

AGENDA

JANUARY 27, 1987

City of Las Vegas

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

MINUTES: Approval of the minutes of the December 11, 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 (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.

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. FINAL MAP
METROPOLITAN'S
MISSION BEND
VILLAGE

(ABEYANCE ITEM)

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 Ac. No. of Lots: 67

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- | | | |
|---|--|--|
| 2. REVIEW OF
DEVELOPMENT PLANS
AND BUILDING
ELEVATIONS
Z-82-85

(ABEYANCE ITEM) | Applicant:
Application:

Location:

Zone: | METROPOLITAN DEVELOPMENT COMPANY
Request for review of development
plans and building elevations for
Metropolitan's Mission Bend and
Cypress Station subdivisions.
West side of Torrey Pines Drive,
south of Peak Drive
N-U (under Resolution of Intent
to R-CL and R-PD8) |
| 3. TENTATIVE MAP
PAINTED DESERT,
PARCEL NO. 18 | Applicant:
Subdivider:
Location:

Zone:

Size: 6.4± Ac. | H AND C INVESTMENTS, INC.
Michael Radojevich
North of Washburn Road at Cimarron
Road
R-E (under Resolution of Intent
to R-PD5)
No. of Lots: 27 |
| 4. TENTATIVE MAP
PAINTED DESERT,
PARCEL NO. 19 | Applicant:
Subdivider:
Location:

Zone:

Size: 23.9± Ac. | H AND C INVESTMENTS, INC.
John Broe
West of Cimarron Road, between Hammer
Lane and Washburn Road
R-E (under Resolution of Intent
to R-PD5)
No. of Lots: 74 |
| 5. TENTATIVE MAP
THE KNOLLS | Applicant:
Subdivider:
Location:

Zone:

Size: 15.2± Ac. | RICHARD HUNTER
RA Homes, Inc.
South side of Harris Avenue, between
Legion Way and Lincoln Road
R-E (under Resolution of Intent
to R-CL)
No. of Lots: 104 |
| 6. EXTENSION OF TIME
Z-88-81 | Applicant:
Location:

Zone: | REISS CORPORATION, ON BEHALF OF
DEVELOPERS DIVERSIFIED
West of Sandhill Road, between
Harris Avenue and Bonanza Road
R-E and R-1 (under Resolution of
Intent to R-CL, R-3 and C-1) |
| 7. REQUEST TO WAIVE
OFF-SITE IMPROVEMENTS
PM-54-B6 | Applicant:
Application:

Location:

Zone: | SAL DIMODICA
Request for waiver of required
off-site improvements.
North side of Hickam Avenue, between
Bradley Road and Thom Boulevard
R-E |

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8. PLOT PLAN REVIEW Z-65-78	Applicant: Application:	ERNEST A. BECKER ENTERPRISES Request to allow installation of a chain link fence with slats as an emergency access to Portsmouth Way where a block wall with no access was previously required.
	Location: Zone:	4701 Meadows Lane C-2

CONSIDERATION OF SUPPLEMENTAL ITEMS AT THIS TIME

9. Z-91-86 REFERRED BACK BY THE CITY COUNCIL	Applicant: Application:	CHRISTINA M. HIXSON, EXECUTRIX OF THE ESTATE OF ERNST F. LIED 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
10. Z-105-86	Applicant: Application:	MR. GATTI'S, INC. Zoning Reclassification From: R-3 To: C-1
	Location:	Northwest corner of Moonlight Drive and East Charleston Boulevard
	Proposed Use:	Retail Commercial
11. VAC-30-87	Applicant: Application:	MR. GATTI'S, INC. Petition of Vacation
	Location:	The south 14 feet of a 20 foot wide utility easement generally located north of Charleston Boulevard and West of Moonlight Drive.
12. Z-106-86	Applicant: Application:	WARNER H. ROBINSON Zoning Reclassification From: R-E and R-4 To: C-V
	Location:	Southeast corner of Highland Drive and Doolittle Avenue
	Proposed Use:	Church, Convalescent Care Facility and Related Administration Building
13. Z-107-86	Applicant: Application:	BRYAN SAMUELSEN Zoning Reclassification From: R-3 and C-1 (A Portion under Resolution of Intent to C-2) To: C-1 and C-2
	Location:	200-234 West Sahara Avenue
	Proposed Use:	Retail Sales and Services, Gasoline Sales and a Wedding Chapel

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|--------------|--|
| 14. Z-108-86 | Applicant: ERNEST A. BECKER
Application: Zoning Reclassification
From: R-1 (under Resolution of Intent to C-1)
To: R-3
Location: North of Oakey Boulevard and east of Decatur Boulevard
Proposed Use: Apartments |
| 15. Z-1-87 | Applicant: RAINBOW-EL PARQUE #31-30-07 "C"
Application: PARTNERSHIP
Zoning Reclassification
From: N-U To: C-1
Location: Southwest corner of El Parque Avenue and Rainbow Boulevard
Proposed Use: Retail Shopping Center |
| 16. Z-2-87 | Applicant: JAMES R. RICE
Application: Zoning Reclassification
From: R-1 To: P-R
Location: 705 and 709 North Eastern Avenue
Proposed Use: Offices |

DIRECTOR'S BUSINESS:

- | | |
|-------------------------------|---|
| 1. PLANNED COMMUNITY DISTRICT | Consideration of adopting a new Zoning District PC, Planned Community District, for large planned community developments. |
| 2. SUPPLEMENTAL AGENDA | Consideration of eliminating the Planning Commission Supplemental Agenda. |
| 3. PLANNING COMMISSION GOALS | Discussion and consideration of adoption of the Planning Commission Goals for 1987. |

SUPPLEMENTAL

AGENDA

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1. FINAL MAP
THE KNOLLS

Applicant: RICHARD HUNTER
Subdivider: RA Homes, Inc.
Location: South side of Harris Avenue, between
Legion Way and Lincoln Road
Zone: R-E (under Resolution of Intent
to R-CL)
Size: 15.2± Ac. No. of Lots: 104

2. PLOT PLAN REVIEW
Z-57-78(17)

Applicant: BECKER ENTERPRISES
Application: To deviate from established setbacks.
Location: 2304 Wimbledon Drive
Zone: R-PD4

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

CALL TO ORDER:

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

ROLL CALL:

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

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 JOHNSTON 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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COMMISSION ACTION

ITEM

All Tentative Maps shall conform to the following standard conditions:

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

All Final Maps shall conform to the following standard condition:

1. Conformance with the tentative map.

All Vacations shall conform to the following conditions:

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

MINUTES:

Approval of the minutes of the December 11, 1986 City Planning Commission meeting.

Bugbee -
APPROVED
Unanimous
(Mack excused)

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COMMISSION ACTION

ITEM

NEW BUSINESS:

1. FINAL MAP - METROPOLITAN'S MISSION BEND VILLAGE - (ABEYANCE ITEM)

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.

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

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

DIANA BOSSARD, Wallace Engineering, 1555 S. Rainbow Blvd., appeared and represented the applicant. She was in agreement with staff's conditions.

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

(7:35-7:36)

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COMMISSION ACTION

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2. REVIEW OF DEVELOPMENT PLANS AND BUILDING ELEVATIONS - Z-82-85 - (ABEYANCE ITEM)

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. Conformance to the submitted plot plan and building elevations.

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

MR. FOSTER stated the development plans and building elevations for each phase of this R-PD development were to be reviewed by the Planning Commission prior to development. The Mission Bend Project will have four models on 50 foot minimum width lots with detached two-car garages in the front yard area. The houses will be set back a minimum of three feet from the side property line on one side and a minimum of seven feet on the other. The Cypress Station Project will have three house models with attached two-car garages on 40 foot minimum width lots. Standard side setbacks will be five feet on one side and six feet on the other. Garages will be set back a minimum of 16 feet. The elevations are attractive on both developments. The homes will be two stories. Staff recommended approval, subject to the condition.

DIANA BOSSARD, Wallace Engineering, 1555 S. Rainbow Blvd., appeared and represented the applicant. They are in agreement with staff's conditions.

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

(7:36-7:37)

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ITEM

COMMISSION ACTION

3. TENTATIVE MAP - PAINTED DESERT,
 PARCEL NO. 18

Applicant: H AND C INVESTMENTS, INC.
 Subdivider: Michael Radojevich
 Location: North of Washburn Road at
 Cimarron Road
 Zone: R-E (under Resolution of
 Intent to R-PD5)
 Size: 6.4+ Acres No. of Lots: 27
 Staff Recommendation: APPROVAL, subject
 to:

1. Conformance to the conditions of approval for zoning application Z-88-86.
2. Conformance to the conditions of approval for the Painted Desert revised tentative map.
3. Install half-street improvements on Cimarron Road, between this subdivision and Ann Road, as required by the Department of Public Works.
4. Standard Conditions 1 - 3.

Bugbee -
 APPROVED, subject to staff's
 Conditions 1, 2 and 4; deleting
 Condition 3.
 Unanimous
 (Mack excused)

MR. FOSTER stated this tentative map is in conformance to an overall tentative map which has been approved. There is a golf course on a portion of it.

DIANA BOSSARD, Wallace Engineering, 1555 S. Rainbow Blvd., appeared and represented the applicant. The half-street improvements on Cimarron Rd. are bonded with the overall development. This developer does not want a condition that he is required to install the half-street improvements because that is the requirement of the master, overall developer.

To be heard by the City Council
 on 2/18/87.

(7:37-7:41)

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4. TENTATIVE MAP - PAINTED DESERT,
PARCEL NO. 19

Applicant: H AND C INVESTMENTS, INC.
Subdivider: John Broe
Location: West of Cimarron Road,
between Hammer Lane and
Washburn Road

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

Size: 23.9+ Acres No. of Lots: 74

Staff Recommendation: APPROVAL, subject
to:

1. Conformance to the conditions of
approval for zoning application
Z-88-86.
2. Conformance to the conditions of
approval for the Painted Desert
Revised tentative map.
3. A waiver is approved for the length
of Block B.
4. Revise the map to reflect a five foot
on-site landscaped common area
adjacent to Hammer Lane and Washburn
Road.
5. Standard Conditions 1 - 3.

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

MR. FOSTER stated this map is just
west of the previous map. Staff
recommended approval, subject to
the conditions.

DIANA BOSSARD, Wallace Engineering,
1555 S. Rainbow Blvd., appeared and
represented the applicant. She
was in agreement with staff's
conditions.

To be heard by the City Council
on 2/18/87.

(7:41-7:43)

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5. TENTATIVE MAP - THE KNOLLS

Applicant: RICHARD HUNTER
Subdivider: RA Homes, Inc.
Location: South side of Harris Avenue,
between Legion Way and
Lincoln Road

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

Size: 15.2+ Acres No. of Lots: 104

Staff Recommendation: APPROVAL, subject
to:

1. Conformance to the conditions of
approval for zoning application
Z-95-86.

2. Standard Conditions 1 - 3.

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

MR. FOSTER stated the R-CL zoning
was just approved on this property.
Staff recommended approval, subject
to the conditions.

GARY LAKE, RA Homes, 3430 East
Flamingo Rd., appeared and
represented the applicant. He was
in agreement with staff's condi-
tions.

To be heard by the City Council
on 2/18/87.

(7:43-7:44)

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6. EXTENSION OF TIME - Z-88-81

Applicant: REISS CORPORATION, ON BEHALF
OF DEVELOPERS DIVERSIFIED
Location: West of Sandhill Road,
between Harris Avenue and
Bonanza Road
Zone: R-E and R-1 (under
Resolution of Intent to
R-CL, R-3 and C-1)

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

1. Extension of Time will expire on
December 31, 1987.
2. Conformance to all ordinance amend-
ments enacted subsequent to the
original approval.

Bugbee -
APPROVED, subject to staff's
Condition No. 2 and an 18 month
extension.
Unanimous
(Mack excused)

MR. FOSTER stated this is the
second request for an Extension of
Time on this property. There is
existing development on a portion
of it. The applicant is requesting
a two year extension. Staff
recommended a one year extension.

RON REISS, realtor, 1516 S. Eastern
Ave., appeared and represented the
applicant. They are requesting a
two year extension because of the
soil conditions.

To be heard by the City Council
on 2/18/87.

(7:44-7:46)

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COMMISSION ACTION

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7. REQUEST TO WAIVE OFF-SITE IMPROVEMENTS PM-54-86

Applicant: SAL DIMODICA
Application: Request for waiver of
required off-site improve-
ments.
Location: North side of Hickam Avenue,
between Bradley Road and
Thom Boulevard
Zone: R-E
Staff Recommendation: DENIAL

Bugbee -
DENIED
Motion carried with Mack abstaining
from voting.

MR. FOSTER stated this is a four
lot subdivision. Staff is request-
ing the applicant pave the cul-de-
sac and half street frontage on
Hickam Ave. The applicant is
objecting because of the cost.
Staff feels this area is develop-
ing rapidly. There are major sub-
divisions along the north of this
property with paved streets. Staff
recommended denial because it was
concerned that the area will become
developed with no paved streets.

SAL DIMODICA appeared and
represented the application. He
is going to have to put in water
line improvements on this which
will cost \$25,000. He just wants
to have gravel streets. Paving
will cost an additional \$16,000.

PEGGY SANDOW, P. O.Box 44012,
Las Vegas, NV, appeared and
represented the applicant. If he
paves the streets, the paving
would have to be dug up when the
utilities are installed.

MR. JOHNSTON indicated the water
lines could be installed to each
property.

To be heard by the City Council
on 2/18/87.

(7:46-8:16)

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8. PLOT PLAN REVIEW - Z-65-78

Applicant: ERNEST A. BECKER ENTERPRISES

Application: Request to allow installation of a chain link fence with slats as an emergency access to Portsmouth Way where a block wall with no access was previously required.

Location: 4701 Meadows Lane

Zone: C-2

Staff Recommendation: APPROVAL, subject to:

1. The emergency access gate is to remain closed at all times unless opened by the Department of Fire Services.
2. Design of the opaque gate is to be approved by the Department of Community Planning and Development.
3. Remove existing curb, gutter and sidewalk and replace them as required by the Department of Public Works.

PROTESTS: 1 on record with staff
2 speakers at meeting
24 signatures on petition

Bugbee -

APPROVED, subject to staff's conditions with the gate a maximum of 6 feet in width, wrought iron, fastened to the wall with bolts, no hinges and gate and apron approved by the Fire Department. Unanimous

MR. FOSTER stated a portion of the property on the southeast corner of Decatur and Meadows Lane is being developed. The applicant would like to have an emergency access on the rear of this property to an existing hydrant so he does not have to install a new fire hydrant. They are proposing a chain link fence with slats. Staff recommended approval with an ornamental type fence. This is an advertised public hearing.

BARRY BECKER, 50 S. Jones Blvd., appeared and represented the application. This is merely for an emergency access for the Fire Department. The applicant is willing to work with staff on any type of fence and gate.

DWIGHT CLAIR, 4605 Providence Lane, appeared in protest. They want the wall to remain as it is. This should just be a gate to be opened only by the Fire Department. He is fearful that in the future this will be used as access by everyone to this property.

KENNETH CYPET, 4625 Providence Lane, appeared in protest. The applicant has already started the opening. He presented a petition with 24 signatures in protest.

To be heard by the City Council on 2/18/87.

(8:00-8:16)

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COMMISSION ACTION

9. Z-91-86 - REFERRED BACK BY THE CITY COUNCIL

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 on
Lorenzi Boulevard adjacent to the
C-1 parcel at the time the R-CL
develops south of the C-1 parcel.
8. Install transition 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.

Mack -
APPROVED, subject to staff's
conditions.
Motion carried with Tracy voting
"No."

MR. FOSTER stated this was referred
back to the Planning Commission
from the City Council and there
were a number of changes requested.
The City Council felt the R-PR18
was inappropriate and it should be
amended to R-CL, the lots should be
55 feet wide and the houses a
minimum of 1,100 square feet. The
original application was for only
9.5 acres of C-1. They are
requesting an additional 1.5 acres
of C-1 which will have to be
handled by a separate zoning
application. Staff would recommend
approval, subject to the condi-
tions.

HAL OBER, 3123 Pradera Circle, and
GARY LAKE, RA Homes, appeared and
represented the applicant. When
this was submitted there was
R-PD18. The seller has agreed to
eliminate the R-PD18. They propose
a buffer of R-D. The neighbors would
like to see the sidewalk eliminated
on the R-D buffer on Garehime. They
do not object to that request. This
proposal will reduce the density
by 50% from the previous proposal.

LANCE AHLSTROM, 3130 Garehime,
appeared in protest. They would
like to see a gradual lot size
from 55 feet to 60 feet to 70 feet
up to the R-D buffer across from
the existing R-E. This will
reduce the density. There is a
traffic problem in the area at
the present time.

JEFFERY CATES, 3163 Ramrod,
appeared in protest. He showed an
aerial map and pointed out the
various types of zoning in the
area.

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PHONE 386-6301

COMMISSION ACTION

ITEM

9. 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 for 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. Post an amount equivalent to 25% of the cost of a traffic signal system at the intersection of Cheyenne Avenue and Lorenzi Boulevard at the time of the development of the C-1 parcel.
13. Submit a drainage and hydrology study as required by the Department of Public Works.
14. A rezoning application be filed for the proposed southerly extension of the C-1 parcel.
15. Standard Conditions 2 - 8.

PROTESTS: 31 persons in audience
6 speakers at meeting

RICHARD HIBLER, 6620 W. Cheyenne, appeared in protest. The density is too high. He purposely moved into this area to be in a low density area.

TOM ELLINGWOOD, 6590 Brooks Ave., appeared in protest. The schools are overcrowded already.

MARGARET MINSTER, 6221 Fort West Rd., appeared in protest. This is not compatible with the area.

ROBERT HOFFMEISTER, 3093 Woods Drive, appeared in protest. He objected to tying the Z-91-86 and Z-92-86 subdivisions together. There are empty stores in the area already.

MARGARET MINSTER said when they purchased their homes they were told this property would remain residential.

HAL OBER appeared in rebuttal. The R-CL lots will not be less than 50 feet in width. This conforms with the City's Master Plan.

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

(8:18-8:52)

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PHONE 386-6301

COMMISSION ACTION

ITEM

10. Z-105-86

Applicant: MR. GATTI'S, INC.
Application: Zoning Reclassification
From: R-3 To: C-1
Location: Northwest corner of
Moonlight Drive and East
Charleston Boulevard
Proposed Use: Retail Commercial

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Construct a six foot block wall along the north property line.
3. Construct half-street improvements on Moonlight Drive and Charleston Boulevard, as required by the Department of Public Works.
4. The driveway entrance on Moonlight Drive must be a minimum of seven feet from the radius corner as required by the Department of Public Works.
5. The west, north and east building elevations must be aesthetically enhanced and be approved by the Department of Community Planning and Development prior to the issuance of a building permit.
6. Relocate the trash area away from the north property line as required by the Department of Community Planning and Development.
7. Standard Conditions 1 - 8.

PROTESTS: 0

Tracy -
APPROVED, subject to staff's conditions and an eight foot high block wall on Condition No. 2.
Unanimous

MR. FOSTER stated this involves a request on the northwest corner of Moonlight and Charleston. There is commercial to the west and east of Moonlight. This is a proposal for six retail shops. Staff recommended approval, subject to the conditions.

JACK SCHWARTZ, 1041 Griffith, appeared and represented the application. One of the neighbors asked if they could construct a wall that would be higher than six feet. They would be willing to put up an eight foot wall.

No one appeared in protest.

To be heard by the City Council on 2/18/87.

(8:52-9:01)
Recess

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COMMISSION ACTION

ITEM

11. VAC-30-87

Applicant: MR. GATTI'S, INC.
Application: Petition of Vacation
Location: The south 14 feet of a
20 foot wide utility ease-
ment generally located north
of Charleston Boulevard and
west of Moonlight Drive.

Staff Recommendation: APPROVAL, subject
to:

1. Standard conditions.

PROTESTS: 0

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

MR. FOSTER stated this is a request
to vacate the City's interest in
the south 14 feet of a 20 foot wide
utility easement. This application
is related to Z-105-86 (Item
No. 10). This is on the north side
of the property on the last
application. Staff would recommend
approval, subject to the condi-
tions.

JACK SCHWARTZ, 1041 Griffith,
appeared and represented the
application.

No one appeared in protest.

The City Council will set a date
for a public hearing on this item
at their 2/4/87 meeting.

(9:04-9:05)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

12. Z-106-86

Applicant: WARNER H. ROBINSON
Application: Zoning Reclassification
From: R-E and R-4 To: C-V
Location: Southeast corner of Highland Drive and Doolittle Avenue
Proposed Use: Church, Convalescent Care Facility and Related Administration Building

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Dedicate an additional five foot of radius for the corners of Wyatt Avenue and Highland Drive and Doolittle Avenue and Highland Drive as required by the Department of Public Works.
3. Install half-street improvements on Highland Drive, Doolittle Avenue and Wyatt Avenue, as required by the Department of Public Works.
4. Construct a six foot high block wall along the east property line and on the southeast portion of the property adjacent to the existing homes.
5. Standard Conditions 1 - 8.

PROTESTS: 4
1 speaker at meeting

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

MR. FOSTER stated there are homes in the southeast. There is vacant land to the north and west. The applicant is proposing the development of a church and a non-profit convalescent care facility on the property. A related administration building will also be constructed. There was a church approved on the property by means of a Use Permit, but it never was developed. There will be ample parking.

MICHAEL ROBINSON, 1019 Adams Ave., appeared and represented the convalescent care facility.

H. A. THOMPSON, 3234 Simmons St., appeared and represented the church.

EDNA CRANE, 434 Greenbriar Townhouse Way, appeared and represented the owners of the property on Highland Dr. from Owens to Lake Mead in protest. This is a good idea for the area, but the buildings should be placed differently on the property. She indicated the church should be on the east side of the property so it would not affect any bars proposed if the property on the west side of Highland is zoned commercial.

To be heard by the City Council on 2/18/87.

(9:05-9:15)

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COMMISSION ACTION

ITEM

13. Z-107-86

Applicant: BRYAN SAMUELSEN
Application: Zoning Reclassification
From: R-3 and C-1 (A portion under Resolution of Intent to C-2)
To: C-1 and C-2
Location: 200-234 West Sahara Avenue
Proposed Use: Retail Sales and Services, Gasoline Sales and a Wedding Chapel

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. Install a six foot decorative block wall with wall niches every 30 feet along the north property line and a 6' high block wall along the north half of the west property line adjacent to the existing apartments as required by the Department of Community Planning and Development.
4. Install 24 inch boxed minimum size Aleppo Pines within each wall niche as required in Condition No. 3.
5. Dedicate a 25 foot radius at the northwest corner of Sahara Avenue and Fairfield Drive and a 20 foot radius at the southwest corner of Cincinnati Street and Fairfield Drive as required by the Department of Public Works.
6. Provide a 20 foot wide paved access along the west property line to the rear parking area as required by the Department of Community Planning and Development.
7. Install one 20 foot wide driveway opening on Cincinnati Street in alignment with the alley on the north side of the street as required by the Department of Community Planning and Development.
8. Provide aesthetic treatment to the north building elevation as required by the Department of Community Planning and Development.

Mack -

APPROVED, subject to staff's conditions except no gasoline sales.

Unanimous

MR. FOSTER stated there recently was a rezoning to C-2 on the south-east corner of this property. Now they are requesting C-1 on most of the site, and the C-2 for the wedding facility. There is residential to the north. Staff feels this is compatible with the area, but feels there should be some modification to the layout. There should be a block wall on the north with niches in it for landscaping and only one access to Cincinnati. The buildings should be moved so there is a drive along the west to the rear parking. There is proposed a convenience store with gasoline sales on the property. Staff recommended approval, subject to the conditions.

FOAD AKHAVAN, 1022 E. Sahara Ave., appeared and represented the applicant. They would like to have two driveways to Cincinnati. There will just be pumps for gas, no servicing of cars.

TOM BUSHY, 2300 W. Oakey Blvd., appeared in protest. He is the dealer of the nearby Texaco station. There are two service stations within a block right now.

TIM ROSTER, 5197 Auburn, appeared in protest. There is no need for more gasoline sales in the area. This will increase the traffic.

CHARLES STEVENS, 544 Canosa Ave., appeared in protest. He owns the Exxon station just east of this proposal.

To be heard by the City Council on 2/18/87.

(9:15-9:33)

AGENDA

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ITEM

COMMISSION ACTION

13. Z-107-86 (Continued)
- 9. All trash enclosure areas are to be approved by the Department of Community Planning and Development.
 - 10. Redesign the plot plan to reflect the above conditions as required by the Department of Community Planning and Development.
 - 11. Standard Conditions 2 - 8.
- PROTESTS: 3 Speakers at meeting

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COMMISSION ACTION

ITEM

14. Z-108-86

Applicant: ERNEST A. BECKER
 Application: Zoning Reclassification
 From: R-1 (under Resolution of Intent to C-1)
 To: R-3
 Location: North of Oakey Boulevard and east of Decatur Boulevard
 Proposed Use: Apartments

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. The underlying Resolution of Intent on this site is expunged.
3. Install a six foot high block wall along the south, west and north property lines, as required by the Department of Community Planning and Development.
4. Standard Conditions 2 - 8.

PROTESTS: 0

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

MR. FOSTER stated this is a request to rezone approximately 9.5 acres from R-1 to R-3. There will be 232 apartments. It is identical to the development that exists to the east. There is ample parking. The density is 24.3 units per acre. There will be an expansion of the entry drive off Oakey Boulevard to enhance circulation. Staff would recommend approval, subject to the conditions.

BARRY BECKER, 50 S. Jones Blvd., appeared and represented the application. This is an expansion of a successful project that was completed during the summer of 1986. It is an upgraded apartment project. There will be three swimming pools, recreation facility and exercise room.

No one appeared in protest.

To be heard by the City Council on 2/18/87.

(9:33-9:36)

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COMMISSION ACTION

ITEM

15. Z-1-87

Applicant: RAINBOW-EL PARQUE
#31-30-07 "C" PARTNERSHIP
Application: Zoning Reclassification
From: N-U To: C-1
Location: Southwest corner of
El Parque Avenue and
Rainbow Boulevard
Proposed Use: Retail Shopping Center
Staff Recommendation: DENIAL
PROTESTS: 0
APPROVALS: 1

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

MR. FOSTER stated this is a small
site. They are proposing an "L"
shaped building. There is parking
and landscaping along the Rainbow
side at the corner. There will be
14,290 square feet in Phase One
and 5,000 square feet in Phase Two.
Staff was concerned about a strip
zoning pattern evolving on this
segment of Rainbow. Staff felt
this was not in keeping with the
General Plan and recommended denial.

FOAD AKHAVAN, 1022 E. Sahara Ave.,
appeared and represented the owner
of the property. There is C-1 in
the area.

No one appeared in protest.

To be heard by the City Council
on 2/18/87.

(9:36-9:52)

NOTE: Commissioner Mack requested
staff to do a zoning study in the
area.

AGENDA

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COMMISSION ACTION

ITEM

16. Z-2-87

Applicant: JAMES E. RICE
Application: Zoning Reclassification
From: R-1 To: P-R
Location: 705 and 709 North Eastern Avenue
Proposed Use: Offices

Staff Recommendation: APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Both lots shall be retained under single ownership unless a Joint Parking Agreement is approved by the City Council.
3. Extend the paving for parking spaces three thru six 11 feet to the west, as required by the Department of Public Works.
4. Standard Conditions 1 - 8.

PROTESTS: 0

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

MR. FOSTER stated this involves converting two residences on the property into offices. This property was previously approved for P-R in 1984, but the Resolution expired. There is a driveway off Eastern Avenue. The Traffic Engineer has indicated that spaces 3 through 6 should be shifted 11 feet to the west to open up the parking and drive area. Staff recommended approval, subject to the conditions.

JAMES E. RICE, 4636 Perrell St., appeared and represented the application. He is in agreement with staff's conditions.

No one appeared in protest.

To be heard by the City Council on 2/18/87.

(9:52-9:54)

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COMMISSION ACTION

ITEM

DIRECTOR'S BUSINESS:

1. PLANNED COMMUNITY DISTRICT

Consideration of adopting a new Zoning District PC, Planned Community District, for large planned community developments.

Mack -
ABEYANCE
Unanimous

MR. FOSTER stated this is a new zoning district to be used on the Husite property primarily. However, the persons involved in the Husite would like to have more time to look over the changes made by the City Attorney's office. It can be discussed at the next meeting. This district is for 3,000 acres or larger under one ownership.

To be heard at the 2/12/87 City Planning Commission meeting.

(9:54-10:03)

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COMMISSION ACTION

ITEM

2. SUPPLEMENTAL AGENDA

Consideration of eliminating the
Planning Commission Supplemental Agenda.

Kennedy-
APPROVED
Unanimous

MR. FOSTER stated it was suggested at the last Planning Commission meeting that the Supplemental Agenda be eliminated from the Planning Commission agenda. The Supplemental Agenda allowed non-public hearing items to be placed on it up to a week before the meeting. This did not allow sufficient time for staff and the members of the Planning Commission to field check the properties. Also, it was difficult for staff to obtain comments from the various departments and evaluate each request within this short time period. Staff was in favor of eliminating the Supplemental Agenda.

(10:03-10:03)

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COMMISSION ACTION

ITEM

3. PLANNING COMMISSION GOALS

Discussion and consideration of adoption
of the Planning Commission Goals for
1987.

Johnston -
ABEYANCE
Unanimous

Since some members of the Planning
Commission had not received the
goals in the mail, it was agreed
to consider them at the next
meeting.

(10:03-10:10)

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COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. FINAL MAP - THE KNOLLS

Applicant: RICHARD HUNTER
 Subdivider: RA Homes, Inc.
 Location: South side of Harris
 Avenue, between Legion Way
 and Lincoln Road
 Zone: R-E (under Resolution of
 Intent to R-CL)
 Size: 15.2+ Acres No. of Lots: 104
 Staff Recommendation: APPROVAL, subject
 to:

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

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

MR. FOSTER stated this tentative
 map was approved earlier on this
 agenda. Staff recommended
 approval, subject to the condi-
 tions.

GARY LAKE, RA Homes, 3430 E.
 Flamingo Rd., appeared and
 represented the applicant.

To be heard by the City Council
 on 2/18/87.

(8:16-8:17)

AGENDA

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COMMISSION ACTION

ITEM

2. PLOT PLAN REVIEW - Z-57-78(17)

Applicant: BECKER ENTERPRISES
Application: To deviate from established setbacks
Location: 2304 Wimbledon Drive
Zone: R-PD4

Staff Recommendation: APPROVAL, subject to:

1. Conformance to the plot plans and elevations.

Tracy -
APPROVED, subject to staff's condition.
Unanimous

MR. FOSTER stated this is a request to allow a 20 foot front setback where 25 feet was established during the rezoning process, and to allow a three car detached garage to the north property line where a five foot setback is normally required. The Homeowners Association was not opposed to the front setback, but wanted the garage to be independent from the fence and for the garage not to exceed the height of the fence. Staff recommended approval, subject to the condition.

BARRY BECKER, 50 S. Jones Blvd., appeared and represented the application. They are in agreement with staff's condition.

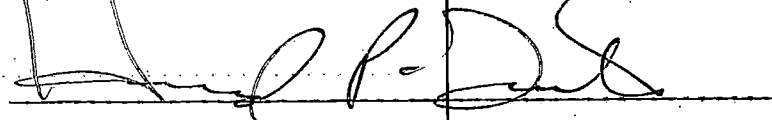
To be heard by the City Council on 2/18/87.

(8:17-8:18)

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR