

AGENDA

AUGUST 22, 1989

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

Page 1

CALL TO ORDER: 7:00 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 July 25, 1989 Planning Commission meeting.

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER 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.

CONSENT ITEMS: Items noted with an asterisk () are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member, applicant or citizen so desires.

STANDARD CONDITIONS:

ALL AGENDA ITEMS SHALL BE SUBJECT TO THE FOLLOWING:

Zoning Applications:

- (1) Resolution of Intent with a twelve month time limit;
- (2) Conformance to the plot plan and building elevations;
- (3) 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;
- (4) 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;
- (5) All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development);
- (6) Satisfaction of City Code requirements and design standards of all City departments;
- (7) Approval of the parking and driveway plans by the Traffic Engineer;
- (8) Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works;
- (9) Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works;
- (10) A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first;
- (11) Provision of fire hydrants and water flow as required by the Department of Fire Services;
- (12) The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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Subdivision Applications:

Tentative Maps:

- (1) Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, or an extension of time up to one year is not granted for the Tentative Map, a new Tentative Map must be filed.
- (2) Street names to be provided in accord with the City's Street Name Policy.
- (3) Subject to all conditions of City departments and State Subdivision Statutes.
- (4) A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the approval of a Final Map.

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) The Reconveyance shall not be recorded until all of the above conditions have been met.
- (4) If the Reconveyance is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

- | | |
|---|--|
| *1. TENTATIVE MAP
RANCHO ALTA MIRA 11 | Applicant: MOFOBS, ET AL
Subdivider: Dunmore Homes
Location: Southwest corner of Decatur Boulevard and Lone Mountain Road
Zone: R-E (under Resolution of Intent to R-PD5)
Size: 38.1 Acres
No. of Lots: 141 |
| *2. TENTATIVE MAP
DESERT DREAM ESTATES | Applicant: BIVINS CONSTRUCTION CO., INC.
Location: South side of Washburn Road, between Torrey Pines Drive and Maverick Street
Zone: R-E (under Resolution of Intent to R-D and R-1)
Size: 37.2 Acres
No. of Lots: 164 |
| *3. FINAL MAP
SOUTH SHORE ESTATES
UNIT 7 | Applicant: AMERICAN WEST DEVELOPMENT
Location: Southeast corner of Harbor Island Drive and Lake Mead Boulevard
Zone: N-U (under Resolution of Intent to R-PD5)
Size: 10.5 Acres
No. of Lots: 65 |
| *4. FINAL MAP
WEST MESA ESTATES I
PHASE 3 | Applicant: BAILEY & MCGAH
Location: East side of Merialdo Lane, north of Charleston Boulevard
Zone: N-U (under Resolution of Intent to R-1)
Size: 5.3 Acres
No. of Lots: 21 |

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- *5. EXTENSION OF TIME TENTATIVE MAP
BAYFIELD VILLAGE
Applicant: NEVADA CONSTRUCTION AND DEVELOPMENT, INC.
Location: Southeast corner of Torrey Pines Drive and Brooks Avenue
Zone: R-E (under Resolution of Intent to R-D)
Size: 2.3 Acres.
No. of Lots: 6
- *6. ANNEXATION
A-11-B9(A)
Applicant: SHRINER'S HOSPITAL FOR CRIPPLED CHILDREN, ET AL
Application: Petition of Annexation
Location: Between Lake Mead Boulevard and Carl Avenue, east of Saylor Way
Size: 15.55 Acres
- *7. SALES OFFICE
S0-23-89
Applicant: SUNLAND COMMUNITIES OF NEVADA
Location: 5532 Desert Springs Drive
Zone: R-E (under Resolution of Intent to R-PD5)
8. TENTATIVE MAP AND REQUEST FOR WAIVER AND/OR DEFERMENT OF CERTAIN OFF-SITE IMPROVEMENTS
SUMMERLIN VILLAGE 2
(ABEYANCE ITEM)
Applicant: HOWARD HUGHES PROPERTIES
Location: West side of Buffalo Drive, between Lake Mead Boulevard and Vegas Drive
Zone: PC
Size: 570 Acres
No. of Lots: 28
9. EXTENSION OF TIME
Z-43-B4
(ABEYANCE ITEM)
Applicant: LLOYD E. AND DOROTHY M. CLARK
Location: 670 feet east of Decatur Boulevard, between Lake Mead Boulevard and Coran Lane
Zone: R-E (under Resolution of Intent to R-CL)
10. EXTENSION OF TIME
Z-59-84
Applicant: JOSEPH A. LIGOTTI
Location: East side of Jones Boulevard, south of Charleston Boulevard
Zone: R-E (under Resolution of Intent to P-R)

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| 11. | REINSTATEMENT AND
EXTENSION OF TIME
Z-32-85 | Applicant:
Location:
Zone: | SAHARA CASINO PARTNERS, LIMITED
PARTNERSHIP
North side of Lone Mountain Road,
between Rancho Drive and the Oran K.
Gragson Highway
R-E and C-2 (under Resolution of
Intent to C-2) |
| 12. | EXTENSION OF TIME
Z-64-88 | Applicant:
Location:
Zone: | VERA TURNER, ET AL
Northwest corner of Sahara Avenue
and Rainbow Boulevard
N-U (under Resolution of Intent
to C-1) |
| 13. | AESTHETIC REVIEW
AR-9-89 | Applicant:
Application:
Location:
Zone: | MINAMI DEVELOPMENT, INC.
Proposed Office Tower
East side of Las Vegas Boulevard
South, between Bridger Avenue
and Clark Avenue
C-1 and C-2 |
| 14. | AESTHETIC REVIEW
AR-10-89 | Applicant:
Application:
Location:
Zone: | SHOWBOAT HOTEL AND CASINO
Exterior remodeling and expansion
of existing hotel and casino.
2800 East Fremont Street
C-2 |
| 15. | AESTHETIC REVIEW
AR-11-89 | Applicant:
Application:
Location:
Zone: | CARL H. AND EMMETT A. KIRKSEY
ON BEHALF OF MIDAS REALTY CORP.
Proposed Midas Muffler Shop
Northeast corner of Rancho Drive
and Ricky Road
C-2 |
| 16. | USE REVIEW
Z-68-85 | Applicant:
Application:
Location:
Zone: | BROOKHOLLOW PROPERTIES
Proposed Office/Research Center
and Support Uses
Northwest corner of Smoke Ranch
Road and Tenaya Way
N-U (under Resolution of Intent
to C-PB) |
| 17. | PLOT PLAN AND BUILDING
ELEVATIONS REVIEW
Z-1-66(12) | Applicant:
Application:
Location:
Zone: | PACO DEVELOPERS
Proposed Commercial/Retail and
Office Building
1619 W. Charleston Boulevard
R-E (under Resolution of Intent
to C-1) |

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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18. PLOT PLAN AND BUILDING ELEVATIONS REVIEW
Z-49-75
- Applicant: LONNIE HANSEN
Application: Two Proposed Patio Homes with Zero Lot Line
Location: Southeast corner of Smoke Ranch Road and Maverick Street
Zone: R-PDB
19. PLOT PLAN AND BUILDING ELEVATION REVIEW
Z-66-77
- Applicant: WATKINS DEVELOPMENT CORPORATION
Application: Proposed Business Park
Location: Southeast corner of Lorenzi Boulevard and Silverstream Avenue
Zone: C-1
20. PLOT PLAN REVIEW
Z-3-89(2)
- Applicant: AMERICAN WEST DEVELOPMENT
Application: To establish setbacks and approve building elevations for South Shores Estates
Location: East side of Harbor Island Drive between Soft Winds Drive and Lake Mead Boulevard
Zone: N-U (under Resolution of Intent to R-PD5)
21. BUILDING ELEVATION REVIEW
Z-26-89
- Applicant: DALE SIMBRO & DON WILLS
Application: Building Elevations for the Rainbow Auto Care Center
Location: West side of Rainbow Boulevard, between El Parque Avenue and O'Bannon Avenue
Zone: N-U (under Resolution of Intent to C-1)
22. REVIEW OF CONDITION
Z-14-B4
- Applicant: BRENTWOOD DEVELOPMENT
Application: To delete a required six foot high block wall which was to be set back fifteen feet for landscaping along Concord Village Drive.
Location: East of Decatur Boulevard
Zone: N-U (under Resolution of Intent to C-1)
23. VAC-22-89
- Applicant: LARRY E. AND GERALDINE A. LITTLE
Application: Petition of Vacation to vacate U.S. Government Patent Reservations
Location: Generally located east of Warbonnet Way, between El Parque Avenue and O'Bannon Drive

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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30. TENTATIVE MAP
JONATHAN'S GLEN II
- | | |
|--------------|--|
| Applicant: | JAN ROGICH, ET AL |
| Subdivider: | Glenview Development Corporation |
| Location: | Between James Grayson Drive and
Boseck Drive, west of Cimarron Road |
| Zone: | N-U (Proposed R-PD9) |
| Size: | 5.1 Acres |
| No. of Lots: | 43 |

DIRECTOR'S BUSINESS:

1. ZONING ORDINANCE AMENDMENT
(Bill 89-40)

Establishes criteria and procedure
for approval of rezoning applications
that deviate from the General Plan
or deny rezoning applications
that conform to the General Plan.

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City of Las Vegas

August 22, 1989

PLANNING COMMISSION

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

CALL TO ORDER:

7:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

CHAIRMAN BUGBEE called the meeting to order at 7:00 P.M.

ROLL CALL:

Robert Bugbee, Chairman	- Present
Randy Black, Vice Chairman	- Present
Frank Dixon	- Present
Brian Moffitt	- Present
Thomas Rubidoux	- Present
Andras Babero	- Present
Sandra Hudgens	- Present

STAFF PRESENT:

Frank Reynolds, Deputy Director,
Community Planning and Development
Rick Williams, Chief, Current
Planning
Eugene Robichaud, Planning
Aide
John McNeillis, Public Works
Val Steed, Chief Deputy City
Attorney
Linda Owens, Deputy City Clerk

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER 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.

CHAIRMAN BUGBEE indicated the subdivision items can be appealed by the applicant or aggrieved person or review requested by a Member of the City Council.

ANNOUNCEMENT:

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

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

*CONSENT ITEMS:

Items noted with an asterisk () are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or citizen so desires.

CHAIRMAN BUGBEE stated Items 1 through 7 are considered routine and can be approved as consent items by one motion.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

STANDARD CONDITIONS:

All Zoning Items shall conform to the following standard conditions:

1. Resolution of Intent with a twelve month time limit;
2. Conformance to the plot plan and building elevations;
3. 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;
4. 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;
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development);
6. Satisfaction of City Code requirements and design standards of all City departments;
7. Approval of the parking and driveway plans by the Traffic Engineer;
8. Repair of any damage to the existing street improvements resulting from this development as required by the Department of Public Works;
9. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works;
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first;
11. Provision of fire hydrants and water flow as required by the Department of Fire Services;
12. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

MR. REYNOLDS pointed out the standard conditions for rezonings, tentative maps, final maps, and vacation items are listed on the agenda.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

All Tentative Maps shall conform to the following standard conditions:

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

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. The Reconveyance shall not be recorded until all of the above conditions have been met.
4. If the Reconveyance is not recorded within one (1) year after approval by the City Council or an Extension of Time 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 July 25, 1989 City Planning Commission meeting.

Black -
APPROVED
Unanimous

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*1. TENTATIVE MAP - RANCHO ALTA
MIRA 11

Applicant: MOFOBS, ET AL
 Subdivider: Dunmore Homes
 Location: Southwest corner of
 Decatur Boulevard and
 Lone Mountain Road
 Zone: R-E (under Resolution
 of Intent to R-PD5)
 Size: 38.1 Acres
 No. of Lots: 141

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-108-88.
2. Setbacks for the lots proposed on this Tentative Map will be 20 feet in the front, 10 feet in the rear and a total of 10 feet on the sides (5 feet minimum each side).
3. The \$33,000 required by Zoning Condition No. 11 (Application Z-108-88) to partially repay oversizing costs in connection with the construction of the sanitary sewer lift station shall be contributed prior to issuance of building permits for this unit or Unit Nos. 9 or 10, whichever occurs first, as required by the Department of Public Works.
4. Contribute \$25,000 prior to the issuance of any building permits to partially fund a traffic signal system at the Lone Mountain Road and Decatur Boulevard intersection as required by the Department of Public Works.
5. Provide paved access to this site as required by the Department of Public Works.
6. Provide sanitary sewer easements for all public sewers not located in public rights-of-way as required by the Department of Public Works.
7. Direct vehicular access from Decatur Boulevard and Lone Mountain Road and the lots abutting the adjacent common area is prohibited.
8. Standard Conditions 1 - 4.

PROTESTS: N/A

Black -
 APPROVED Items 1 through 7,
 subject to staff's conditions.
 Unanimous

CHAIRMAN BUGBEE stated this
 is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

***2. TENTATIVE MAP - DESERT DREAM ESTATES**

Applicant: BIVINS CONSTRUCTION
CO., INC.
Location: South side of Washburn
Road, between Torrey Pines
Drive and Maverick Street
Zone: R-E (under Resolution
of Intent to R-D and R-1)
Size: 37.2 Acres
No. of Lots: 164

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-71-89.
2. Submit a Vacation Application for the south ten feet of Washburn Road. The Vacation must be approved and recorded prior to recordation of a Final Map for the lots adjacent to Washburn Road.
3. Extend public sewer to the southwest, northwest and northeast edges of this site as required by the Department of Public Works.
4. Direct vehicular access to Torrey Pines Drive from the abutting lots is prohibited.
5. Standard Conditions 1 - 4.

PROTESTS: N/A

Black -
APPROVED Items 1 through 7,
subject to staff's conditions.
Unanimous

CHAIRMAN BUGBEE stated this
is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*3. FINAL MAP - SOUTH SHORE ESTATES
UNIT 7

Applicant: AMERICAN WEST DEVELOPMENT
Location: Southeast corner of
Harbor Island Drive and
Lake Mead Boulevard
Zone: N-U (under Resolution
of Intent to R-PD5)
Size: 10.5 Acres
No. of Lots: 65

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to the Conditions of
Approval for the Tentative Map.
2. Standard Condition No. 1.

PROTESTS: N/A

Black -
APPROVED Items 1 through 7,
subject to staff's conditions.
Unanimous

CHAIRMAN BUGBEE stated this
is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

***4. FINAL MAP - WEST MESA ESTATES I
PHASE 3**

Applicant: BAILEY & McGAH
Location: East side of Merialdo
Lane, north of Charleston
Boulevard
Zone: N-U (under Resolution
of Intent to R-1)
Size: 5.3 Acres
No. of Lots: 21

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to the Conditions of
Approval for the Tentative Map.
2. Standard Condition No. 1.

PROTESTS: N/A

Black -
APPROVED Items 1 through 7,
subject to staff's conditions.
Unanimous

CHAIRMAN BUGBEE stated this
is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*5. EXTENSION OF TIME - TENTATIVE MAP
BAYFIELD VILLAGE

Applicant: NEVADA CONSTRUCTION
AND DEVELOPMENT, INC.
Location: Southeast corner of
Torrey Pines Drive
and Brooks Avenue
Zone: R-E (under Resolution
of Intent to R-D)
Size: 2.3 Acres
No. of Lots: 6

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. The Tentative Map will expire on
September 8, 1990.

PROTESTS: N/A

Black -
APPROVED Items 1 through 7,
subject to staff's conditions.
Unanimous

CHAIRMAN BUGBEE stated this
is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

*6. ANNEXATION - A-11-89(A)

Applicant: SHRINER'S HOSPITAL FOR
CRIPPLED CHILDREN, ET AL
Application: Petition of Annexation
Location: Between Lake Mead
Boulevard and Carl Avenue,
east of Saylor Way
Size: 15.55 Acres

STAFF RECOMMENDATION: APPROVAL.

PROTESTS: N/A

Black -
APPROVED Items 1 through 7,
subject to staff's conditions.
Unanimous.

CHAIRMAN BUGBEE stated this
is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

*7. SALES OFFICE - S0-23-89

Applicant: SUNLAND COMMUNITIES
OF NEVADA
Location: 5532 Desert Springs
Drive
Zone: R-E (under Resolution
of Intent to R-PD5)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. The Sales Office Use shall cease
in two years or whenever the last
unit is sold, whichever occurs
first.

PROTESTS: N/A

Black -
APPROVED Items 1 through 7,
subject to staff's conditions.
Motion carried with Bugbee
abstaining from voting.

CHAIRMAN BUGBEE stated this
is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

8. TENTATIVE MAP AND REQUEST FOR WAIVER
AND/OR DEFERMENT OF CERTAIN OFF-SITE
IMPROVEMENTS - SUMMERLIN VILLAGE 2
(ABEYANCE ITEM)

Applicant: HOWARD HUGHES PROPERTIES
Location: West side of Buffalo
Drive, between Lake Mead
Boulevard and Vegas Drive
Zone: PC
Size: 570 Acres
No. of Lots: 28

Babero -
ABEYANCE UNTIL 9/14/89 PLANNING
COMMISSION MEETING.
Unanimous

CHAIRMAN BUGBEE stated the
applicant has requested this
item be held in abeyance until
the 9/14/89 meeting.

To be heard by the Planning
Commission on 9/14/89.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

9. EXTENSION OF TIME - Z-43-84
(ABEYANCE ITEM)

Applicant: LLOYD E. AND DOROTHY
M. CLARK

Location: 670 feet east of Decatur
Boulevard, between Lake
Mead Boulevard and
Coran Lane

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

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. This Extension of Time will expire
on September 5, 1990.
2. Conformance to all Ordinance Amendments
enacted subsequent to the original
approval.

PROTESTS: N/A

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

MR. REYNOLDS stated this is
the applicant's fifth request
for an Extension of Time.
The property is zoned for single
family dwellings. Additional
time is needed due to the wife's
illness. They plan to start
the project in the early spring.
Staff recommended approval,
subject to the conditions.

LLOYD E. CLARK, 3604 Apache
Lane, appeared and represented
the application. He concurred
with staff's conditions.

To be heard by the City Council
on 9/20/89.

(7:09-7:11)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

10. EXTENSION OF TIME - Z-59-84

Applicant: JOSEPH A. LIGOTTI
 Location: East side of Jones
 Boulevard, south of
 Charleston Boulevard
 Zone: R-E (under Resolution
 of Intent to P-R)

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. This Extension of Time will expire
 on August 5, 1990.
2. Conformance to all Ordinance Amendments
 enacted subsequent to the original
 approval.

PROTESTS: N/A

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

MR. REYNOLDS stated this is
 the fifth request for an Extension
 of Time, but the first request
 by this applicant who recently
 purchased the property. This
 property was zoned for an office
 building. The applicant is
 in the process of reviewing
 and modifying the development
 plan. Staff recommended approval,
 subject to the conditions.

JOSEPH A. LIGOTTI, 4402 Satinwood,
 appeared and represented the
 application. He concurred
 with staff's conditions.

To be heard by the City Council
 on 9/20/89.

(7:11-7:12)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

11. REINSTATEMENT AND EXTENSION OF TIME - Z-32-85

Applicant: SAHARA CASINO PARTNERS, LIMITED PARTNERSHIP
 Location: North side of Lone Mountain Road, between Rancho Drive and the Oran K. Gragson Highway
 Zone: R-E and C-2 (under Resolution of Intent to C-2)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. This Extension of Time will expire on September 15, 1990.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

PROTESTS: 1 on record with staff
 3 speakers at meeting
 612 signatures on petition
 12 persons in audience

APPROVALS: 4 on record with staff
 5 speakers at meeting
 60 persons in audience

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

MR. REYNOLDS stated this is the fourth request for an Extension of Time, but the first request by this applicant who recently purchased the property. The applicant did not realize when he purchased the property and received the Use Permit on March 15, 1989 that the zoning expiration date was different from the Use Permit expiration date. They would like the Use Permit and zoning to expire at the same time. Staff recommended approval, subject to the conditions.

ATTY. JOHN MORAN, JR. appeared and represented the applicant. The portion of the property that is affected by the Extension of Time is on the back of the property, not the casino in the front of the property. This request for a reinstatement of the zoning will allow the bowling alley and ice rink to be built.

COMMISSIONER RUBIDOUX said the approval was given in the first place because they had the bowling alley and skating rink approved with the casino.

BUDDY McDONALD, 3150 Greenbriar Drive, appeared in favor. The ice rink will be used by children for playing hockey, but it would not be feasible to operate by itself.

DR. JEFFREY SHIROFF, 3120 Wynn Road, appeared in favor. This will not increase crime or devalue the surrounding properties.

DALE CAIN, 1100 Buffalo, appeared in favor. The ice rink and bowling alley will be a good place for children to spend some time.

SHERRIE RIGUSO, President of Las Vegas Figure Skating Club, appeared in favor. The ice rink will be an asset for the Las Vegas community.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

11. REINSTATEMENT AND EXTENSION OF TIME
Z-32-85 (CONTINUED)

TOM DEAVER, 5930 North Durango, appeared in protest. He represented "Citizens Against Neighborhood Casinos" and presented a petition containing 612 signatures in opposition. The bowling alley and ice rink should be built by themselves without a casino.

ARLENE BARTLETT, 4555 North Campbell Road, appeared in protest. The casino, ice rink and bowling alley are not compatible.

BRAD SMITH, 6812 Old Castle Drive, appeared in protest. Clark County has casinos on hold. The Red Line District should be determined.

GLADYS FEIN, Lone Mountain Advisory, appeared in favor. The applicant has been to their meetings several times to present his proposal. This will be good recreation for the children.

ATTY. JOHN MORAN, JR. appeared in rebuttal. The applicants have the funds to build a bowling alley and ice rink. There isn't any legal requirement that the applicant has to present their item at a town board meeting, but the applicant submitted this anyway.

To be heard by the City Council on 9/6/89.

(7:12-7:49)

RECESS

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

12. EXTENSION OF TIME - Z-64-88

Applicant: VERA TURNER, ET AL
 Location: Northwest corner of
 Sahara Avenue and
 Rainbow Boulevard
 Zone: N-U (under Resolution
 of Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. This Extension of Time will expire
 on August 3, 1990.
2. Conformance to all Ordinance Amendments
 enacted subsequent to the original
 approval.

PROTESTS: N/A

SECOND MOTION:

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

FIRST MOTION:

Black -
 TABLED UNTIL END OF MEETING
 BECAUSE NO ONE APPEARED AND
 REPRESENTED THE APPLICATION.
 Unanimous

MR. REYNOLDS stated this is
 the applicant's first request
 for an Extension of Time. The
 request is for a retail/
 commercial center. The applicant
 needs additional time to work
 with proposed major anchor
 tenants for the project.
 Construction is anticipated
 to commence by spring of 1990.
 Staff recommended approval,
 subject to the conditions.

JOSEPH JOHNSTON, 2800 West
 Sahara Avenue, appeared and
 represented the application.
 He concurred with staff's
 conditions.

To be heard by the City Council
 on 9/20/89.

(7:52-7:53)
 (9:41-9:42)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

13. AESTHETIC REVIEW - AR-9-89

Applicant: MINAMI DEVELOPMENT, INC.
 Application: Proposed Office Tower
 Location: East side of Las Vegas Boulevard South, between Bridger Avenue and Clark Avenue
 Zone: C-1 and C-2

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Comply with the recommendations of the approved Traffic Impact Study prior to occupancy of the building.
2. Install palm trees in the proposed planters along the Las Vegas Boulevard South street frontage with the size, type and spacing to conform to the requirements of the Department of Community Planning and Development.
3. The landscape planters and irrigation system shall be designed to avoid excessive watering and prevent water runoff.
4. The helipad shall not be permitted unless a Variance is approved.
5. Submit an application to vacate Lewis Avenue between Las Vegas Boulevard South and 6th Street and the alleys within these two blocks. The Order of Vacation must be recorded prior to the issuance of any building permits.
6. Dedicate 10 foot radii on the southwest corner of 6th Street and Bridger Avenue, the southeast corner of Las Vegas Boulevard South and Bridger Avenue, the northeast corner of Las Vegas Boulevard South and Clark Avenue and the northwest corner of 6th Street and Clark Avenue, and dedicate an additional five feet of right-of-way for a total half-width of 45 feet on Las Vegas Boulevard South between Bridger Avenue and Clark Avenue as required by the Department of Public Works.
7. The existing public sanitary sewer lying in the alley within these two blocks must be relocated prior to development of this site as required by the Department of Public Works.

Black - APPROVED, subject to staff's conditions with Condition No. 2 amended so the applicant may utilize some type of tree other than palms along their Las Vegas Boulevard South street frontage.
 Unanimous

MR. REYNOLDS stated this request is for a 37 story steel framed, granite, precast concrete and glass clad, mixed use building containing office, restaurant and retail areas. Twenty-five stories of office floors are supported by a seven story steel framed base enclosing a sixty foot high open atrium lobby space with retail areas interspersed. There will be 1,349 parking spaces. The project covers two City blocks and will require the Vacation of Lewis Avenue and public alleys within these blocks. This is across the street from the Federal Building. The applicant is planning on installing Cypress trees along Las Vegas Boulevard. The City is undertaking a landscape design for this portion of Las Vegas Boulevard in which palm trees will be the major trees. Staff recommended approval, subject to the conditions.

COMMISSIONERS felt palm trees may not be appropriate.

GREG NELSON, Executive Vice President of Minami Development, appeared and represented the application. Palm trees are not suitable because the leaves will cover the signage for the rental occupants.

ATTY. JOSEPH BROWN, 300 South 4th Street, appeared.

To be heard by the City Council on 9/20/89.

(7:53-8:03)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

13. AESTHETIC REVIEW - AR-9-89 (CONTINUED)

8. Remove all substandard streetlights, curb and gutter, sidewalk and paving and all unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
9. Install handicap ramps on the southeast corner of Las Vegas Boulevard South and Bridger Avenue, on the southwest corner of Bridger Avenue and 6th Street, on the northeast corner of Las Vegas Boulevard South and Clark Avenue and the northwest corner of 6th Street and Clark Avenue as required by the Department of Public Works.
10. Construct sidewalk and streetlights on Clark Avenue and on 6th Street as required by the Department of Public Works.
11. Obtain approval of an Encroachment Agreement for any landscaping in the public right-of-way as required by the Department of Public Works.
12. Standard Conditions 2 - 8 and 11.

PROTESTS: N/A

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

14. AESTHETIC REVIEW - AR-10-89

Applicant: SHOWBOAT HOTEL AND CASINO
 Application: Exterior remodeling and expansion of existing hotel and casino
 Location: 2800 East Fremont Street
 Zone: C-2

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Dedicate an additional five feet of right-of-way for a total radius of 20 feet on the northeast corner of Oakey Boulevard and Atlantic Street as required by the Department of Public Works.
2. Construct streetlights and sidewalks where none presently exist on Fremont Street as required by the Department of Public Works.
3. Obtain Nevada Department of Transportation approval for all median and driveway changes on Fremont Street as required by the Department of Public Works.
4. Obtain an Encroachment Agreement for all landscaping and private improvements on or protruding into the public right-of-way for Fremont Street as required by the Department of Public Works.
5. Remove all substandard curb and gutter and sidewalk and replace with new improvements meeting current City Standards as required by the Department of Public Works.
6. Standard Conditions 2 - 9 and 11.

PROTESTS: N/A

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

MR. REYNOLDS stated this request is for a 15,000 square foot addition to the existing Showboat Hotel/Casino. The addition will enclose most of the existing porte cochere on the south side of the building with a small retail addition on the east side of the structure. Two new porte cocheres will be attached to the addition on the south and east sides of the new enclosed areas. The exteriors will match the existing building. There is adequate parking. Staff recommended approval, subject to the conditions.

ATTY. CHRIS KAEMPFER, 300 South 4th Street, CLIFFORD TAYLOR, Chief Operating Officer of Showboat Hotel and Casino, and PAUL STEELMAN, Architect, appeared and represented the application. They concurred with staff's conditions.

To be heard by the City Council on 9/20/89.

(8:03-8:09)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

15. AESTHETIC REVIEW - AR-11-89

Applicant: CARL H. AND EMMETT A. KIRKSEY ON BEHALF OF MIDAS REALTY CORP.
 Application: Proposed Midas Muffler Shop
 Location: Northeast corner of Rancho Drive and Ricky Road
 Zone: C-2

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install 24 inch box trees 40 feet on center with evergreen ground cover in all street frontage planters as required by the Department of Community Planning and Development.
2. Dedicate a 25 foot radius at the corner of Rancho Drive and Ricky Road as required by the Department of Public Works.
3. Construct half-street improvements on Rancho Drive and on Ricky Road as required by the Department of Public Works.
4. Submit an application to vacate the 25 foot wide alley along the east property line between Jay Avenue and Ricky Road as required by the Department of Public Works.
5. Landscape and maintain the unimproved portion of the Rancho Drive public right-of-way adjacent to this property as required by the Department of Public Works.
6. Obtain an Encroachment Agreement for all landscaping in the Rancho Drive public right-of-way as required by the Department of Public Works.
7. Standard Conditions 2 - 8 and 11.

PROTESTS: N/A

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

MR. REYNOLDS stated this request is for a one-story Midas Muffler business. The elevations depict slumpstone walls on the rear and sides and stucco parapet extensions. There will be four metal overhead doors. There will be ample parking spaces. Staff recommended approval, subject to the conditions.

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

This is final action.

(8:05-8:09)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

16. USE REVIEW - Z-68-85

Applicant: BROOKHOLLOW PROPERTIES
 Application: Proposed Office/Research
 Center and Support Uses
 Location: Northwest corner of
 Smoke Ranch Road and
 Tenaya Way
 Zone: N-U (under Resolution
 of Intent to C-PB)

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. No more than ten percent (10%)
 of the building square footage
 may be used for the ancillary uses
 with no more than five percent
 (5%) being allowed for any one
 use.

PROTESTS: N/A

Hudgens -
 APPROVED, subject to staff's
 condition:
 Unanimous

MR. REYNOLDS stated the Zoning Ordinance allows incidental and accessory uses in the C-PB District if the Planning Commission and City Council finds the uses are an integral part of and complimentary to the permitted principal uses. This request is to allow a number of subsidiary retail uses within the proposed Las Vegas Technology Center which are to serve the employees and visitors utilizing the technology center facilities. The uses include a day care center, eating establishments, gift shop, health club and laundry or dry cleaners. Staff recommended approval, subject to the conditions.

GREG KNAPP, Brookhollow Properties, 2225 Renaissance Drive, appeared and represented the applicant. He concurred with staff's condition.

To be heard by the City Council
 on 9/20/89.

(8:08-8:09)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

17. PLOT PLAN AND BUILDING ELEVATIONS REVIEW - Z-1-66(12)

Applicant: PACO DEVELOPERS
 Application: Proposed Commercial/Retail and Office Building
 Location: 1619 W. Charleston Boulevard
 Zone: R-E (under Resolution of Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum 30 foot front yard setback.
2. Install landscaping in the front setback area to consist of 24 inch box trees with three foot berms, boulders, shrubs and evergreen ground cover as required by the Department of Community Planning and Development.
3. Relocate the trash enclosure in a manner to allow for an adequate turnaround area for trash pickup vehicles as required by the Department of Public Works.
4. Construct a six foot high block wall along the south property line.
5. Aesthetically enhance the east and south building elevations as required by the Department of Community Planning and Development.
6. Conformance to the plot plan and building elevations as amended by the above conditions.
7. Standard Conditions 3 - 9, 11 and 12.

PROTESTS: N/A

Black - APPROVED, subject to staff's conditions and the redesign of the building to accommodate the setbacks to be worked out with staff.
 Unanimous.

MR. REYNOLDS stated this is a request for a one-story commercial/retail and office building. It will be a Spanish design of stucco exteriors with tile trim and a flat roof. The number of parking spaces meets the Zoning Ordinance requirements. However, if restaurant, grocery store, movie theatre type uses are allowed, additional parking stalls will be required. The City Traffic Engineer has concern about the trash container location due to the lack of access for the trash pickup vehicle. Staff recommended approval, subject to the conditions.

DON AINSWORTH, 2301 South Valley View, appeared and represented the applicant. He objected to the minimum 30 foot front yard setback. It would restrict the number of square footage available for lease and will hinder visibility.

This is final action.

(8:09-8:16)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

18. PLOT PLAN AND BUILDING ELEVATIONS
REVIEW - Z-49-75

Applicant: LONNIE HANSEN
 Application: Two Proposed Patio
 Homes with Zero Lot Line
 Location: Southeast corner of
 Smoke Ranch Road
 and Maverick Street
 Zone: R-PD8

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. Standard Conditions 2 and 6 - 9.

PROTESTS: N/A

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

MR. REYNOLDS stated this request
 is for a duplex structure on two
 adjacent lots. The proposed
 units are approximately 1,200
 square feet. The structure
 will have stucco exteriors and
 asphalt shingle roofs. All
 existing dwellings on Maverick
 Street between Smoke Ranch
 Road and Santa Maria Avenue
 are single family detached
 dwellings with approximately
 ten feet between structures.
 Staff is recommending approval,
 subject to standard conditions.

LONNIE HANSEN, 4761 Lake Place,
 appeared and represented the
 application. This will accent
 the area. This parcel is on
 a corner lot.

This is final action.

(8:16-8:23)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

19. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-66-77

Applicant: WATKINS DEVELOPMENT
CORPORATION
Application: Proposed Business Park
Location: Southeast corner of
Lorenzi Boulevard and
Silverstream Avenue
Zone: C-1

STAFF RECOMMENDATION: ABEYANCE for a
public hearing notice. If approved,
subject to the following:

1. Install 24 inch box evergreen trees
40 feet on center along the property
line adjacent to the apartment
property as required by the Department
of Community Planning and Development.
2. Construct a sidewalk on Silverstream
Avenue as required by the Department
of Public Works.
3. Standard Conditions 2 - 11.

PROTESTS: N/A

Babero -
ABEYANCE UNTIL 9/14/89 PLANNING
COMMISSION MEETING.
Unanimous

CHAIRMAN BUGBEE stated this
item will be held in abeyance
until the 9/14/89 meeting.

To be heard by the Planning
Commission on 9/14/89.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

20. PLOT PLAN REVIEW - Z-3-89(2)

Applicant: AMERICAN WEST DEVELOPMENT
 Application: To establish setbacks and approve building elevations for South Shores Estates
 Location: East side of Harbor Island Drive, between Soft Winds Drive and Lake Mead Boulevard
 Zone: N-U (under Resolution of Intent to R-PD5)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. All lots shall conform to the following minimum setbacks:

Front Yards: 20 Feet
 Rear Yards: 15 Feet
 Side Yards: 10 Feet Total
 (5 Feet minimum each side)
 10 Feet on Corner Lots

2. Conformance to the building elevations.

PROTESTS: N/A

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

MR. REYNOLDS stated this request is to establish setbacks and building elevations for single family homes in this development, including four model homes. These are one and two story dwellings with stucco exteriors and tile roofs. The setbacks are 16 feet front yard, 10 feet rear yard and five feet side yard. Staff recommends a minimum of 20 feet for the front yard and 15 feet for the rear yard setbacks for adequate open space on each lot. Staff recommended approval, subject to the conditions.

DENE KRAMETBAUER, ESI, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(8:23-8:26)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

21. BUILDING ELEVATION REVIEW - Z-26-89

Applicant: DALE SIMBRO & DON WILLS
 Application: Building Elevations for
 the Rainbow Auto Care
 Center

Location: West side of Rainbow
 Boulevard, between
 El Parque Avenue and
 O'Bannon Avenue

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

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. Conformance to the building elevations.
2. Conformance to the remaining Conditions
 of Approval for Zoning Application
 Z-26-89.

PROTESTS: N/A

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

MR. REYNOLDS stated this request
 is to satisfy Condition No. 1
 for the zoning action on this
 property. The buildings will
 be standard concrete block,
 split-face block and scored
 block. The buildings will
 have copper metal awnings similar
 to the O'Bannon Plaza Shopping
 Center nearby. Staff recommended
 approval, subject to the conditions.

ELVIN CRAMER, 3001 Lake East
 Drive, appeared and represented
 the applicants. He concurred
 with staff's conditions.

This is final action.

(8:26-8:27)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

22. REVIEW OF CONDITION - Z-14-84

Applicant: BRENTWOOD DEVELOPMENT
 Application: To delete a required six foot high block wall which was to be set back fifteen feet for landscaping along Concord Village Drive.
 Location: East of Decatur Boulevard
 Zone: N-U (under Resolution of Intent to C-1)

STAFF RECOMMENDATION: DENIAL. If approved, subject to the following:

1. Install the required 15 foot wide landscape planter along the south property line.
2. Construct a three foot high decorative block wall set back 15 feet from the south property line as required by the Department of Community Planning and Development.
3. Install 24 inch boxed evergreen trees 12 feet on center with a three foot high berm, shrubs, boulders and evergreen ground cover in the 15 foot wide planter along the south property line as required by the Department of Community Planning and Development.

PROTESTS: 0

Black - APPROVED, subject to staff's conditions except delete Condition No. 1 and allow a 10 foot setback for the wall along Concord Village Drive. Condition No. 2 deleted. Condition No. 3 amended to delete three foot high berm and replace 15 foot wide planter with landscaped planter. Unanimous

MR. REYNOLDS stated this request is to delete a required six foot high block wall along the south property line set back for landscaping. If a wall is required, the wall should not exceed three feet in height. The reason for the change is that a six foot high expanse of concrete block is not attractive. This condition was imposed when the shopping center was approved and was imposed as a result of the protests. Staff recommended denial.

BOWEN COX, Brentwood Development, 4865 South Pecos, appeared and represented the applicant. He would like a 10 foot setback along Concord Village Drive with a 6 foot high white slumpstone block wall.

This is final action.

(8:27-8:38)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

23. VAC-22-89

Applicant: LARRY E. AND GERALDINE
A. LITTLE
Application: Petition of Vacation
to Vacate U. S. Government
Patent Reservations
Location: Generally located
east of Warbonnet Way,
between El Parque Avenue
and O'Bannon Drive

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Standard Conditions 2 - 4.

PROTESTS: 0

SECOND MOTION:

Babero -
ABEYANCE BECAUSE NO ONE REPRESENTED
THE APPLICATION.
Unanimous

FIRST MOTION:

Babero -
TABLED UNTIL END OF MEETING
BECAUSE NO ONE REPRESENTED
THE APPLICATION.
Unanimous

To be heard by the Planning
Commission on 9/14/89.

(8:38-8:38)

(9:42-9:43)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

24. VAC-23-89

Applicant: CONCIE LEE MURRAY, ET AL
 Application: Petition of Vacation to vacate a 20 foot wide east/west alley
 Location: Generally located west of "D" Street, approximately 172 feet north of Owens Avenue

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct sidewalk on "D" Street, across the vacated alley frontage, as required by the Department of Public Works.
2. The Order of Vacation shall not be recorded until the above conditions have been met provided, however, that Condition No. 1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. Standard Conditions 1, 2 and 4.

PROTESTS: 0

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

MR. REYNOLDS stated this request is to vacate a 20 foot wide east/west alley that is not developed. This is a Condition of Approval for Variance Application V-158-88 for a transmission repair business on the property. A shopping center is also proposed on this site. Staff recommended approval, subject to the conditions.

CONCIE LEE MURRAY, 2080 La Salle Street, appeared and represented the application. He concurred with staff's conditions.

No one appeared in opposition.

The City Council will set a date for a public hearing on this item at their 9/6/89 meeting with the public hearing to be held on 9/20/89.

(8:38-8:41)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

25. Z-81-89 (ABEYANCE ITEM)

Applicant: PROPERTY HOLDING CORPORATION
Application: Zoning Reclassification
From: R-E
To: R-PD4
Location: Northwest corner of Decatur Boulevard and Gilmore Avenue
Proposed Use: Single Family Dwellings
Size: 9.2 Acres

Babero -
ABEYANCE UNTIL THE 11/9/89
PLANNING COMMISSION MEETING.
Unanimous

CHAIRMAN BUGBEE stated the applicant has requested this item be held in abeyance until the 11/9/89 meeting.

To be heard by the Planning Commission on 11/9/89.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

26. Z-83-89

Applicant: LAND TITLE OF NEVADA, INC., ON BEHALF OF THE MUELLER GROUP
 Application: Zoning Reclassification
 From: N-U and C-2
 To: R-3, R-PD6, R-PD18 and C-1
 Location: Southeast corner of Rancho Drive and Tropical Parkway
 Proposed Use: Apartments, Retirement Community with Townhomes and Shopping Center
 Size: 79.5 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The application be amended to R-CL for the proposed R-PD6/R-PD18 portions of the request.
2. The R-3 portion be limited to a maximum of 539 apartment units.
3. Provide minimum 10 foot wide landscape planters along all street frontages within the commercial portion of the property as required by the Department of Community Planning and Development.
4. Install 24 inch box evergreen trees 40 feet on center along the east and south boundary lines of the R-3 portion of the request as required by the Department of Community Planning and Development.
5. Install 24 inch box trees 40 feet on center with evergreen ground cover in the street frontage planters for the R-3 and C-1 portions of the property as required by the Department of Community Planning and Development.
6. Dedicate 40 feet of right-of-way for Tenaya Way north of the frontage road and 30 feet of right-of-way for Tenaya Way south of the frontage road; an additional 20 feet for a total radius of 45 feet on the southeast corner of Tropical Parkway and the frontage road and 25 foot radii on the northwest and southwest corners of Tenaya Way and the frontage road and the southwest corner of Tenaya Way and Tropical Parkway as required by the Department of Public Works.
7. Construct half-street improvements on Tenaya Way and Tropical Parkway as required by the Department of Public Works.

Black - APPROVED, subject to staff's conditions with Condition No. 1 deleted, Condition No. 2 amended to 500 apartment units, Condition No. 13 amended to delete the R-CL portion, the retirement community to be age restricted per federal regulations, provide construction access to Rancho Drive, construct retirement community in First Phase, no gasoline sales in C-1 zone, and traffic study.
 Unanimous

MR. REYNOLDS stated this request is for a 15 acre shopping center, a retirement community with 536 units, and an apartment complex with 544 units at a density of 25.1 dwelling units per acre. However, the Zoning Ordinance only allows a maximum of 24.89 dwelling units per acre in the R-3 district which would permit a maximum of 539 dwelling units. There will be stucco exterior walls and tile roofs. There is ample parking unless restaurants, grocery store and theatres are included. Staff recommended approval, subject to the conditions.

ATTY. JOHN MORAN, JR. appeared and represented the applicant. There will be a frontage road along Rancho Drive that goes between the commercial properties. C-1 zoning is a downgrade from the existing C-2 zoning. The Mueller Group has done other developments in the Las Vegas area. The project will begin with the retirement community, then commercial and apartments. A study was done to support this project.

LILLIAN JACOBSEN, President of Sheep Mountain Homeowners Association, appeared in favor, but submitted a petition with 35 signatures in opposition from the Homeowners Association members. They met with the applicant and the following conditions were agreed upon:

1. Retirement community be a condition of rezoning and adhere to current federal regulations.
2. R-3 area reduced to R-PD20.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

26. Z-83-89 (CONTINUED)

- 8. Construct curb and gutter and sidewalk and streetlights on the frontage road following the installation of paving by the Nevada Department of Transportation; if the Nevada Department of Transportation does not construct paving on the frontage road, construction of such will be the responsibility of this development as required by the Department of Public Works.
- 9. Contribute \$20,000 prior to the issuance of building permits to partially fund a traffic signal at the intersection of Ann Road and Tenaya Way/frontage road as required by the Department of Public Works.
- 10. Submit a request to amend the Master Plan of Streets and Highways to delete Tenaya Way south of the frontage road.
- 11. Submit an application to vacate the south 10 feet of Tropical Parkway between Tenaya Way and Rancho Drive.
- 12. Provide paved, legal access to this site prior to the occupancy of any units as required by the Department of Public Works.
- 13. Standard Conditions 1 - 12 for the R-3 and C-1 portions and Standard Conditions 1 and 6 - 12 for the R-CL portion.

If the application is approved as requested for R-PD6 and R-PD18, the following additional conditions shall apply:

- 14. Install 24 inch box trees 40 feet on center with berms, boulders, shrubs and evergreen ground cover in the 20 foot wide street frontage planters outside any fences along the R-PD6 portion of the property as required by the Department of Community Planning and Development.
- 15. Install 24 inch box evergreen trees 40 feet on center along the south boundary lines of the R-PD6 and R-PD18 portions of the property as required by the Department of Community Planning and Development.

PROTESTS: 1 on record with staff
1 speaker at meeting
35 signatures on petition

APPROVALS: 1 on record with staff
4 speakers at meeting

- 3. R-PD18 reduced to R-PD17.
- 4. Updated traffic study be provided.
- 5. Developer obtain approval from NDOT to provide temporary access from Rancho Drive onto Tropical Parkway for the construction traffic.
- 6. Retirement community in First Phase.
- 7. No gasoline sales located in the C-1 zone.
- 8. Developer notify Sheep Mountain Homeowners Association of any changes in development plans.
- 9. Architectural designs presented at this meeting be adhered to.

She submitted a petition with 35 protests.

WENDY BARLOW, Chairman of Lone Mountain Town Advisory Council, appeared in favor. They like the application as submitted with the recommendations of the Sheep Mountain Homeowners Association.

BARBARA HODGES, 6500 Ann Road, appeared in favor. However, she was concerned about the traffic. She would like the State to construct more overpasses.

HAROLD FOREHAND, 6181 North Tenaya Way, appeared in protest. He objected to the apartments. He wants to keep the rural atmosphere so he can have horses. They need more schools and fire stations out there.

GENTLEMAN appeared in favor. This will upgrade the property.

ATTY. JOHN MORAN, JR. appeared in rebuttal. They have reduced the density. They will adhere to the federal regulations on the retirement community. In the R-PD20 they will have a maximum of 500 units.

To be heard by the City Council on 9/20/89. (8:41-9:24)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

27. Z-84-89

Applicant: CHARLES W. HYLTON, ON
BEHALF OF THE RIBEIRO
CORPORATION
Application: Zoning Reclassification
From: R-A
To: P-R
Location: Southwest corner of
Pinto Lane and Rancho
Drive
Proposed Use: Office Complex
Size: 2.2 Acres

Babero -
ABEYANCE UNTIL THE 9/14/89
PLANNING COMMISSION MEETING.
Unanimous

CHAIRMAN BUGBEE stated the
applicant has requested this
item be held in abeyance until
the 9/14/89 meeting.

To be heard by the Planning
Commission on 9/14/89.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

28. Z-85-89

Applicant: TONOPAH - CRAIG ROAD
COMPANY
Application: Zoning Reclassification
From: R-E
To: R-1
Location: East side of Torrey Pines
Drive, between Lone
Mountain Road and Craig
Road
Proposed Use: Single Family Dwellings
Size: 8.2 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Construct a six foot high block wall on the perimeter of this property as required by the Department of Community Planning and Development.
2. Dedicate right-of-way for Torrey Pines Drive in accordance with the approved special design drawing #115-386 as required by the Department of Public Works.
3. Construct half-street improvements on Torrey Pines Boulevard as required by the Department of Public Works.
4. Extend the public sanitary sewer to the west edge of this development as required by the Department of Public Works.
5. Provide paved, legal access to this site prior to occupancy of any homes as required by the Department of Public Works.
6. Standard Conditions 1, 2 and 6 12.

PROTESTS: 0

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

MR. REYNOLDS stated this request is for 38 single family lots on a 1,300 foot long cul-de-sac street. A block wall encloses the property. Access is from Torrey Pines along the west property line. The standard maximum length of a cul-de-sac is 500 feet. Staff recommended approval because the size and shape of this property and the development on adjacent properties does not allow any other opportunity for a separate means of access.

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

No one appeared in opposition.

To be heard by the City Council
on 9/20/89.

(9:24-9:27)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

29. Z-86-89

Applicant: JAN ROGICH, ET AL, ON BEHALF OF GLENVIEW DEVELOPMENT CORPORATION
 Application: Zoning Reclassification
 From: N-U
 To: R-PD9
 Location: Between James Grayson Drive and Boseck Drive, west of Cimarron Road
 Proposed Use: Single Family Residential (Townhomes)
 Size: 5.1 Acres

STAFF RECOMMENDATION: DENIAL. If approved, subject to the following:

1. Construct a six foot high decorative wall along Boseck Drive as required by the Department of Community Planning and Development.
2. The 32 foot wide private streets shall be installed and the Covenants, Conditions and Restrictions shall contain a provision that prohibits parking on one side of the street and that the other side shall be posted with "No Parking" signs.
3. Provide minimum setbacks of 16 feet to the carports. Patio covers shall be allowed to within five feet of the rear property line.
4. Dedicate 25½ feet of right-of-way for James Grayson Drive and 30 feet of right-of-way for Boseck Drive as required by the Department of Public Works.
5. Construct half-street improvements on James Grayson Drive and Boseck Drive as required by the Department of Public Works.
6. Sidewalks shall be provided on one side of the interior private streets as indicated on the submitted plot plan.
7. Extend public sanitary sewer in James Grayson Drive to the west property line of this development as required by the Department of Public Works.
8. Standard Conditions 1, 2, 6 - 8, 10 -12.

PROTESTS: 0

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

MR. REYNOLDS stated this request is to rezone 5.1 gross acres for a 43 unit two-phase townhouse development. The plot plan shows a private 32 foot wide rectangular loop drive providing access to the 43 units. Staff feels the Tomsik Street alignment should be the boundary dividing the multi-family type developments occurring along Cimarron Road to the east and more standard single family lots to the west. The parcels west of Tomsik Street should be developed as R-1 or R-CL. Staff recommended denial.

B. G. DICKSTEIN, 1415 South Arville, appeared and represented the application. This falls within the General Plan. These will be single family detached homes.

No one appeared in opposition.

To be heard by the City Council on 9/20/89.

(9:27-9:39)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

30. TENTATIVE MAP - JONATHAN'S GLEN II

Applicant: JAN ROGICH, ET AL
 Subdivider: Glenview Development Corporation
 Location: Between James Grayson Drive and Boseck Drive, west of Cimarron Road
 Zone: N-U (Proposed R-PD9)
 Size: 5.1 Acres
 No. of Lots: 43

STAFF RECOMMENDATION: APPROVAL,
 subject to the following:

1. Approval of and conformance to Conditions of Approval for Zoning Application Z-86-89.
2. Conditions, Covenants and Restrictions shall be submitted to the Department of Community Planning and Development for approval prior to the recordation of a Final Map.
3. Submit an application to vacate any U. S. Government Patent Reservations on this property prior to recordation of a Final Map.
4. If this development is constructed in phases, provide a temporary turn-around at the south end of the two north/south private streets as required by the Department of Public Works.
5. Standard Conditions 1 - 4.

PROTESTS: N/A

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

MR. REYNOLDS stated this is the Tentative Map for the subdivision in Item No. 29. Since the zoning was approved, staff recommended approval, subject to the conditions.

CHARLEY JOHNSON, VTN Nevada, 2300 Paseo De'l Prado, appeared and represented the applicant.

This is final action.

(9:39-9:41)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:1. Zoning Ordinance Amendment (Bill 89-40)

Establishes criteria and procedure for approval of rezoning applications that deviate from the General Plan or deny rezoning applications that conform to the General Plan.

Hudgens -
APPROVED with COMMISSIONER BLACK to make a presentation at the 8/28/89 Recommending Committee meeting.
Unanimous

COMMISSIONER BLACK said the ad hoc committee went through the Ordinance. The committee made recommendations and COMMISSIONER DIXON made additional recommendations.

COMMISSIONER DIXON said the difference in his recommendations from the committee's recommendations is the deletion of "exceptional," "specifically" and "substantial." In addition, he inserted some commas to make the Ordinance easier to read.

COMMISSIONER BLACK said that when the Planning Commission member makes a motion that is in conformance or a deviation from the General Plan, the reason(s) must be stated.

DEPUTY CITY ATTORNEY STEED said in Sections 2 and 3 where recommendations of denial are in conformance to the General Plan, the negative is missed. It should be found it is not compatible with the surrounding area.

COMMISSIONER BLACK said "Unanimous" vote is being changed to "Majority" vote of those present.

DEPUTY CITY ATTORNEY STEED said the City Council can rezone property by Ordinance when there are no conditions to be fulfilled.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR