

# AGENDA

SEPTEMBER 26, 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 August 22, 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.

# AGENDA

SEPTEMBER 26, 1989

*City of Las Vegas*

## PLANNING COMMISSION

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

### 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.

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| *1. TENTATIVE MAP<br>FOXGLEN<br><br>(ABEYANCE ITEM)                        | Applicant:<br>Subdivider:<br>Location:<br><br>Zone:<br><br>Size:<br>No. of Lots: | MOUNTAIN VIEW PROPERTIES<br>R. A. Homes, Inc.<br>North side of Gowan Road, between<br>Torrey Pines Drive and Maverick<br>Street<br>N-U (under Resolution of Intent<br>to R-D)<br>37.8 Acres<br>109    |
| *2. TENTATIVE MAP<br>CASA DEL REY  | Applicant:<br>Location:<br><br>Zone:<br>Size:<br>No. of Lots:                    | ROBERT F. MOYER AND JOHN DUFFY TAYLOR<br>North side of Del Rey Avenue, between<br>Belcastro Street and Rosanna Street<br>R-E<br>5.3 Acres<br>10   |
| *3. TENTATIVE MAP<br>SIERRA HIGHLANDS                                      | Applicant:<br>Location:<br><br>Zone:<br>Size:<br>No. of Lots:                    | TONOPAH-CRAIG ROAD COMPANY<br>East side of Torrey Pines Drive,<br>between Lone Mountain Road and<br>Craig Road<br>R-E (Proposed R-1)<br>8.2 Acres<br>38   |
| *4. TENTATIVE MAP<br>LAKE MEAD-ROCK SPRINGS<br>(COMMERCIAL<br>SUBDIVISION) | Applicant:<br>Subdivider:<br>Location:<br><br>Zone:<br><br>Size:<br>No. of Lots: | SAVEWAY SUPER SERVICE STATIONS, INC.<br>Diversified Development<br>Northwest corner of Lake Mead<br>Boulevard and Rock Springs Drive<br>N-U (under Resolution of Intent<br>to C-1)<br>10.1 Acres<br>1 |

# AGENDA

SEPTEMBER 26, 1989

*City of Las Vegas*

## PLANNING COMMISSION

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6301

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| *5. TENTATIVE MAP<br>LOS PRADOS PHASE 2 -<br>UNIT 5  | Applicant:<br>Location:<br>Zone:<br>Size:<br>No. of Lots:                | VISTA HILLS, INC.<br>West of Decatur Boulevard, between<br>Lone Mountain Road and Ann Road.<br>R-E (under Resolution of Intent<br>to R-PD9)<br>29.4 Acres<br>131   |
| *6. FINAL MAP<br>PACIFIC BAY UNIT NO. 3              | Applicant:<br>Location:<br>Zone:<br>Size:<br>No. of Lots:                | PACIFIC BAY DEVELOPMENT, INC.<br>Northeast corner of Torrey Pines<br>Drive and O'Bannon Drive<br>R-E (under Resolution of Intent<br>to R-1)<br>1.3 Acres<br>5      |
| *7. FINAL MAP<br>DESERT CREEK - UNIT 2               | Applicant:<br>Location:<br>Zone:<br>Size:<br>No. of Lots:                | HONVEST CORPORATION<br>West side of Buffalo Drive, north<br>of Ann Road<br>R-E (under Resolution of Intent<br>to R-PD6)<br>11.9 Acres<br>74                        |
| *8. FINAL MAP<br>COUNTRY LANE ESTATES -<br>UNIT 5    | Applicant:<br>Subdivider:<br>Location:<br>Zone:<br>Size:<br>No. of Lots: | CLAUDINE WILLIAMS<br>Young American Homes<br>Southeast corner of Ann Road and<br>Jones Boulevard<br>R-E (under Resolution of Intent<br>to R-1)<br>19.3 Acres<br>B3 |
| *9. FINAL MAP<br>SUN CITY SUMMERLIN<br>UNIT NO. 19   | Applicant:<br>Location:<br>Zone:<br>Size:<br>No. of Lots:                | DEL E. WEBB COMMUNITIES, INC.<br>West side of Rampart Boulevard,<br>between Del Webb Boulevard and<br>Lake Mead Boulevard<br>PC<br>43.2 Acres<br>166               |
| *10. FINAL MAP<br>SUMMERLIN VILLAGE 2<br>UNIT NO. 1A | Applicant:<br>Location:<br>Zone:<br>Size:<br>No. of Lots:                | HOWARD HUGHES PROPERTIES<br>Southeast corner of Lake Mead Boulevard<br>and Rampart Boulevard<br>PC<br>16.3 Acres<br>3  |

# AGENDA

SEPTEMBER 26, 1989

*City of Las Vegas*

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

Page 4

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| *11. FINAL MAP<br>SUMMERLIN VILLAGE 2<br>UNIT NO. 1B                               | Applicant:<br>Location:<br><br>Zone:<br>Size:<br>No. of Lots:                | HOWARD HUGHES PROPERTIES<br>South side of Lake Mead Boulevard,<br>east of Scholar Lane<br>PC<br>53.6 Acres<br>2   |
| *12. FINAL MAP<br>COYOTE CREEK   | Applicant:<br>Subdivider:<br>Location:<br><br>Zone:<br>Size:<br>No. of Lots: | SCOT G. AND TAMI L. BUGBEE<br>R. W. Bugbee and Associates<br>West side of Warbonnet Way, between<br>Oakey Boulevard and El Parque<br>Avenue<br>R-E<br>5 Acres<br>9                |
| *13. ANNEXATION<br>A-14-89(A)  | Applicant:<br>Application:<br>Location:<br><br>Size:                         | A. M. LEVY, TRUSTEE<br>Petition of Annexation<br>East side of Buffalo Drive and<br>north side of Tropical Parkway<br>117 Acres  |
| *14. ANNEXATION<br>A-15-89(A)  | Applicant:<br>Application:<br>Location:<br><br>Size:                         | FRANK F. COZZALIO<br>Petition of Annexation<br>Northeast corner of Vegas Drive<br>and Torrey Pines Drive<br>3.33 Acres  |
| 15. FINAL MAP AND<br>BUILDING ELEVATION<br>REVIEW<br>RANCHO ALTA MIRA -<br>UNIT 3A | Applicant:<br>Subdivider:<br>Location:<br><br>Zone:<br>Size:<br>No. of Lots: | MOFOBS, ET AL<br>Dunmore Homes<br>North side of Craig Road, between<br>Jones Boulevard and Decatur Boulevard<br>R-E (under Resolution of Intent<br>to R-PD7)<br>16.5B Acres<br>72 |
| 16. FINAL MAP AND<br>BUILDING ELEVATION<br>REVIEW<br>RANCHO ALTA MIRA -<br>UNIT 6A | Applicant:<br>Subdivider:<br>Location:<br><br>Zone:<br>Size:<br>No. of Lots: | MOFOBS, ET AL<br>Dunmore Homes<br>North side of Craig Road, east<br>of Jones Boulevard<br>N-U (under Resolution of Intent<br>to R-PD5)<br>27.6 Acres<br>106                       |

# AGENDA

SEPTEMBER 26, 1989

*City of Las Vegas*

## PLANNING COMMISSION

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6301

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| 17. FINAL MAP AND BUILDING ELEVATION REVIEW<br>RANCHO ALTA MIRA - UNIT 10A | Applicant:<br>Subdivider:<br>Location:<br>Zone:<br>Size:<br>No. of Lots: | MOFOBS, ET AL<br>Dunmore Homes<br>East of Jones Boulevard, between Lone Mountain Road and Craig Road<br>R-E (under Resolution of Intent to R-PD5)<br>26 Acres<br>106  |
| 18. EXTENSION OF TIME<br>Z-75-88   | Applicant:<br>Location:<br>Zone:   | TEXCAL CORPORATION<br>Southeast corner of Charleston Boulevard and Redwood Street<br>N-U (under Resolution of Intent to C-1)  |
| 19. REVIEW OF CONDITION<br>Z-100-BB  | Applicant:<br>Application:<br>Location:<br>Zone:                         | P. HENDLEY & ASSOCIATES<br>To allow temporary access to Jones Boulevard.<br>East side of Jones Boulevard, north of Charleston Boulevard<br>R-1 (under Resolution of Intent to R-PD14)   |
| 20. PLOT PLAN AND BUILDING ELEVATION REVIEW<br>Z-75-62                     | Applicant:<br>Application:<br>Location:<br>Zone:                         | WESTLAND PROPERTIES, INC.<br>Proposed expansion and remodeling of Building "L".<br>Southwest corner of Charleston Boulevard and Arville Street<br>C-1   |
| 21. PLOT PLAN AND BUILDING ELEVATION REVIEW<br>Z-88-81                     | Applicant:<br>Application:<br>Location:<br>Zone:                         | STEVEN S. MILLER<br>Proposed Apartments<br>Southeast corner of Pecos Road and Harris Avenue<br>R-E (under Resolution of Intent to R-3)  |
| 22. PLOT PLAN AND BUILDING ELEVATION REVIEW<br>ZC-201-B1                   | Applicant:<br>Application:<br>Location:<br>Zone:                         | CARLSON & ASSOCIATES<br>Temporary Office Building<br>2355 Red Rock Street<br>C-1  |
| 23. PLOT PLAN REVIEW<br>Z-72-BB  | Applicant:<br>Application:<br>Location:<br>Zone:                         | MAGNA CORPORATION<br>To allow one residential lot to be used as a common area for a proposed tennis court and park facilities.<br>Northeast corner of Oakey Boulevard and Silver Oaks Street<br>R-E (under Resolution of Intent to R-PD2) |

# AGENDA

SEPTEMBER 26, 1989

*City of Las Vegas*

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6301

Page 6

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| 24. PLOT PLAN AND BUILDING ELEVATION REVIEW<br>Z-124-88              | Applicant:<br>Application:<br>Location:<br>Zone:          | WILLIAM G. AND MARIE T. MILLER<br>Proposed commercial center with customer operated car wash.<br>Northwest corner of Smoke Ranch Road and Lorenzi Boulevard<br>N-U (under Resolution of Intent to C-1)  |
| 25. PLOT PLAN REVIEW<br>Z-19-89                                      | Applicant:<br>Application:<br>Location:<br>Zone:          | TED PAUL COMFORT<br>To revise the Development Plan and allow an office complex which will be developed in phases with each phase individually offered for sale.<br>Northwest corner of Jones Boulevard and O'Bannon Drive<br>R-E (under Resolution of Intent to P-R)  |
| 26. TENTATIVE MAP JONES PROFESSIONAL CENTER (COMMERCIAL SUBDIVISION) | Applicant:<br>Location:<br>Zone:<br>Size:<br>No. of Lots: | TED PAUL COMFORT<br>Northwest corner of Jones Boulevard and O'Bannon Drive<br>R-E (under Resolution of Intent to P-R)<br>6.8 Acres<br>1   |
| 27. VAC-27-89  | Applicant:<br>Application:<br>Location:                   | NDS DEVELOPMENT CORPORATION, ET AL<br>Petition of Vacation to vacate a 25 foot wide alley.<br>North of Sutter Avenue and east of Highland Drive   |
| 28. VAC-28-89  | Applicant:<br>Application:<br>Location:                   | R. A. HOMES, INC.<br>Petition of Vacation to vacate a 15 foot wide drainage easement. Generally located on the east side of Painted Sunrise Drive, south of Ann Road.   |
| 29. VAC-29-89  | Applicant:<br>Application:<br>Location:                   | McKELLAR DEVELOPMENT GROUP<br>Petition of Vacation to vacate all dedicated rights-of-way (Ocean Front Drive, Ocean Gate Way, Crystal River Court, Elliot Key Drive, Sunset Beach Lane, Arch Bay Lane, Sea Reef Drive, Point View Court, Desert Beach Drive and Boynton Beach Drive) within the La Jolla Classics Subdivision.<br>East of Harbor Island Drive, between Breakwater Drive and Soft Winds Drive |

# AGENDA

SEPTEMBER 26, 1989

*City of Las Vegas*

## PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE  
PHONE 386-6301

Page 7

30. Z-91-89  
(ABEYANCE ITEM)
- Applicant: CHRISTINA M. HIXSON, ON BEHALF  
OF WESTAR DEVELOPMENT CORPORATION  
Application: Zoning Reclassification  
From: R-E (under Resolution of  
Intent to R-PD5, R-2 and P-R)  
To: R-2, P-R and C-1  
Location: West side of Valley View Boulevard,  
south of Charleston Boulevard  
Proposed Use: Convalescent/Congregate Care Facility,  
Offices, Retail and Mini-Storage  
Size: 25.0 Acres
31. Z-92-89
- Applicant: ROGER A. MAUER  
Application: Zoning Reclassification  
From: R-3 To: C-1  
Location: North side of Charleston Boulevard,  
between Moonlight Drive and Prince  
Lane  
Proposed Use: Off Premise Sign (Billboard)
32. Z-93-89
- Applicant: SONEPCO FEDERAL CREDIT UNION  
Application: Zoning Reclassification  
From: N-U To: C-1  
Location: Northeast corner of Jones Boulevard  
and O'Bannon Drive  
Proposed Use: Office Buildings  
Size: 2 Acres
33. Z-94-89
- Applicant: S. ARCHIE McRIMMON, JR. AND PAMELA H.  
FLEMING  
Application: Zoning Reclassification  
From: R-1 To: P-R  
Location: 1817 S. Eastern Avenue  
Proposed Use: Professional Office
34. Z-95-89
- Applicant: CARL PIAZZA AND ASSOCIATES  
Application: Zoning Reclassification  
From: R-1 and P-R To: P-R  
Location: 710 and 714 South Ninth Street  
Proposed Use: Professional Office

### DIRECTOR'S BUSINESS:

#### 1. SIGN ORDINANCE AMENDMENT

Establishes maximum heights for on-premise signs in commercial and industrial zoning districts and applies certain provisions of the Sign Regulations to areas where gaming is permitted.

**PLANNING COMMISSION**

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
Andras Babero	- Excused
Frank Dixon	- Present
Sandra Hudgens	- Present
Brian Moffitt	- Present
Thomas Rubidoux	- Present

## STAFF PRESENT:

Harold Foster, Director,  
Community Planning & Development  
Frank Reynolds, Deputy Director,  
Community Planning and Development  
Rick Williams, Chief, Current  
Planning  
Eugene Robichaud, Planning  
Aide  
John McNellis, Public Works  
Terri Williams, 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. FOSTER 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 3 and 5 through 14 are considered routine and can be approved as consent items by one motion.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

## 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. FOSTER 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

PHONE 386-6301

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 August 22, 1989 City Planning Commission meeting.

Dixon -  
APPROVED  
Unanimous  
(Babero and Rubidoux excused)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

\*1. TENTATIVE MAP - FOXGLEN  
(ABEYANCE ITEM)

Applicant: MOUNTAIN VIEW PROPERTIES  
 Subdivider: R. A. Homes, Inc.  
 Location: North side of Gowan  
 Road, between Torrey Pines  
 Drive and Maverick Street  
 Zone: N-U (under Resolution of  
 Intent to R-D)  
 Size: 37.8 Acres  
 No. of Lots: 109

STAFF RECOMMENDATION: APPROVAL, subject  
 to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-20-89.
2. All public streets are to have a minimum right-of-way width of 51 feet and have five foot wide sidewalks on both sides of each street as required by the Department of Public Works.
3. All lots within the development are to be a minimum of 11,000 square feet unless a Variance is approved.
4. Standard Conditions 1 - 3.

PROTESTS: N/A

Black -  
 APPROVED Items 1 through 3  
 and 5 through 14, subject to  
 staff's conditions.

Unanimous  
 (Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this  
 is a consent item.

*City of Las Vegas*  
**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

\*2. TENTATIVE MAP - CASA DEL REY

Applicant: ROBERT F. MOYER AND  
 JOHN DUFFY TAYLOR  
 Location: North side of Del Rey  
 Avenue, between Belcastro  
 Street and Rosanna Street  
 Zone: R-E  
 Size: 5.3 Acres  
 No. of Lots: 10

STAFF RECOMMENDATION: APPROVAL, subject  
 to the following:

1. Dedicate 30 feet of right-of-way for Del Rey Avenue and 25 feet for the Holmy Avenue Drainage Channel as required by the Department of Public Works.
2. Construct half-street improvements on Del Rey Avenue and drainage improvements along the Holmy alignment or contribute an amount equal to the construction cost of the Holmy Channel adjacent to this site prior to the issuance of building permits as required by the Department of Public Works.
3. Construct rolled curb and gutter and paving on the private interior cul-de-sac as required by the Department of Public Works.
4. Contribute \$4,416.60 to partially reimburse the City for the costs associated with the installation of the Del Rey Avenue public sewer prior to the issuance of building permits as required by the Department of Public Works.
5. This constitutes approval of more than four lots on a private cul-de-sac.
6. Standard Conditions 1 - 4.

PROTESTS: N/A

Black -  
 APPROVED Items 1 through 3  
 and 5 through 14, subject to  
 staff's conditions.

Unanimous  
 (Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this  
 is a consent item.

**PLANNING COMMISSION**

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PHONE 386-6301

ITEM

COMMISSION ACTION

\*3. TENTATIVE MAP - SIERRA HIGHLANDS

Applicant: TONOPAH-CRAIG ROAD COMPANY  
Location: East side of Torrey Pines Drive, between Lone Mountain Road and Craig Road  
Zone: R-E (Proposed R-1)  
Size: 8.2 Acres  
No. of Lots: 38

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-84-89.
2. A Waiver is approved for the length of the cul-de-sac.
3. Fire hydrants shall be spaced at a maximum of 300 feet as required by the Department of Fire Services.
4. Standard Conditions 1 - 4.

PROTESTS: N/A

Black - APPROVED Items 1 through 3 and 5 through 14, subject to staff's conditions.  
Unanimous (Babero and Rubidoux excused)  
CHAIRMAN BUGBEE stated this is a consent item.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

4. TENTATIVE MAP - LAKE MEAD-ROCK SPRINGS  
(COMMERCIAL SUBDIVISION)

Applicant: SAVEWAY SUPER SERVICE STATIONS, INC.  
 Subdivider: Diversified Development  
 Location: Northwest corner of Lake Mead Boulevard and Rock Springs Drive  
 Zone: N-U (under Resolution of Intent to C-1)  
 Size: 10.1 Acres  
 No. of Lots: 1

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Condition of Approval for the Plot Plan Review or Zoning Application Z-74-84(7).
2. Dedicate 30 feet of right-of-way for Rock Springs Drive unless the Nevada Department of Transportation relocates Rock Springs Drive to a location further to the west. If Rock Springs Drive is relocated, dedicate the west 30 feet of the new alignment.
3. Construct improvements on Lake Mead Boulevard in conjunction with each phase of development as required by the Department of Public Works.
4. Standard Conditions 1 - 4.

PROTESTS: N/A

Hudgens - APPROVED, subject to staff's conditions.  
 Motion carried with Black abstaining from voting.  
 (Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this is a consent item. However, this item was voted on separately due to an abstention vote by a member of the Planning Commission.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

\*5. TENTATIVE MAP - LOS PRADOS  
PHASE 2 - UNIT 5

Applicant: VISTA HILLS, INC.  
Location: West of Decatur Boulevard,  
between Lone Mountain Road  
and Ann Road  
Zone: R-E (under Resolution  
of Intent to R-PD9)  
Size: 29.4 Acres  
No. of Lots: 131

STAFF RECOMMENDATION: APPROVAL, subject  
to the following:

1. Conformance to the Conditions of  
Approval for Zoning Application Z-85-84.
2. Setbacks shall be required as shown  
on the Tentative Map.
3. Standard Conditions 1 - 4.

PROTESTS: N/A

Black -  
APPROVED Items 1 through 3  
and 5 through 14, subject to  
staff's conditions.  
Unanimous  
(Babero and Rubidoux excused)  
CHAIRMAN BUGBEE stated this  
is a consent item.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

**\*6. FINAL MAP - PACIFIC BAY UNIT NO. 3**

Applicant: PACIFIC BAY DEVELOPMENT,  
INC.  
Location: Northeast corner of  
Torrey Pines Drive and  
O'Bannon Drive  
Zone: R-E (under Resolution  
of Intent to R-1)  
Size: 1.3 Acres  
No. of Lots: 5

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 3  
and 5 through 14, subject to  
staff's conditions.  
Unanimous  
(Babero and Rubidoux excused)  
  
CHAIRMAN BUGBEE stated this  
is a consent item.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

**\*7. FINAL MAP - DESERT CREEK - UNIT 2**

Applicant: HONVEST CORPORATION  
Location: West side of Buffalo Drive, north of Ann Road  
Zone: R-E (under Resolution of Intent to R-PD6)  
Size: 11.9 Acres  
No. of Lots: 74

**STAFF RECOMMENDATION: APPROVAL, subject to the following:**

1. Conformance to the Conditions of Approval for the Tentative Map.
2. The Final Map for Desert Creek must be recorded prior to recordation of this Final Map.
3. The letters of agreement called for in the approved drainage plan must be submitted to the Department of Public Works prior to recordation of this Final Map.
4. Standard Condition No. 1.

**PROTESTS: N/A**

Black -  
APPROVED Items 1 through 3 and 5 through 14, subject to staff's conditions.  
Unanimous  
(Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this is a consent item.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

\*8. FINAL MAP - COUNTRY LANE ESTATES  
UNIT 5

Applicant: CLAUDINE WILLIAMS  
Subdivider: Young American Homes  
Location: Southeast corner of Ann  
Road and Jones Boulevard  
Zone: R-E (under Resolution  
of Intent to R-1)  
Size: 19.3 Acres  
No. of Lots: 83

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 3  
and 5 through 14, subject to  
staff's conditions.  
Unanimous  
(Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this  
is a consent item.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

\*9. FINAL MAP - SUN CITY SUMMERLIN  
UNIT NO. 19

Applicant: DEL E. WEBB COMMUNITIES,  
INC.  
Location: West side of Rampart  
Boulevard, between  
Del Webb Boulevard and  
Lake Mead Boulevard  
Zone: PC  
Size: 43.2 Acres  
No. of Lots: 166

STAFF RECOMMENDATION: APPROVAL, subject  
to the following:

1. Conformance to the Conditions of  
Approval for the Tentative Map.
2. The Final Map for Sun City Summerlin  
Unit No. 18 must be recorded prior  
to recordation of this Final Map.
3. Standard Condition No. 1.

PROTESTS: N/A

Black -  
APPROVED Items 1 through 3  
and 5 through 14, subject to  
staff's conditions.  
Unanimous  
(Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this  
is a consent item.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

\*10. FINAL MAP - SUMMERLIN VILLAGE 2  
UNIT NO. 1A

Applicant: HOWARD HUGHES PROPERTIES  
Location: Southeast corner of Lake  
Mead Boulevard and Rampart  
Boulevard  
Zone: PC  
Size: 16.3 Acres  
No. of Lots: 3

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 3  
and 5 through 14, subject to  
staff's conditions.  
Unanimous  
(Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this  
is a consent item.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

\*11. FINAL MAP - SUMMERLIN VILLAGE 2  
UNIT NO. 1B

Applicant: HOWARD HUGHES PROPERTIES  
Location: South side of Lake Mead  
Boulevard, east of Scholar  
Lane  
Zone: PC  
Size: 53.6 Acres  
No. of Lots: 2

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 3  
and 5 through 14, subject to  
staff's conditions.  
Unanimous  
(Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this  
is a consent item.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

**\*12. FINAL MAP - COYOTE CREEK**

Applicant: SCOT G. AND TAMI  
L. BUGBEE  
Subdivider: R. W. Bugbee and  
Associates  
Location: West side of Warbonnet  
Way, between Oakey  
Boulevard and El Parque  
Avenue  
Zone: R-E  
Size: 5 Acres  
No. of Lots: 9

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 3  
and 5 through 14, subject to  
staff's conditions.  
Unanimous  
(Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this  
is a consent item.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

\*13. ANNEXATION - A-14-89(A)

Applicant: A. M. LEVY, TRUSTEE  
Application: Petition of Annexation  
Location: East side of Buffalo Drive and north side of Tropical Parkway  
Size: 117 Acres

STAFF RECOMMENDATION: APPROVAL.

PROTESTS: N/A

Black -  
APPROVED Items 1 through 3  
and 5 through 14.  
Unanimous  
(Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this  
is a consent item.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

\*14. ANNEXATION - A-15-89(A)

Applicant: FRANK F. COZZALIO  
Application: Petition of Annexation  
Location: Northeast corner of  
Vegas Drive and Torrey  
Pines Drive  
Size: 3.33 Acres

STAFF RECOMMENDATION: APPROVAL.

PROTESTS: N/A

Black -  
APPROVED Items 1 through 3  
and 5 through 14.  
Unanimous  
(Babero and Rubidoux excused)

CHAIRMAN BUGBEE stated this  
is a consent item.

*City of Las Vegas*  
**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

15. FINAL MAP AND BUILDING ELEVATION  
 REVIEW - RANCHO ALTA MIRA - UNIT 3A

Applicant: MOFOBS, ET AL  
 Subdivider: Dunmore Homes  
 Location: North side of Craig Road,  
 between Jones Boulevard  
 and Decatur Boulevard  
 Zone: R-E (under Resolution  
 of Intent to R-PD7)  
 Size: 16.58 Acres  
 No. of Lots: 72

STAFF RECOMMENDATION: APPROVAL, subject  
 to the following:

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

PROTESTS: N/A

Dixon -  
 APPROVED, subject to staff's  
 conditions.  
 Unanimous  
 (Babero and Rubidoux excused)

MR. FOSTER stated the building  
 elevations were required to  
 be revised by the Planning  
 Commission. The elevations  
 were submitted with the Final  
 Map. The elevations are acceptable.  
 They are proposing one and  
 two story homes with two-car  
 garages. The homes will be  
 1,150 to 1,450 square feet  
 and of Mediterranean design.  
 Staff recommended approval,  
 subject to the conditions.

KYLE CASEY, 6759 West Charleston  
 Boulevard, appeared and represented  
 the applicant. He concurred  
 with staff's conditions.

This is final action.

(7:06-7:07)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

16. FINAL MAP AND BUILDING ELEVATION  
REVIEW - RANCHO ALTA MIRA - UNIT 6A

Applicant: MOFOBS, ET AL  
 Subdivider: Dunmore Homes  
 Location: North side of Craig Road,  
 east of Jones Boulevard  
 Zone: N-U (under Resolution of  
 Intent to R-PD5)  
 Size: 27.6 Acres  
 No. of Lots: 106

STAFF RECOMMENDATION: APPROVAL, subject  
 to the following:

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

PROTESTS: N/A

Hudgens -  
 APPROVED, subject to staff's  
 conditions.  
 Unanimous  
 (Babero and Rubidoux excused)

MR. FOSTER stated this is a  
 similar situation to Item 15.  
 The elevations are Mediterranean  
 style. The map is in order.  
 Staff recommended approval,  
 subject to the conditions.

KYLE CASEY, 6759 West Charleston  
 Boulevard, appeared and represented  
 the applicant. He concurred  
 with staff's conditions.

This is final action.

(7:07-7:08)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

17. FINAL MAP AND BUILDING ELEVATION  
REVIEW - RANCHO ALTA MIRA - UNIT 10A

Applicant: MOFOBS, ET AL  
Subdivider: Dunmore Homes  
Location: East of Jones Boulevard,  
between Lone Mountain Road  
and Craig Road  
Zone: R-E (under Resolution of  
Intent to R-PD5)  
Size: 26 Acres  
No. of Lots: 106

STAFF RECOMMENDATION: APPROVAL, subject  
to the following:

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

PROTESTS: N/A

Dixon -  
APPROVED, subject to staff's  
conditions.  
Unanimous  
(Babero and Rubidoux excused)

MR. FOSTER stated this is similar  
to Items 15 and 16. The elevations  
are Mediterranean style. The  
map is in order. Staff recommended  
approval, subject to the conditions.

KYLE CASEY, 6759 West Charleston  
Boulevard, appeared and represented  
the applicant. He concurred  
with staff's conditions.

This is final action.

(7:08-7:08)

*City of Las Vegas*  
**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

18. EXTENSION OF TIME - Z-75-88

Applicant: TEXCAL CORPORATION  
Location: Southeast corner of  
Charleston Boulevard  
and Redwood Street  
Zone: N-U (under Resolution  
of Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject  
to the following:

1. The Extension of Time will expire  
on September 7, 1990.
2. Conformance to all Ordinance Amendments  
enacted subsequent to the original  
approval.

PROTESTS: N/A

## SECOND MOTION:

Black -  
ABEYANCE UNTIL 10/12/89 PLANNING  
COMMISSION MEETING.  
Unanimous  
(Babero excused)

## FIRST MOTION:

Hudgens -  
TABLED UNTIL END OF MEETING  
BECAUSE NO ONE APPEARED AND  
REPRESENTED THE APPLICATION.  
Unanimous  
(Babero and Rubidoux excused)

MR. FOSTER stated this is the  
applicant's first request for  
an Extension of Time.

No one appeared and represented  
the application.

To be heard by the Planning  
Commission on 10/12/89.

(7:08-7:09)  
(8:32-8:33)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

19. REVIEW OF CONDITION - Z-100-88

Applicant: P. HENDLEY & ASSOCIATES  
 Application: To allow temporary access to Jones Boulevard.  
 Location: East side of Jones Boulevard, north of Charleston Boulevard  
 Zone: R-1 (under Resolution of Intent to R-PD14)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The temporary driveway use shall be discontinued 30 days following approval of the first certificate of occupancy for any residential unit located on this property.
2. The depressed curb and driveway approach be replaced with "L" curb and sidewalk when the temporary access is discontinued to Jones Boulevard as required by the Department of Public Works.

PROTESTS: 0

Black -  
 APPROVED, subject to staff's Condition No. 1 and deleting Condition No. 2.  
 Unanimous  
 (Babero excused)

MR. FOSTER stated this is a request to allow a temporary access to Jones Boulevard through an emergency access gate on Jones Boulevard. This will only be for thirty days. It will start after their first Certificate of Occupancy is issued. Their main access is to the southeast from Charleston Boulevard, which will be under construction the same time as the First Phase. Due to the construction, it will be difficult to get people to their leasing office through the main entry. Staff recommended approval, subject to the conditions.

CHARLEY JOHNSON, VTN Nevada, 2300 Paseo Del Prado, appeared and represented the applicant. This access gate will be an emergency access gate in the future.

No one appeared in opposition.

To be heard by the City Council on 10/18/89.

(7:09-7:12)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

20. PLOT PLAN AND BUILDING ELEVATION  
REVIEW - Z-75-62

Applicant: WESTLAND PROPERTIES, INC.  
 Application: Proposed expansion and  
 remodeling of Building "L"  
 Location: Southwest corner of  
 Charleston Boulevard  
 and Arville Street  
 Zone: C-1

STAFF RECOMMENDATION: APPROVAL, subject  
 to the following:

1. Close the most northerly driveway on Arville Street as required by the Department of Public Works.
2. Reconstruct the driveway on Arville Street which provides access to the loading dock for Building "L" to a maximum width of 32 feet in accordance with the City of Las Vegas commercial driveway standard as required by the Department of Public Works.
3. Remove all unused drive cuts on Charleston Boulevard and Arville Street and replace with "L" curb and new sidewalk as required by the Department of Public Works.
4. Remove all substandard curb and gutter and sidewalk on Charleston Boulevard and Arville Street, and replace with new improvements meeting current standards as required by the Department of Public Works.
5. Conformance to the plot plan as amended by the above conditions.
6. Conformance to the Conditions of Approval for the Plot Plan Review approved by the City Council on March 1, 1989.
7. Standard Conditions 3 - 8 and 11.

PROTESTS: N/A

Dixon -  
 APPROVED, subject to staff's  
 conditions.  
 Unanimous  
 (Babero excused)

MR. FOSTER stated this is a minor change to the approved plot plan for the shopping center that has been known as the Westland Mall. They are proposing to extend the building along the easterly side towards Charleston Boulevard. Staff recommended approval, subject to the conditions.

RUSSELL BECKNER, SES Beck & Associates, 5963 La Place Court, Carlstad, California, appeared and represented the application. He concurred with staff's conditions.

This is final action.

(7:12-7:17)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

21. PLOT PLAN AND BUILDING ELEVATION  
REVIEW - Z-88-81

Applicant: STEVEN S. MILLER  
Application: Proposed Apartments  
Location: Southeast corner of  
Pecos Road and Harris  
Avenue  
Zone: R-E (under Resolution  
of Intent to R-3)

Black -  
ABEYANCE UNTIL THE 10/12/89  
PLANNING COMMISSION MEETING.  
Unanimous  
(Babero excused)

MR. FOSTER stated the applicant  
needs an Extension of Time.  
This item will have to be held  
in abeyance until the Extension  
of Time is acted upon.

To be heard by the Planning  
Commission on 10/12/89.

(7:17-7:18)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

**22. PLOT PLAN AND BUILDING ELEVATION  
REVIEW - ZC-201-81**

Applicant: CARLSON & ASSOCIATES  
Application: Temporary Office Building  
Location: 2355 Red Rock Street  
Zone: C-1

STAFF RECOMMENDATION: APPROVAL, subject  
to the following:

1. The temporary office use shall cease and the building removed on or before December 26, 1989.
2. Standard Conditions 2, 5, 6 and 11.

PROTESTS: N/A

Hudgens -  
APPROVED, subject to staff's  
conditions.

Unanimous  
(Babero excused)

MR. FOSTER stated this is a temporary office. It will be a 30' x 50' modular building on the northwest corner of the site. There is an existing office building on the property on the front portion. The applicant is presently leasing space in there and he would like this modular building for approximately 60 days while attempting to obtain zoning on the property to the north. There is ample parking on the site. Staff recommended approval, subject to the conditions.

DAVID CARLSON, 2355 Red Rock Street, appeared and represented the application. He concurred with staff's conditions.

This is final action.

(7:18-7:20)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

23. PLOT PLAN REVIEW - Z-72-88

Applicant: MAGNA CORPORATION  
 Application: To allow one residential lot to be used as a common area for a proposed tennis court and park facilities.  
 Location: Northeast corner of Oakey Boulevard and Silver Oaks Street  
 Zone: R-E (under Resolution of Intent to R-PD2)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Relocate the tennis court and park facilities to the lot directly north of the church site or to a lot located within the interior of this subdivision.
2. Conformance to the plot plan as amended by the above condition.
3. The fence and the light standards around the tennis court shall be limited to a maximum height of ten feet.
4. All lights shall be directed away from any abutting lot.
5. Install minimum 36 inch box evergreen trees 25 feet on center on the east property line as required by the Department of Community Planning and Development.

PROTESTS: N/A

Hudgens -  
 APPROVED, subject to staff's Conditions and deleting Condition No. 1.  
 Unanimous  
 (Babero excused)

MR. FOSTER stated this is a proposal to allow one lot in a 72 lot subdivision to contain a common area with a tennis court and park area. Staff feels the tennis court should be in the interior of the project because it may affect the adjoining residential. Staff recommended approval, subject to the conditions.

DOUG MASON, Pecos Road, appeared and represented the application. They would be willing to put blinders on the lights and Judy Ness, who owns the land to the east, has no objection.

This is final action.

(7:20-7:29)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

24. PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-124-88

Applicant: WILLIAM G. AND MARIE T. MILLER  
 Application: Proposed commercial center with customer operated car wash.  
 Location: Northwest corner of Smoke Ranch Road and Lorenzi Boulevard  
 Zone: N-U (under Resolution of Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The car wash building shall be set back a minimum of 40 feet from the front property line.
2. Install 24 inch box evergreen trees 25 feet on center along the north property line as required by the Department of Community Planning and Development.
3. Install 24 inch box trees 40 feet on center, shrubs and evergreen ground cover in the planters along Lorenzi Boulevard as required by the Department of Community Planning and Development.
4. Construct half-street improvements on Lorenzi Boulevard as required by the Department of Public Works.
5. Contribute \$10,000 prior to the issuance of building permits to partially fund a future traffic signal system at the intersection of Smoke Ranch Road and Lorenzi Boulevard as required by the Department of Public Works.
6. Dedicate a 25 foot radius at the northwest corner of Lorenzi Boulevard and Smoke Ranch Road as required by the Department of Public Works.
7. The southern drive onto Lorenzi Boulevard must be relocated to be a minimum of 12 feet from the end of the radius corner as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.

Dixon -  
 APPROVED, subject to staff's conditions  
 Unanimous  
 (Babero excused)

MR. FOSTER stated this is a request for a self service car wash and a future shopping center with a restaurant and bar. Only the car wash will be built at this time. There will be a 6 foot high block wall on the north and west property lines. The parking meets the Ordinance requirement. Staff felt the car wash building should have a 40 foot setback from Lorenzi so there is ample spacing for cars entering the facility. Staff recommended approval, subject to the conditions.

JIM SCOTT, 9355 Bonita Vista, appeared and represented the applicants. He stated they do not have room for a 40 foot setback. They have room for two cars. Self-service car washes do not have a lot of cars waiting like automatic car washes. They will be able to have a 30 foot setback. He is subleasing the property from William G. and Marie T. Miller.

This is final action.

(7:29-7:41)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

24. PLOT PLAN AND BUILDING ELEVATION  
REVIEW - Z-124-88 (CONTINUED)

- 9. The building elevations on all buildings shall be aesthetically enhanced and the proposed masonry material shall be decorative block or brick as required by the Department of Community Planning and Development.
- 10. Detailed building elevations shall be submitted to and approved by the Department of Community Planning and Development prior to submission of building permits.
- 11. Standard Conditions 3 - 9 and 11.

PROTESTS: N/A

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

25. PLOT PLAN REVIEW - Z-19-89

Applicant: TED PAUL COMFORT  
 Application: To revise the Development Plan and allow an office complex which will be developed in phases with each phase individually offered for sale.  
 Location: Northwest corner of Jones Boulevard and O'Bannon Drive  
 Zone: R-E (under Resolution of Intent to P-R)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. This project shall be developed in a maximum of two phases.
2. Any proposal to raise the existing grade of the parcel more than two feet shall be subject to the approval of the Department of Community Planning and Development.
3. Provide a minimum 50 foot building setback from the west property line as required by the Department of Community Planning and Development.
4. Relocate the trash areas away from neighboring residential properties as required by the Department of Community Planning and Development.
5. Eliminate all dead-end driveways or provide adequate turnarounds for fire equipment as required by the Department of Fire Services.
6. Relocate the driveway to the rear parking area to align with the driveway opening at the Jones Boulevard median break.
7. Install 24 inch box evergreen trees 30 feet on center along the west property line as required by the Department of Community Planning and Development.
8. Install 24 inch box trees 40 feet on center and evergreen ground cover in the planter along Jones Boulevard as required by the Department of Community Planning and Development.

Black -  
 APPROVED, subject to staff's conditions with Condition No. 1 amended to a maximum of five phases and additional conditions of non-deciduous trees (no oleander trees) along the west property line and CC&R's include joint access between parcels.  
 Unanimous  
 (Babero excused)

MR. FOSTER stated at the time the zoning was approved it was indicated the entire office complex would be developed as one project. Now, the property is being sold and the applicant is proposing to divide the land into parcels and each owner will construct the buildings on his site. However, the applicant has indicated the buildings will stay in conformance with the architectural design of the original zoning action, which has stucco exteriors and tile roofs. All the buildings will be one story. Staff recommended approval with a maximum of two phases and subject to the conditions.

TED PAUL COMFORT, 2313 Wimbledon Way, appeared and represented the application. He would like Condition No. 1 amended to a maximum of five phases. Two phases will limit the utilization of the parcels. They will record the CC&R's and have a strict architectural control process so the project will be built as it is presented.

KIRK ANDERSON, Alca Engineering, 820 South Valley View, appeared and represented the applicant. They do not want to have to proceed with the Vacation on O'Bannon and they will dedicate their interest in the vacated area to the City of Las Vegas.

MR. FOSTER said the City would like the Vacation recorded, but there could be an easement for the drainage.

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

25. PLOT PLAN REVIEW - Z-19-89 (CONTINUED)

9. Construct a sidewalk on Jones Boulevard as required by the Department of Public Works.
10. Record Vacation Application VAC-8-88 prior to any development on this property as required by the Department of Public Works.
11. Provide a Drainage Plan and Technical Drainage Study to the Department of Public Works for its review and approval prior to the issuance of any building or grading permits.
12. Conformance to the plot plan as amended by the above conditions.
13. All building elevations shall conform to the elevations approved in the original zoning action.
14. Standard Conditions 3 - 9 and 11.

PROTESTS: 1 speaker at meeting

CINDY VIOT, 1905 Piccolo Way, appeared in protest. Her property backs up to this parcel. She was concerned about garbage trucks being able to turn around. There is a drainage problem in this area.

To be heard by the City Council on 10/18/89.

(7:41-8:00)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

26. TENTATIVE MAP - JONES PROFESSIONAL CENTER (COMMERCIAL SUBDIVISION)

Applicant: TED PAUL COMFORT  
 Location: Northwest corner of Jones Boulevard and O'Bannon Drive  
 Zone: R-E (under Resolution of Intent to P-R)  
 Size: 6.8 Acres  
 No. of Lots: 1

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Approval of and conformance to the Conditions of Approval for the Plot Plan Review for Zoning Application Z-19-89.
2. The Drainage Plan/Study currently under review by the Department of Public Works must be approved prior to approval of a Final Map.
3. Standard Conditions 1 - 3.

PROTESTS: N/A

Black -  
 APPROVED, subject to staff's conditions.  
 Unanimous  
 (Babero excused)

MR. FOSTER stated this Tentative Map is related to Item 25 on the agenda. The map is in order and will allow the applicant to divide the property according to how it is sold. Staff recommended approval, subject to the conditions.

TED PAUL COMFORT, 2313 Wimbledon Way, and KIRK ANDERSON, Alca Engineering, 820 South Valley View, appeared and represented the application. They concurred with staff's conditions.

This is final action.

(8:00-8:01)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

27. VAC-27-89

Applicant: NDS DEVELOPMENT CORPORATION, ET AL  
 Application: Petition of Vacation to vacate a 25 foot wide alley.  
 Location: North of Sutter Avenue and east of Highland Drive.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. A 20 foot wide sanitary sewer easement centered on the 12 inch sanitary sewer within the alley must be retained as required by the Department of Public Works.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building permits or the granting of approval for any improvement modifications in the vacated area as required by the Department of Public Works.
3. Standard Conditions 1 - 4.

PROTESTS: 0

Dixon -  
 APPROVED, subject to staff's conditions.  
 Unanimous  
 (Babero excused)

MR. FOSTER stated this is a request to vacate the remaining portion of an alley. The Department of Public Works has determined the property to the north of the existing alley is State of Nevada right-of-way and is subject to an easement for ingress and egress to the Nevada Power Company facility on the east side of the alley. Staff recommended approval, subject to the conditions.

GREG BORGEL, 3900 Paradise Road, appeared and represented the application. He concurred with staff's conditions.

No one appeared in opposition.

The City Council will set a date for the public hearing at their 10/4/89 meeting, with the public hearing to be held on 10/18/89.

(8:01-8:04)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

28. VAC-28-89

Applicant: R. A. HOMES, INC.  
 Application: Petition of Vacation  
 to vacate a 15 foot wide  
 drainage easement.  
 Location: Generally located on  
 the east side of Painted  
 Sunrise Drive, south of  
 Ann Road

STAFF RECOMMENDATION: APPROVAL, subject  
 to the following:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to recordation of an Order of Vacation.
2. Standard Conditions 1 - 4.

PROTESTS: 0

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

MR. FOSTER stated this site  
 is in the Painted Desert subdivision.  
 The drainage easement is no  
 longer needed. Staff recommended  
 approval, subject to the conditions.

MARK HERT, Engineers and Surveyors,  
 1718 West Charleston Boulevard,  
 appeared and represented the  
 applicant. 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 10/4/89  
 meeting, with the public hearing  
 to be held on 10/18/89.

(8:04-8:05)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

29. VAC-29-89

Applicant: McKELLAR DEVELOPMENT GROUP

Application: Petition of Vacation to vacate all dedicated rights-of-way (Ocean Front Drive, Ocean Gate Way, Crystal River Court, Elliot Key Drive, Sunset Beach Lane, Arch Bay Lane, Sea Reef Drive, Point View Court, Desert Beach Drive and Boynton Beach Drive) within the La Jolla Classics Subdivision.

Location: East of Harbor Island Drive, between Breakwater Drive and Soft Winds Drive.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The application be amended to include the public rights-of-way across the Master Developer's Common Area between Breakwater Drive and Boynton Beach Drive and between Soft Winds Drive and Sea Reef Drive as required by the Department of Public Works.
2. Public sewer easements are to be retained over all sewer lines that are to remain as public sewers as required by the Department of Public Works.
3. The design of the private entry gates must be approved by the Department of Fire Services prior to recordation of the Order of Vacation.
4. Standard Conditions 1 - 4.

PROTESTS: 0

Rubidoux -  
APPROVED, subject to staff's conditions.  
Unanimous  
(Babero excused)

MR. FOSTER stated this is a recorded subdivision plat. The streets were dedicate during that recordation. Now the applicant would like to have this project security controlled and have private streets. Staff recommended approval, subject to the conditions.

KIRK ANDERSON, Alca Engineering, 820 South Valley View, appeared and represented the applicant. 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 10/4/89 meeting. The public hearing will be held on 10/18/89.

(8:05-8:08)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

30. Z-91-89 (ABEYANCE ITEM)

Applicant: CHRISTINA M. HIXSON, ON  
BEHALF OF WESTAR  
DEVELOPMENT CORPORATION

Application: Zoning Reclassification  
From: R-E (under  
Resolution of  
Intent to R-PD5,  
R-2 and P-R)

To: R-2, P-R and  
C-1

Location: West side of Valley  
View Boulevard, south  
of Charleston Boulevard

Proposed Use: Convalescent/Congregate  
Care Facility, Offices,  
Retail and Mini-Storage

Size: 25.0 Acres

Dixon -  
ABEYANCE INDEFINITELY.  
Unanimous  
(Babero excused)

MR. FOSTER stated the applicant  
has requested this item be  
held in abeyance indefinitely  
because they are still working  
on the plan. When it comes  
back on the agenda, there will  
be a notification to the property  
owners in the area.

(7:18-7:18)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

31. Z-92-89

Applicant: ROGER A. MAUER  
 Application: Zoning Reclassification  
 From: R-3  
 To: C-1  
 Location: North side of Charleston  
 Boulevard, between  
 Moonlight Drive and  
 Prince Lane  
 Proposed Use: Off-Premise Sign  
 (Billboard)

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

1. The billboard be a maximum of 12 feet by 24 feet and shall not exceed 30 feet in height as required by the Department of Community Planning and Development.
2. Construct a sidewalk along Charleston Boulevard adjacent to this site as required by the Department of Public Works.
3. Standard Conditions 1 and 6.

PROTESTS: 1 on record with staff

**SECOND MOTION:**

Rubidoux -  
 DENIED  
 Motion carried with Bugbee  
 and Black voting "NO."  
 (Babero excused)

**FIRST MOTION:**

Black -  
 APPROVED  
 Motion did not carry with Moffitt,  
 Hudgens, Rubidoux and Dixon  
 voting "No."  
 (Babero excused)

MR. FOSTER stated this is to rezone a 60' x 20' portion of a parcel to allow a sign. The sign will be 40 feet high and measure 48' x 14'. Staff feels this is inappropriate as it is too close to the residential area. Staff recommended denial.

EARL RUNJE, 710 South Ninth Street, and ELIZABETH COX, Ronco, appeared and represented the applicant. This is a commercial area.

No one appeared in opposition.

To be heard by the City Council  
 on 10/18/89.

(8:08-8:13)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

32. Z-93-89

Applicant: SONEPCO FEDERAL CREDIT UNION  
 Application: Zoning Reclassification  
 From: N-U  
 To: C-1  
 Location: Northeast corner of Jones Boulevard and O'Bannon Drive  
 Proposed Use: Office Buildings  
 Size: 2 Acres

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

1. Application be amended to P-R.
2. The maximum building height shall be one story and no additional partial story is allowed above finished grade.
3. No access be permitted to O'Bannon Drive.
4. Construct a decorative six foot high block wall, set back 15 feet for landscaping, along O'Bannon Drive as required by the Department of Community Planning and Development.
5. Construct a six foot high decorative block wall on the east property line as required by the Department of Community Planning and Development.
6. Install 24 inch box trees 40 feet on center with evergreen ground cover in all street frontage landscaping planters as required by the Department of Community Planning and Development.
7. Install 24 inch box evergreen trees 30 feet on center along the east property line as required by the Department of Community Planning and Development.
8. Driveway widths shall be a minimum of 20 feet on both sides of the island as required by the Department of Fire Services.
9. Construct half-street improvements on O'Bannon Drive and sidewalk and streetlights on Jones Boulevard.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Standard Conditions 1 and 3 - 12.

PROTESTS: 1 speaker at meeting

Hudgens -  
 DENIED  
 Unanimous  
 (Babero excused)

MR. FOSTER stated this is a request for four two and one-half story office buildings with parking on the first level, partially below grade. Each building contains 12,000 square feet for a total of 48,000 square feet of office space. The elevations show brick exteriors with standing seam copper roofs. Proposed access is via two island driveways: O'Bannon Drive and Jones Boulevard. There is ample parking. Staff recommended denial because it is contrary to the General Plan and it is also felt this development would be over-building the site.

RICHARD GALLEGOS, 3800 Howard Hughes Parkway, Agent for Owner, appeared and represented the applicant. They are approximately 50 feet from the rear property line and would be agreeable to planting trees. He would be agreeable to P-R zoning.

CINDY VIOT, 1905 Piccolo Way, appeared in protest. This is too large a project for this corner and will generate too much traffic.

To be heard by the City Council on 10/18/89.

(8:13-8:21)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

33. Z-94-89

Applicant: S. ARCHIE McRIMMON, JR.  
AND PAMELA H. FLEMING  
Application: Zoning Reclassification  
From: R-1  
To: P-R  
Location: 1817 South Eastern  
Avenue  
Proposed Use: Professional Office

STAFF RECOMMENDATION: APPROVAL, subject  
to the following:

1. Remove the gravel area along the west and north sides of the structure and replace with evergreen ground cover as required by the Department of Community Planning and Development.
2. The front yard area shall be landscaped and the existing tree shall be retained as required by the Department of Community Planning and Development.
3. Install two 24 inch box evergreen trees with evergreen ground cover in the landscape planter along Eastern Avenue as required by the Department of Community Planning and Development.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.
6. Standard Conditions 1 and 3 - 11.

PROTESTS: 0

Dixon -  
APPROVED, subject to staff's  
conditions.  
Unanimous  
(Babero excused)

MR. FOSTER stated this is a property along Eastern Avenue in an area that is transitioning to P-R zoning. The applicant is proposing to remove a large tree in the front of the property and use that area for parking. Staff feels the large tree should be retained. Staff recommended approval, subject to the conditions.

DON NORQUIEST, 3230 Polaris, appeared and represented the applicants. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council  
on 10/18/89.

(8:21-8:23)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

34. Z-95-89

Applicant: CARL PIAZZA AND ASSOCIATES  
 Application: Zoning Reclassification  
 From: R-1 and P-R  
 To: P-R  
 Location: 710 and 714 South  
 Ninth Street  
 Proposed Use: Professional Office

STAFF RECOMMENDATION: APPROVAL, subject  
 to the following:

1. Remove all substandard sidewalk on Ninth Street and construct new sidewalk meeting current City Standards as required by the Department of Public Works.
2. Pave the alley adjacent to this site to connect with the existing alley paving to the north as required by the Department of Public Works.
3. Sign a Covenant Running with Land Agreement for the future installation of streetlights on Ninth Street as required by the Department of Public Works.
4. Obtain an Encroachment Agreement for all landscaping in the Ninth Street public right-of-way as required by the Department of Public Works.
5. Standard Conditions 1 - 9 and 11.

PROTESTS: 0

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

MR. FOSTER stated the applicant is proposing to expand their law office facility by converting an existing single family dwelling on a neighboring property. The elevations indicate the converted dwelling will have a new concrete tile roof and stucco exteriors to match the existing office building. Access is from Ninth Street and the alley along the west property line. Their parking satisfies the Zoning Ordinance. Staff recommended approval, subject to the conditions.

CARL PIAZZA, 710 South Ninth Street, and RAY LUCCHESI, 277 South Maryland Parkway, appeared and represented the application. They objected to paving the alley.

No one appeared in opposition.

To be heard by the City Council  
 on 10/18/89.

(8:23-8:32)

**PLANNING COMMISSION**

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:

1. SIGN ORDINANCE AMENDMENT

Establishes maximum heights for on-premise signs in commercial and industrial zoning districts and applies certain provisions of the Sign Regulations to areas where gaming is permitted.

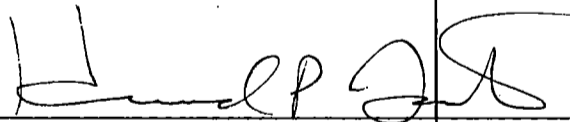
Rubidoux -  
APPROVED  
Unanimous  
(Babero excused)

MR. FOSTER stated there are no sign heights in the commercial and industrial zones. Staff is recommending 35 feet maximum in C-1 zone and 50 feet in C-2 and M zones.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:40 p.m.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR