnston -
APPROVED, subject to staff's conditions.
Unanimous
(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this is the second request for an Extension of Time. The applicant is planning to develop the property as soon as Lake Mead Blvd. is completed from Jones Blvd. to the Oran K. Gragson Highway. He wishes to have a two-year extension. An adjoining parcel that is under the same ownership was approved by a subsequent application to be rezoned to C-1 which will expire on March 6, 1988. Staff would like to run the two Resolutions of Intent concurrently. Staff recommended approval, subject to the conditions.

BARRY BECKER, 50 South Jones, Blvd., appeared and represented the application. They have leases signed, but they are contingent upon the freeway access.

To be heard by the City Council on 2/4/87.

(7:52-7:53)

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COMMISSION ACTION

ITEM

8. ADMINISTRATIVE VARIANCE - AV-14-86

Applicant: ED HUTCHINS

Application: To allow an additional dwelling unit on each lot where not more than 2% deficiency exists in land area.

Location: 1312, 1316, 1317, 1320, 1321, 1324, 1325 and 1329 Kari Lee Court

Zone: N-U (under Resolution of Intent to R-3)

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.

Johnston -

APPROVED, subject to staff's condition.

Unanimous

(Bugbee, Mack and Kennedy excused)

MR. FOSTER stated this request involves eight lots in the subdivision. Four of the lots are approximately 8,605 square feet and four are 8,630 square feet. The applicant wishes to construct a five-plex on each lot. The City Code normally requires a lot size of 8,750 square feet for five-unit buildings. However, the small lots are within 2% and the other lots are within 1% of the 8,750 square feet to qualify for an Administrative Variance. Staff recommended approval, subject to the condition.

ED HUTCHINS, 212 Desert View Blvd., appeared and represented the application.

This is final action.

(7:53-7:58)

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COMMISSION ACTION

ITEM

9. PLOT PLAN REVIEW AND AESTHETIC REVIEW
Z-57-76, AR-13-76, Z-24-77

Applicant: FANTASIA CASINO, INC.
Application: To remodel exterior of
existing hotel/casino
Location: 300 North Main Street
Zone: M and C-2

Staff Recommendation: APPROVAL, subject
to:

1. Conformance to the plot plan and
elevations.
2. Encroachment approval for the
landscaping in the sidewalk area
be approved by the City Council.

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

MR. FOSTER stated the applicant is
proposing to remodel the casino
portion of this building. They
will set back the interior along
Main Street which will permit autos
on Stewart to go across Main, and
be able to drive in front of the
casino on a new entryway. They
are proposing a major new facade
for the casino portion. The hotel
will be renamed Park Hotel and
Casino. Staff recommended
approval, subject to the cond-
itions.

LARRY TRAPWELL, 115 Twenty Second
Street, Newport Beach, California,
architect, appeared and represented
the applicant.

To be heard by the City Council
on 1/21/87.

(7:58-7:59)

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COMMISSION ACTION

ITEM

10. PLOT PLAN REVIEW AND REVIEW OF CONDITION Z-58-78

Applicant: DEAN A. BECK AND
ASSOCIATES, INC.

Application: To allow for the con-
struction of a loading/
unloading addition on the
north side of a proposed
shopping center building
with a screen wall 45 feet
from the rear property line
where a 58 foot setback is
required

Location: Northwest corner of Meadows
Lane and Decatur Boulevard

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

Staff Recommendation: APPROVAL, subject
to:

1. Conformance to the plot plan and
elevations.

PROTESTS: 2

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

MR. FOSTER stated this application
involves a Marshall's store at the
east end of the shopping center. At
the west end is a new Target store.
In the rear of the Marshall's store
they are proposing a loading dock.
The revised plot plan will reduce
the required 58 foot rear building
setback to 45 feet from the north
property line. This will allow an
addition to the proposed Marshall's
store building at the east end of
the shopping center for an enclosed
loading dock and a 16 foot high
screen wall that is 46 feet long.
The building setback for the
shopping center building to the west
was allowed to have a 48 foot set-
back which is almost the same
setback as on this request. Moving
the building forward would reduce
the number of parking spaces. Staff
recommended approval, subject to
the condition, because it is
relatively minor and comparable
with the shopping center building
to the west.

HIMANSU SHROFF, architect, 4795
South Sandhill, appeared and
represented the applicants. They
will add a wall to screen this
project from the residential area.

No one appeared in protest.

To be heard by the City Council
on 1/21/87.

(7:59-8:00)

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COMMISSION ACTION

ITEM

11. REVIEW OF CONDITION - Z-83-86

Applicant: DETEK SECURITY ALARMS, INC
Application: To allow five parking spaces where six are required

Location: Southeast corner of Colorado Street and Casino Center Boulevard

Zone: R-4 (under Resolution of Intent to P-R)

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plan.
2. This parking reduction shall be limited to the use as proposed by the applicant. Any change of use shall be subject to providing the parking as required by Code.

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

MR. FOSTER stated this is a request to modify the six parking spaces required by the City Code to five parking spaces. Five spaces would be adequate for this business. Staff recommended approval, subject to the conditions.

GARY CARLSON, Moapa, Nevada, appeared and represented the applicant. They concur with staff's conditions.

This is final action.

(8:00-8:03)

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ITEM

COMMISSION ACTION

12. REVIEW OF DEVELOPMENT PLANS AND BUILDING ELEVATIONS - Z-82-85

Applicant: METROPOLITAN DEVELOPMENT COMPANY

Application: Request for review of development plans and building elevations for Metropolitan's Mission Bend and Cypress Station subdivisions.

Location: West side of Torrey Pines Drive, south of Peak Drive

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

Staff Recommendation: APPROVAL, subject to:

1. Submit a Variance application for the detached garages in the R-CL District.

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

First Motion:
 Coleman -
 TABLED until the end of the meeting because the applicant was not present.
 Unanimous
 (Bugbee, Mack and Kennedy excused)

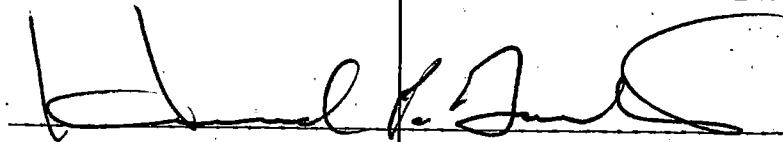
To be heard by the City Planning Commission on 1/27/87.

(8:03-8:05)

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