

AGENDA

OCTOBER 12, 1989

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

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ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

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

NOTICE: This meeting has been properly noticed and posted at the following locations:

Bradley Building, State of Nevada, 2501 E. Sahara Avenue
Senior Citizen Center, 450 E. Bonanza Road
County of Clark, Bridger Building, 225 E. Bridger
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the September 14, 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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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
TERRA MIA ESTATES | Applicant:
Location:

Zone:
Size:
No. of Lots: | RICHARD J. SECCHIAROLI
East side of Valadez Avenue, between
El Parque Avenue and O'Bannon Drive
R-E
5 Acres
5 |
| *2. TENTATIVE MAP
SIGNATURE AT PECCOLE
RANCH | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Lots: | PECCOLE RANCH PARTNERSHIP
Plaster Development
Northwest corner of Sahara Avenue and
Grand Canyon Drive
N-U (under Resolution of Intent
to R-PD7)
47.1 Acres
218 |
| *3. TENTATIVE MAP
TIARA TERRACE | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Lots: | DUNMORE HOMES
R/S Construction Corporation
Southeast corner of Jones Boulevard
and Lone Mountain Road
R-E (under Resolution of Intent
to R-PD5)
48.8 Acres
212 |
| *4. FINAL MAP
SPRING OAKS 3
(CONDOMINIUMS) | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Units: | LOYAL E. AND LORA H. CROWNOVER
Marion Properties
Northwest corner of Westcliff Drive
and Luna Way
N-U (under Resolution of Intent
to R-PD14)
10.3 Acres
142 |

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|-----------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| *5. FINAL MAP
AMENDED MAP OF A
PORTION OF SUN CITY
SUMMERLIN UNIT NO. 15 | Applicant:
Location:

Zone:
Size:
No. of Lots: | DEL E. WEBB COMMUNITIES, INC.
West of Rampart Boulevard, between
Cheyenne Avenue and Del Webb Boulevard
PC
0.7 Acre
4 |
| *6. ANNEXATION
A-16-89(A) | Applicant:
Application:
Location:

Size: | LINDA JANE LeBLANC, ET AL
Petition of Annexation
North of Vegas Drive, between Michael
Way and Shadow Mountain Place
2.4 Acres |
| *7. ANNEXATION
A-17-89(A) | Applicant:
Application:
Location:

Size: | M & A GENERAL PARTNERSHIP, ET AL
Petition of Annexation
East side of Pioneer Way, between
Craig Road and Red Coach Avenue
20.4 Acres |
| *8. SALES OFFICE
SO-26-89 | Applicant:
Location:

Zone: | PACIFIC PROPERTIES
South of Smoke Ranch Road, east of
Buffalo Drive
N-U (under Resolution of Intent
to R-CL) |
| *9. SALES OFFICE
SO-27-89 | Applicant:
Location:
Zone: | METROPOLITAN DEVELOPMENT COMPANY
6581 GoldenCreek Way
N-U (under Resolution of Intent
to R-CL) |
| *10. SALES OFFICE
SO-28-89 | Applicant:
Location:
Zone: | VEGAS CONSTRUCTION CO., INC.
7653 Rolling View Drive
R-E (under Resolution of Intent
to R-PD5) |
| 11. EXTENSION OF TIME
Z-75-88

(ABEYANCE ITEM) | Applicant:
Location:

Zone: | TEXCAL CORPORATION
Southeast corner of Charleston
Boulevard and Redwood Street
N-U (under Resolution of Intent
to C-1) |
| 12. EXTENSION OF TIME
Z-B6-B7 | Applicant:
Location:

Zone: | PLASTER DEVELOPMENT
Northwest corner of Vegas Drive and
Tenaya Way
N-U (under Resolution of Intent
to R-CL) |

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|---------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13. EXTENSION OF TIME
Z-97-88 | Applicant:
Location:
Zone: | G. HAYES AND NANCY TURNEY
1017 Slayton Drive
R-1 (under Resolution of Intent
to P-R) |
| 14. EXTENSION OF TIME
Z-102-88 | Applicant:
Location:
Zone: | L. B. & S. PARTNERS
Southeast corner of Lamb Boulevard
and Diamond Head Drive
R-E (under Resolution of Intent
to R-PD20) |
| 15. REINSTATEMENT AND
EXTENSION OF TIME
Z-88-81 | Applicant:
Application:
Zone: | STEVEN S. MILLER
Southeast corner of Pecos Road and
Harris Avenue
R-E (under Resolution of Intent
to C-1, R-3 and R-CL) |
| 16. PLOT PLAN REVIEW
Z-88-81 AND Z-138-88

(ABEYANCE ITEM) | Applicant:
Application:
Location:
Zone: | STEVEN S. MILLER
Proposed Apartments
Southeast corner of Pecos Road and
Harris Avenue
R-E (under Resolution of Intent
to R-3) |
| 17. PLOT PLAN AND BUILDING
ELEVATION REVIEW
Z-49-75 | Applicant:
Application:
Location:
Zone: | ERNEST A. BECKER ENTERPRISES
Proposed Shopping Center with
Gasoline Sales
Northeast corner of Torrey Pines Drive
and Lake Mead Boulevard
C-1 |
| 18. PLOT PLAN AND BUILDING
ELEVATION REVIEW
Z-42-84 | Applicant:
Application:
Location:
Zone: | ERNEST A. BECKER ENTERPRISES
Proposed Shopping Center with Gasoline
Sales
Southeast corner of Lorenzi Boulevard
and Lake Mead Boulevard
N-U (under Resolution of Intent
to C-1) |
| 19. PLOT PLAN REVIEW
Z-70-86 | Applicant:
Application:
Location:
Zone: | WEST SAHARA INVESTMENTS, INC.
Proposed Single Family Lots
South side of Lake East Drive, east
of Crystal Water Way
N-U (under Resolution of Intent
to R-PD8) |

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20. TENTATIVE MAP
7 LOTS/SECTION 8
AT THE LAKES
- Applicant: WEST SAHARA INVESTMENTS, INC.
Location: South side of Lake East Drive, east
of Crystal Water Way
Zone: N-U (under Resolution of Intent
to R-PD8)
Size: 5.1 Acres
No. of Lots: 7
21. CIVIC REVIEW
CV-4-89
- Applicant: CLARK COUNTY SCHOOL DISTRICT
Application: Proposed Elementary School
Location: Northwest corner of Harris Avenue and
28th Street
Zone: C-V
22. REVIEW OF CONDITION
TENTATIVE MAP
SUN CITY SUMMERLIN
RESIDENTIAL HOUSING
UNITS 17, 18, 19 & 20
- Applicant: DEL E. WEBB COMMUNITIES, INC.
Application: To reduce the eight foot wide sidewalk
requirement on the west side of Rampart
Boulevard to five feet.
Location: North of Lake Mead Boulevard
Zone: PC
23. REVIEW OF CONDITION
Z-97-86
- Applicant: TORINO CONSTRUCTION CORPORATION
Application: Request to review the condition regarding
the posting of funds for a traffic
signal system.
Location: The intersection of the entrance drive
to Canyon Gate Country Club and Sahara
Avenue.
Zone: N-U (under Resolution of Intent
to R-PD4)
24. REVIEW OF CONDITION
Z-43-87 AND Z-3-89
- Applicant: R. A. HOMES, INC.
Application: To allow a total of 5,030 dwelling
units within the Desert Shores/South
Shores developments where a maximum
of 4,930 is approved.
Location: West side of Buffalo Drive, between
Lake Mead Boulevard and Cheyenne Avenue
Zone: N-U (under Resolution of Intent
to R-PD5 and C-1)
25. PLOT PLAN AND
BUILDING ELEVATION
REVIEW - Z-3-89 AND
TENTATIVE MAP
CATALINA SHORES AT
SOUTH SHORES
(CONDOMINIUMS)
- Applicant: INVESTMENT EQUITY
Location: North of Lake Mead Boulevard, between
Buffalo Drive and Mariner Drive
Zone: N-U (under Resolution of Intent
to R-PD5)
Size: 23 Acres
No. of Units: 432

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|-----------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 33. Z-97-89 | Applicant:
Application:

Location:

Proposed Use:
Size: | ROBERT H. PARKER
Zoning Reclassification
From: N-U
To: R-PD10, P-R and C-1
North side of Charleston Boulevard,
east and west of the proposed Cimarron
Road realignment.
Residential, Offices and Shopping Center
13.5 Acres |
| 34. VAC-31-89 | Applicant:
Application:

Location: | ROBERT H. PARKER
Petition of Vacation to vacate dedicated
right-of-way and U. S. Government Patent
Reservations.
Generally located on the north side
of Charleston Boulevard, east and west
of the proposed realignment of Cimarron
Road. |
| 35. Z-98-89 | Applicant:
Application:

Location:

Proposed Use:
Size: | ERNEST W. SEARLES & ASSOCIATES INVESTMENTS
Zoning Reclassification
From: N-U To: R-PD12
West side of Cimarron Road approximately
660 feet south of Alta Drive
Townhouses
5.1 Acres |
| 36. Z-99-89 | Applicant:
Application:

Location:
Proposed Use: | MILDRED SMITH, ET AL
Zoning Reclassification
From: R-3 To: C-1
2600 East Bonanza Road
Retail Shopping Center |
| 37. Z-100-89 | Applicant:
Application:

Location:

Proposed Use:
Size: | URV AND EVE THIRTY-THREE PARTNERSHIP, ET AL,
ON BEHALF OF NATIONAL HERITAGE CORPORATION
Zoning Reclassification
From: N-U To: R-CL
Southwest corner of Alta Drive and
Roland Wiley Road and the southeast
corner of James Grayson Drive and Roland
Wiley Road
Single Family Dwellings
10.2 Acres |
| 38. TENTATIVE MAP
SUNRISE ANGEL PARK | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Lots: | URV AND EVE THIRTY-THREE PARTNERSHIP, ET AL
National Heritage Corp.
Southwest corner of Alta Drive and
Roland Wiley Road and the southeast
corner of James Grayson Drive and Roland
Wiley Road
N-U (Proposed R-CL)
10.2 Acres
80 |

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39. Z-102-89

Applicant: TONOPAH-CRAIG ROAD COMPANY
Application: Zoning Reclassification
From: R-E To: C-1
Location: East side of Torrey Pines Drive, north
of Craig Road
Proposed Use: Expansion of Approved Shopping Center
Size: 1.5 Acres

40. PLOT PLAN AND BUILDING
ELEVATION REVIEW
Z-109-88 AND Z-102-89

Applicant: TONOPAH-CRAIG ROAD COMPANY
Application: Proposed Shopping Center with Automotive
Service Center
Location: Northeast corner of Rancho Drive and
Craig Road
Zone: R-E (under Resolution of Intent
to C-1)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL TO ORDER:

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

ROLL CALL:

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

ANNOUNCEMENT:

Satisfaction of Open Meeting Law
Requirements.

NOTICE:

This meeting has been properly noticed
and posted at the following locations:

Bradley Bldg., State of Nevada,
2501 E. Sahara Avenue
Senior Citizen Center, 450 E. Bonanza Rd.
County of Clark, Bridger Bldg.,
225 E. Bridger Avenue
Court Clerk's Office Bulletin Board,
City Hall Plaza
City Hall Plaza, Special Outside Posting
Bulletin Board

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 or
citizen so desires.

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

STAFF PRESENT:

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

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

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

VICE CHAIRMAN BLACK stated
Items 1 and 3 through 10 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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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. WILLIAMS pointed out the standard conditions for rezonings, tentative maps, final maps, and vacation items are listed on the agenda.

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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 September 14, 1989 City Planning Commission meeting.

Babero -
APPROVED
Unanimous
(Bugbee and Dixon excused)

PLANNING COMMISSION

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ITEM

COMMISSION ACTION

***1. TENTATIVE MAP - TERRA MIA ESTATES**

Applicant: RICHARD J. SECCHIAROLI
 Location: East side of Valadez Avenue, between El Parque Avenue and O'Bannon Drive
 Zone: R-E
 Size: 5 Acres
 No. of Lots: 5

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Dedicate 30 feet of right-of-way for El Parque Avenue, Valadez Avenue and O'Bannon Drive and 15 foot radii at the southeast corner of El Parque Avenue and Valadez Avenue and the northeast corner of Valadez Avenue and O'Bannon Drive as required by the Department of Public Works.
2. Construct half-street improvements on El Parque Avenue, Valadez Avenue and O'Bannon Drive as required by the Department of Public Works.
3. Construct rolled curb and gutter and paving on the private interior cul-de-sac street as required by the Department of Public Works.
4. Extend the sanitary sewer in O'Bannon Drive to the west edge of the development as required by the Department of Public Works.
5. This constitutes Planning Commission approval of more than four lots fronting on a private street.
6. Standard Conditions 1 - 4.

PROTESTS: N/A

Rubidoux -
 APPROVED Items 1 and 3 through 10, subject to staff's conditions.
 Unanimous
 (Bugbee and Dixon excused)

VICE CHAIRMAN BLACK stated this is a consent item.

PLANNING COMMISSION

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COMMISSION ACTION

ITEM

2. TENTATIVE MAP - SIGNATURE AT PECCOLE RANCH

Applicant: PECCOLE RANCH PARTNERSHIP
 Subdivider: Plaster Development
 Location: Northwest corner of Sahara Avenue and Grand Canyon Drive
 Zone: N-U (under Resolution of Intent to R-PD7)
 Size: 47.1 Acres
 No. of Lots: 218

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-40-89.
2. Provide a minimum of two access streets to this subdivision as required by the Department of Community Planning and Development.
3. Provide dedicated right-of-way across the Master Developer's common area to Grand Canyon Drive and Sahara Avenue prior to recordation of a Final Map as required by the Department of Public Works.
4. Extend the public sewer to the west edge of this development as required by the Department of Public Works.
5. The setbacks shall be a minimum of 16 feet in the front yard, 15 feet in the rear yard and 5 feet on each side (10 feet on corner lots).
6. Direct vehicular access to Grand Canyon Drive and Sahara Avenue through the common area from the abutting lots is prohibited.
7. Construct half-street improvements on Grand Canyon Drive and on Sahara Avenue if such improvements are not completed by the Master Developer as required by the Department of Public Works.
8. Obtain an Encroachment Agreement for all landscaping in the Sahara Avenue public right-of-way as required by the Department of Public Works.
9. Contribute \$25,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Grand Canyon Drive and Sahara Avenue, if such monies are not paid by the Master Developer, as required by the Department of Public Works.

10. Standard Conditions 1 - 4: ✓

PROTESTS: 0

Babero - APPROVED, subject to staff's conditions, except Condition No. 2 be amended to have applicant and staff determine what additional access is needed.
 Unanimous
 (Bugbee and Dixon excused)

MR. WILLIAMS stated this is the first individual subdivision within Peccole Ranch upon which homes will be built. The applicant is proposing only one entrance. Staff feels that could present a problem for emergency vehicles and would cause congestion at the entrance. Staff recommended approval, subject to the conditions.

RICHARD PLASTER, 801 South Rancho, appeared and represented the application. He objected to Condition No. 2. They want a single divided access for security purposes. The Metropolitan Police Department is in favor of the one access. This is a well planned development.

JOHN McNELLIS, Department of Public Works, said the City receives complaints when there is only one entrance in a large subdivision.

This is final action.

(7:05-7:20)

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ITEM

COMMISSION ACTION

***3. TENTATIVE MAP - TIARA TERRACE**

Applicant: DUNMORE HOMES
 Subdivider: R/S Construction Corporation
 Location: Southeast corner of Jones Boulevard and Lone Mountain Road
 Zone: R-E (under Resolution of Intent to R-PD5)
 Size: 48.8 Acres
 No. of Lots: 212

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-108-88.
2. A Final Map for this subdivision shall include the full width (50 feet) of the north/south street adjacent to the east side of Blocks 4 and 5, if a Final Map for Rancho Alta Mira 8 is not recorded first, as required by the Department of Public Works.
3. Contribute \$25,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Lone Mountain Road and Jones Boulevard if such monies are not paid by the Master Developer as required by the Department of Public Works.
4. The setbacks shall be a minimum of 20 feet in the front yard, 15 feet in the rear yard and 5 feet on each side (10 feet on corner lots).
5. Direct vehicular access to Lone Mountain Road and Jones Boulevard from the lots abutting the adjacent common area is prohibited.
6. Standard Conditions 1 - 4.

PROTESTS: N/A

Rubidou -
 APPROVED Items 1 and 3 through 10, subject to staff's conditions.
 Unanimous
 (Bugbee and Dixon excused)

VICE CHAIRMAN BLACK stated this is a consent item.

PLANNING COMMISSION

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ITEM

COMMISSION ACTION

*4. FINAL MAP - SPRING OAKS 3
(CONDOMINIUMS)

Applicant: LOYAL E. AND LORA H.
CROWNOVER
Subdivider: Marion Properties
Location: Northwest corner of
Westcliff Drive and
Luna Way
Zone: N-U (under Resolution
of Intent to R-PD14)
Size: 10.3 Acres
No. of Units: 142

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to the Conditions of Approval for the Tentative Map.
2. The Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to recordation of this Final Map.
3. Standard Condition No. 1.

PROTESTS: N/A

Rubidoux -
APPROVED Item 1 and 3 through
10, subject to staff's conditions.
Unanimous
(Bugbee and Dixon excused)

VICE CHAIRMAN BLACK stated
this is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*5. FINAL MAP - AMENDED MAP OF A PORTION OF SUN CITY SUMMERLIN UNIT NO. 15

Applicant: DEL E. WEBB
COMMUNITIES, INC.
Location: West of Rampart Boulevard,
between Cheyenne Avenue
and Del Webb Boulevard
Zone: PC
Size: 0.7 Acre
No. of Lots: 4

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

Rubidoux -
APPROVED Item 1 and 3 through
10, subject to staff's conditions.
Unanimous
(Bugbee and Dixon excused)

VICE CHAIRMAN BLACK stated
this is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*6. ANNEXATION - A-16-89(A)

Applicant: LINDA JANE LeBLANC,
ET AL
Application: Petition of Annexation
Location: North of Vegas Drive,
between Michael Way and
Shadow Mountain Place
Size: 2.4 Acres

STAFF RECOMMENDATION: APPROVAL.

Rubidoux -
APPROVED Item 1 and 3 through
10.
Unanimous
(Bugbee and Dixon excused)
VICE CHAIRMAN BLACK stated
this is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*7. ANNEXATION - A-17-89(A)

Applicant: M & A GENERAL
PARTNERSHIP, ET AL
Application: Petition of Annexation
Location: East side of Pioneer
Way, between Craig Road
and Red Coach Avenue
Size: 20.4 Acres

STAFF RECOMMENDATION: APPROVAL.

PROTESTS: N/A

Rubidoux -
APPROVED Item 1 and 3 through
10.

Unanimous
(Bugbee and Dixon excused)

VICE CHAIRMAN BLACK stated
this is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*8. SALES OFFICE - SO-26-89

Applicant: PACIFIC PROPERTIES
Location: South of Smoke Ranch
Road, east of Buffalo
Drive
Zone: N-U (under Resolution
of Intent to R-CL)

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

Rubidoux -
APPROVED Item 1 and 3 through
10, subject to staff's condition.
Unanimous
(Bugbee and Dixon excused)

VICE CHAIRMAN BLACK stated
this is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*9. SALES OFFICE - SO-27-89

Applicant: METROPOLITAN DEVELOPMENT
COMPANY
Location: 6581 GoldenCreek Way
Zone: N-U (under Resolution
of Intent to R-CL)

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

Rubidoux -
APPROVED Item 1 and 3 through
10, subject to staff's condition.
Unanimous
(Bugbee and Dixon excused)

VICE CHAIRMAN BLACK stated
this is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

*10. SALES OFFICE - S0-28-89

Applicant: VEGAS CONSTRUCTION
CO., INC.
Location: 7653 Rolling View 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

Rubidou -
APPROVED Item 1 and 3 through
10, subject to staff's condition.
Unanimous
(Bugbee and Dixon excused)

VICE CHAIRMAN BLACK stated
this is a consent item.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

**11. EXTENSION OF TIME - Z-75-88
(ABEYANCE ITEM)**

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

Babero -
APPROVED, subject to staff's
conditions.

Unanimous
(Bugbee and Dixon excused)

MR. WILLIAMS stated this is
the applicant's first request
for an Extension of Time for
a self-service car wash. They
need additional time to complete
the project. Staff recommended
approval, subject to the
conditions.

STAN SHAW, Texcal Corporation,
1140 Glenview, Santa Barbara,
California, appeared and
represented the application.
He concurred with staff's conditions.

To be heard by the City Council
on 11/1/89.

(7:26-7:27)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

12. EXTENSION OF TIME - Z-86-87

Applicant: PLASTER DEVELOPMENT
Location: Northwest corner of
Vegas Drive and
Tenaya Way
Zone: N-U (under Resolution
of Intent to R-CL)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. This Extension of Time will expire
on November 4, 1990.
2. Conformance to all Ordinance Amendments
enacted subsequent to the original
approval.

PROTESTS: N/A

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

MR. WILLIAMS stated this is
the applicant's second request
for an Extension of Time for
single family dwellings. The
applicant is waiting for improved
market conditions for this
type of development. Staff
recommended approval, subject
to the conditions.

JODY ELLISON, Lewis Homes,
3325 Ali Baba, appeared and
represented the application.
Lewis Homes is the owner of
a portion of this property.
She concurred with staff's
conditions.

To be heard by the City Council
on 11/1/89.

(7:27-7:29)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

13. EXTENSION OF TIME - Z-97-88

Applicant: G. HAYES AND
NANCY TURNEY
Location: 1017 Slayton Drive
Zone: R-1 (under Resolution
of Intent to P-R)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

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

PROTESTS: N/A

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

MR. WILLIAMS stated this is
the applicant's first request
for an Extension of Time for
a doctor's office. The
applicant's partner has
retired from practice so he
needs additional time to fill
the vacancy. It is still being
used as a residence. Staff
recommended approval, subject
to the conditions.

TONY TORTORICH, 1017 Slayton
Drive, appeared and represented
the applicant. He concurred
with staff's conditions.

To be heard by the City Council
on 11/1/89.

(7:29-7:29)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

14. EXTENSION OF TIME - Z-102-88

Applicant: L. B. & S. PARTNERS
 Location: Southeast corner of
 Lamb Boulevard and
 Diamond Head Drive
 Zone: R-E (under Resolution
 of Intent to R-PD20)

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

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

PROTESTS: N/A

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

MR. WILLIAMS stated this is
 the first request for an
 Extension of Time on this property
 to allow apartments. Additional
 time is needed to arrange for
 financing. Staff recommended
 approval, subject to the
 conditions.

ROBIN HALVERSON, 4645 South
 Procyon, appeared and represented
 the applicants. She was concerned
 about the expiration date being
 in 1990 because of the Special
 Improvement District for Lamb
 Boulevard that will be done
 in 1991, but agreed to put
 their improvements in prior
 to the Special Improvement
 District being activated if
 development occurs first.
 She concurred with staff's
 conditions.

To be heard by the City Council
 on 11/1/89.

(7:29-7:31)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

**15. REINSTATEMENT AND EXTENSION
OF TIME - Z-88-81**

Applicant: STEVEN S. MILLER
Application: Southeast corner of
Pecos Road and Harris
Avenue
Zone: N-U (under Resolution
of Intent to C-1, R-3
and R-CL)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. This Extension of Time will expire
on October 18, 1990.
2. Conformance to all Ordinance Amendments
enacted subsequent to the original
approval.

PROTESTS: N/A

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

MR. WILLIAMS stated this is
their fourth request for an
Extension of Time. The applicant
is purchasing a portion of
the site from the owner and
intends to build apartments.
Staff recommended approval,
subject to the conditions.

RALPH KRAEMER, Engineer, 3355
South Highland, appeared and
represented the applicant.
He concurred with staff's
conditions.

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

(7:31-7:33)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

16. PLOT PLAN REVIEW - Z-88-81
AND Z-138-88 (ABEYANCE ITEM)

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

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. The emergency access gate from Pecos Road shall conform to the approved design standards as required by the Department of Community Planning and Development.
2. Install 36 inch box evergreen trees 40 feet on center, boulders, a three foot berm, shrubs and evergreen ground cover in the 20 foot wide planter along Harris Avenue as required by the Department of Community Planning and Development.
3. Install 24 inch box trees 40 feet on center with evergreen ground cover in the 10 foot wide planter along Pecos Road as required by the Department of Community Planning and Development.
4. Install 24 inch box evergreen trees 40 feet on center along the south and east property lines as required by the Department of Community Planning and Development.
5. Construct a six foot high decorative block wall along Pecos Road and an eight foot high decorative wall along Harris Avenue as required by the Department of Community Planning and Development.
6. A Variance must be approved for the required eight foot high block wall.
7. Dedicate an additional five feet for a total radius of 25 feet at the southeast corner of Pecos Road and Harris Avenue as required by the Department of Public Works.

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

MR. WILLIAMS stated this is the apartment development that is being proposed that coincides with Item No. 15. This is for a two-story, 408 unit apartment complex. The elevations indicate stucco exterior walls and mansard tile roofs. There will be a block wall surrounding the development. The wall across from the residential to the north will be eight feet high. Staff recommended approval, subject to the conditions.

RALPH KRAEMER, Engineer, 3355 South Highland, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(7:33-7:36)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

16. PLOT PLAN REVIEW - Z-88-81 AND Z-138-88
(ABEYANCE ITEM) (CONTINUED)

8. Construct half-street improvements on Harris Avenue as required by the Department of Public Works.

9. Provide access for emergency vehicles to within 150 feet of all building exterior walls as required by the Department of Fire Services.

10. Standard Conditions 2 - 12.

PROTESTS: N/A

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

17. PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-49-75

Applicant: ERNEST A. BECKER
 ENTERPRISES
 Application: Proposed Shopping
 Center with Gasoline Sales
 Location: Northeast corner of
 Torrey Pines Drive and
 Lake Mead Boulevard
 Zone: C-1

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. Obtain approval of a Special Use Permit for the proposed gasoline sales.
2. The building elevations for the convenience store shall match the building elevations for the remainder of the shopping center as required by the Department of Community Planning and Development.
3. Construct six foot high block walls on the north and east property lines as required by the Department of Community Planning and Development.
4. Install 24 inch box evergreen trees 30 feet on center along the north and east property lines as required by the Department of Community Planning and Development.
5. Install 24 inch box trees 40 feet on center and evergreen ground cover in the landscape planters along both street frontages as required by the Department of Community Planning and Development.
6. Provide additional landscaping within the interior of the parking area as required by the Department of Community Planning and Development.
7. Driveways are to be a maximum of 32 feet in width as required by the Department of Public Works.

Babero -
 APPROVED, subject to staff's conditions.
 Motion carried with Rubidoux voting "No."
 (Bugbee and Dixon excused)

MR. WILLIAMS stated this application is for a one-story 10,780 square foot shopping center that includes a convenience store with gasoline sales. The applicant will need a Special Use Permit for the gasoline sales. The elevations indicate stucco exterior walls and a tile roof for the shopping center. The convenience store has stucco exterior walls and metal seamed roof. Staff would prefer that the elevations are more compatible. Staff recommended approval, subject to the conditions.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(7:36-7:41)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

17. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-49-75 (CONTINUED)

8. Construct half-street improvements on Torrey Pines Drive and on Lake Mead Boulevard (or sign a Project Participation Agreement for Lake Mead Boulevard) as required by the Department of Public Works.
9. Contribute \$15,000 to partially fund the cost of a traffic signal system at the intersection of Lake Mead Boulevard and Torrey Pines Drive as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Standard Conditions 3 - 8, 11 and 12.

PROTESTS: N/A

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

18. PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-42-84

Applicant: ERNEST A. BECKER
ENTERPRISES
Application: Proposed Shopping Center with Gasoline Sales
Location: Southeast corner of Lorenzi Boulevard and Lake Mead Boulevard
Zone: N-U (under Resolution of Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Obtain approval of a Special Use Permit for the proposed gasoline sales.
2. The building elevations for the convenience store shall match the building elevations for the remainder of the shopping center as required by the Department of Community Planning and Development.
3. Construct a six foot high block wall on the east property line as required by the Department of Community Planning and Development.
4. Install 24 inch box trees 40 feet on center with evergreen ground cover in the landscape planters along both street frontages as required by the Department of Community Planning and Development.
5. 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.
6. Provide landscaping within the interior of the parking area as required by the Department of Community Planning and Development.
7. Driveways are to be a maximum of 32 feet in width as required by the Department of Public Works.

Babero - APPROVED, subject to staff's conditions.
Motion carried with Rubidoux voting "No."
(Bugbee and Dixon excused)

MR. WILLIAMS stated this is the same type of design as Item No. 17 on this agenda. It's a one-story shopping center. There will be a 7-Eleven convenience store. Landscaping will be in the interior of the development. Department of Public Works indicates the plot plan does not show the recent widening of Lorenzi Boulevard. Staff recommended approval, subject to the conditions.

BARRY BECKER, 50 South Jones Boulevard, appeared and represented the applicant. They are aware that there will be a differently shaped radius on the corner. They will work with staff when they receive the exact dimensions. He concurred with staff's conditions.

This is final action.

(7:41-7:45)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

**18. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-42-88 - (CONTINUED)**

8. Construct half-street improvements on Lake Mead Boulevard or sign a Project Participation Agreement to have such improvements installed with the Lake Mead Special Improvement District Project as required by the Department of Public Works.
9. Construct half-street improvements on Lorenzi Boulevard if such improvements are not completed with the Nevada Department of Transportation Lake Mead/Gragson Interchange Project as required by the Department of Public Works.
10. Construct 28 foot wide paving between this site and the Park Vista subdivision to the south (approximately 260 linear feet) as required by the Department of Public Works.
11. Contribute \$25,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Lake Mead Boulevard and Lorenzi Boulevard as required by the Department of Public Works.
12. Conformance to the plot plan as amended by the above conditions.
13. Conformance to the building elevations.
14. Standard Conditions 3 - 8, 11 and 12.

PROTESTS: N/A

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

19. PLOT PLAN REVIEW - Z-70-86

Applicant: WEST SAHARA INVESTMENTS,
INC.
Application: Proposed Single Family
Lots
Location: South side of Lake East
Drive, east of Crystal
Water Way
Zone: N-U (under Resolution
of Intent to R-PD8)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. The setbacks shall be a minimum of
20 feet in the front yard, 20 feet
in the rear yard and 5 feet on each
side.
2. Conformance to the plot plan.
3. Standard Conditions 6 - 11.

PROTESTS: N/A

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

MR. WILLIAMS stated this is
a review of a seven lot single
family subdivision. The applicant
will develop custom homes on
the lots. Access will be from
two private drives from Lake
East Drive. Staff recommended
approval, subject to the
conditions.

DENE KRAMETBAUER, Engineers
and Surveyors, 7018 West Charleston
Boulevard, appeared and represented
the applicant. He concurred
with staff's conditions.

This is final action.

(7:45-7:47)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

20. TENTATIVE MAP - 7 LOTS/SECTION 8
AT THE LAKES

Applicant: WEST SAHARA INVESTMENTS,
INC.
Location: South side of Lake East
Drive, east of Crystal
Water Way
Zone: N-U (under Resolution
of Intent to R-PD8)
Size: 5.1 Acres
No. of Lots: 7

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-70-86.
2. Provide easements for all public sewers not located in public street rights-of-way as required by the Department of Public Works.
3. Provide easements for the proposed public sewer through the Master Developer's common area prior to recordation of a Final Map as required by the Department of Public Works.
4. Standard Conditions 1 - 4.

PROTESTS: N/A

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

MR. WILLIAMS stated this is
the Tentative Map for the subdivision
on Item No. 19. Staff recommended
approval, subject to the conditions.

DENE KRAMETBAUER, Engineers
and Surveyors, 7018 West Charleston
Boulevard, appeared and represented
the applicant. He concurred
with staff's conditions.

This is final action.

(7:47-7:49)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

21. CIVIC REVIEW - CV-4-89

Applicant: CLARK COUNTY
SCHOOL DISTRICT
Application: Proposed Elementary
School
Location: Northwest corner of
Harris Avenue and
28th Street
Zone: C-V

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Install 24 inch box evergreen trees 40 feet on center with evergreen ground in the landscaping planters along Harris Avenue and 28th Street as required by the Department of Community Planning and Development.
2. Construct a six foot high block wall along the north and west property lines as required by the Department of Community Planning and Development.
3. Dedicate 25½ feet of right-of-way for 28th Street and a 15 foot radius on the northwest corner of 28th Street and Harris Avenue as required by the Department of Public Works.
4. Construct half-street improvements on 28th Street and on Harris Avenue as required by the Department of Public Works.
5. Construct minimum 28 foot wide paving on Harris Avenue from this site eastward to the corner of Harris Avenue and Paniflow Street (approximately 300 linear feet) as required by the Department of Public Works.
6. Submit a Traffic Impact Study, including a Pedestrian Access Plan, for review and approval by the Department of Public Works/Traffic Division prior to occupancy of the building.
7. Standard Conditions 2 - 8, 10 - 12.

PROTESTS: N/A

Rubidoux -
APPROVED, subject to staff's conditions, except Condition No. 1 to be worked out with staff and Condition No. 2 amended to allow chain link fencing on west side adjacent to the turfed area.
Unanimous
(Bugbee and Dixon excused)

MR. WILLIAMS stated this is a request for an elementary school. It will be approximately 52,500 square feet. Landscaping will be along Harris Avenue and 28th Street. There is adequate parking in the front for employees and a playground in the rear. Staff recommended approval, subject to the conditions.

DUSTY DICKENS, 2832 East Flamingo Road, appeared and represented the application. They will be using decomposed granite as part of the landscaping. She agreed to the block wall to the north and will have to increase the height of the existing block wall to the west. They plan to have a cyclone fence along 28th Street.

This is final action.

(7:49-8:01)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

22. REVIEW OF CONDITION - TENTATIVE MAP -
SUN CITY SUMMERLIN RESIDENTIAL
HOUSING UNITS 17, 18, 19 & 20

Applicant: DEL E. WEBB
COMMUNITIES, INC.
Application: To reduce the eight foot
wide sidewalk requirement
on the west side of
Rampart Boulevard to
five feet.
Location: North of Lake Mead
Boulevard
Zone: PC

STAFF RECOMMENDATION: DENIAL.

PROTESTS: 1 speaker at meeting

Babero -
DENIED
Unanimous
(Bugbee and Dixon excused)

MR. WILLIAMS stated this is a request to review a condition that requires the applicant to construct an eight foot wide sidewalk on the west side of Rampart Boulevard. The original concept was to create a planned development with sidewalk, bike path, exercise corridors that would link the individual developed areas. The sidewalk was waived on the east side of Rampart along the Desert Shores project based on the proposed eight foot sidewalk on the west side. Staff recommended denial.

MIKE ROSS, G. C. Wallace Engineers, 1555 South Rainbow Boulevard, and KIM BANNISTER, Vice President of Del Webb Corporation, 1120 South Rainbow Boulevard, appeared and represented the application. Originally, this was considered the major pathway system. However, the pathway system has been modified and this portion is no longer a part of the system. The sidewalk will not be used enough to justify an eight foot sidewalk as has been their experience in previous developments. Most of the residents use sidewalks and jogging paths near the recreation center. They have exercise machines in the recreation center. There is too much traffic on the outside of the project. They will have a problem fitting in the utilities with an eight foot wide sidewalk.

JOHN RYNES, 2417 Sun Shores Drive, appeared in protest stating the wide street will be used for walking.

This is final action.

(8:01-8:15).

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

23. REVIEW OF CONDITION - Z-97-86

Applicant: TORINO CONSTRUCTION CORPORATION
 Application: Request to review the condition regarding the posting of funds for a traffic signal system.
 Location: The intersection of the entrance drive to Canyon Gate Country Club and Sahara Avenue.
 Zone: N-U (under Resolution of Intent to R-PD4)

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

1. The applicant post a bond guaranteeing payment of the traffic signal installation as required by the Department of Public Works.

PROTESTS: N/A

Hudgens -
 DENIED
 Unanimous
 (Bugbee and Dixon excused)

MR. WILLIAMS stated that at the time the zoning was approved for the Canyon Gate Country Club there was a condition imposed requiring the posting of funds for a traffic signal system. The funds for the installation of the traffic signal system have been satisfied for the intersections of Fort Apache/Sahara and Durango/Sahara. The remaining issue is the signal at the main entry on Sahara Avenue. The applicant would like to defer the posting of funds to a future date. Staff recommended denial.

TONY SISTO, Torino Construction Corporation, 2323 South Durango, appeared and represented the application. They have not generated the use for a traffic signal at this time. They would like input into the type of signal that is installed in the future.

COMMISSIONER HUDGENS instructed staff to work with the developer on the design (style) of the signal fixtures.

To be heard by the City Council on 11/1/89.

(8:15-8:20)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

24. REVIEW OF CONDITION - Z-43-87 AND Z-3-89

Applicant: R. A. HOMES, INC.
 Application: To allow a total of 5,030 dwelling units within the Desert Shores/South Shores developments where a maximum of 4,930 is approved.
 Location: West side of Buffalo Drive, between Lake Mead Boulevard and Cheyenne Avenue
 Zone: N-U (under Resolution of Intent to R-PD5 and C-1)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the remaining Conditions of Approval for Zoning Applications Z-43-87 and Z-3-89.

PROTESTS: 1 on record with staff
 2 speakers at meeting

SECOND MOTION:

Hudgens -
 DENIED
 Motion carried with Black and Babero voting "No."
 (Bugbee and Dixon excused)

FIRST MOTION:

Babero -
 APPROVED, subject to staff's condition.
 Motion failed with Moffitt, Hudgens and Rudidoux voting "No."
 (Bugbee and Dixon excused)

MR. WILLIAMS stated at the time Desert Shores/South Shores development was approved there was a maximum number of units imposed of 4,930. They eliminated some of the commercial area and want to increase the number of units to 5,030. Staff recommended approval, subject to the condition.

GARY LAKE, R A Homes, 2235 Renaissance Drive, appeared and represented the application. He concurred with staff's condition.

JOHN RYNES, 2417 Sun Shores Drive, appeared in protest. The schools are already overcrowded in that area.

GARY LAKE appeared in rebuttal. There was a hotel planned on the site where the 100 new units would be constructed.

WILLIAM KARACO, 8313 Shark Tank Court, appeared in protest. There will be less green area. This will be too much density for this area. This will add 100 woodburning fireplaces.

To be heard by the City Council on 11/1/89.

(8:20-8:32)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

25. PLOT PLAN AND BUILDING ELEVATION REVIEW
Z-3-89 AND TENTATIVE MAP - CATALINA
SHORES AT SOUTH SHORES (CONDOMINIUMS)

Applicant: INVESTMENT EQUITY
Location: North of Lake Mead
Boulevard, between
Buffalo Drive and
Mariner Drive
Zone: N-U (under Resolution
of Intent to R-PD5)
Size: 23 Acres
No. of Units: 432

STAFF RECOMMENDATION: APPROVAL OF THE
PLOT PLAN AND BUILDING ELEVATION REVIEW,
subject to the following:

1. Approval of the Review of Condition for Zoning Applications Z-43-87 and Z-3-89 to allow a maximum of 5,030 dwelling units within the Desert Shores/South Shores development.
2. Eliminate the driveway to Buffalo Drive as required by the Department of Community Planning and Development.
3. Install 24 inch box evergreen trees 40 feet on center with boulders, shrubs and evergreen ground cover in the planters along Buffalo Drive and Mariner Drive as required by the Department of Community Planning and Development.
4. Install 24 inch box evergreen trees 40 feet on center along the north and south property lines as required by the Department of Community Planning and Development.
5. The emergency access gate from Mariner Drive shall conform to the approved Design Standards as required by the Department of Community Planning and Development.
6. Provide access for emergency vehicles to within 150 feet of all building exterior walls as required by the Department of Fire Services.
7. Construct half-street improvements on Buffalo Drive and Mariner Drive if improvements are not completed by the Master Developer of South Shores as required by the Department of Public Works.

Babero -
ABEYANCE UNTIL THE 11/9/89
PLANNING COMMISSION MEETING.
Unanimous
(Bugbee and Dixon excused)

MR. WILLIAMS stated this is a proposed two story, 432 unit condominium development. The plot plan and building elevations for each phase had to be approved by the Planning Commission through the subdivision process. The elevations depict stucco exterior walls and tile roofs. There is a substantial amount of green space around the buildings. A block wall will surround the project. The main access is two island driveways from Mariner Drive. There is ample parking. Staff recommended approval, subject to the conditions.

SAM DUNNAM, 6075 South Eastern Avenue, appeared and represented the applicant.

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

(8:32-8:37).

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

25. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-3-89 AND TENTATIVE MAP
-CATALINA SHORES AT SOUTH SHORES
(CONDOMINIUMS) (CONTINUED)

8. Provide sewer and drainage easements
across the northern end of this site
centered on the existing sanitary
and storm sewers crossing this site
as required by the Department of
Public Works.

9. Contribute \$10,000 prior to the issuance
of building permits to partially
fund traffic signal systems in this
area if the contribution is not paid
by the Master Developer of South
Shores as required by the Department
of Public Works.

10. Standard Conditions 2 - 12.

PROTESTS: 0

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

26. VAC-30-89

Applicant: RUDOLPH G. TRABALKA
 Application: Petition of Vacation
 to vacate a ten foot
 (10') wide drainage
 easement.
 Location: Generally located on
 the south side of Owens
 Avenue, approximately
 980 feet east of Lamb
 Boulevard.

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. The Order of Vacation shall not be recorded prior to acceptance of the Owens Avenue Improvement Project by the City Council as required by the Department of Public Works.
2. Standard Conditions 1 - 4.

PROTESTS: 0

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

MR. WILLIAMS stated this is
 to vacate a 10 foot wide drainage
 easement located south of Owens
 Avenue. It extends into the
 interior of a mobile home park.
 Staff recommended approval,
 subject to the conditions.

RUDOLPH G. TRABALKA, 2 Arcade
 Circle, 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 10/18/89
 meeting with the public hearing
 to be held on 11/1/89.

(8:37-8:39)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

27. VAC-32-89

Applicant: MICHAEL R. GORDON
Application: Petition of Vacation to vacate U. S. Government Patent Reservations.
Location: Generally located on the east side of Valadez Avenue, between Oakey Boulevard and El Parque Avenue.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

- 1. Standard Conditions 2 - 4.

PROTESTS: 0

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

MR. WILLIAMS said this is to vacate U. S. Government Patent Reservations on this site. The property will be included in a proposed single family subdivision. Staff recommended approval, subject to the conditions.

MICHAEL R. GORDON, 3501 West Charleston Boulevard, 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 10/18/89 meeting and the public hearing will be held on 11/1/89.

(8:39-8:50)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

28. VAC-33-89

Applicant: BIVINS CONSTRUCTION
 Application: Petition of Vacation to vacate the south ten feet (10') of Washburn Road.
 Location: Between Torrey Pines Drive and Maverick Street.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Retain a 20 foot radius on the southeast corner of Torrey Pines Drive and Washburn Road and a 15 foot radius on the southwest corner of Maverick Street and Washburn Road as required by the Department of Public Works.
2. Standard Conditions 1 - 4.

PROTESTS: 0

SECOND MOTION:

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

FIRST MOTION:

Baberò -
 TABLED UNTIL END OF MEETING BECAUSE NO ONE APPEARED AND REPRESENTED THE APPLICATION.
 Unanimous
 (Bugbee and Dixon excused)

MR. WILLIAMS stated this request is the result of a condition that was imposed upon a zoning application for this property requiring that before the subdivision with homes fronting on Washburn Road is recorded, a portion of the right-of-way is to be vacated. Staff recommended approval, subject to the conditions.

MARK BIVINS, Bivins Construction, 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 10/18/89 meeting and the public hearing will be held on 11/1/89.

(8:48-8:50)
 (9:42-9:45)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

29. VAC-34-89

Applicant: SAHARA-BUFFALO PARTNERSHIP
Application: Petition of Vacation to vacate U. S. Government Patent Reservations
Location: Generally located on the northeast corner of Buffalo Drive and Sahara Avenue.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Standard Conditions 2 - 4.

PROTESTS: 0

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

MR. WILLIAMS stated this is a request to vacate U. S. Government Patent Reservations. The area will be included in a commercial development. Staff recommended approval, subject to the conditions.

BUMP HUDSON, 1525 West Charleston Boulevard, 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 10/18/89 meeting and the public hearing will be held on 11/1/89.

(8:50-8:51)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

30. VAC-35-89

Applicant: QUAIL PARK V ASSOCIATES, LIMITED PARTNERSHIP, AND CHARLES W. HYLTON
 Application: Petition of Vacation to vacate Pinto Lane
 Location: From the west right-of-way line of Rancho Drive westerly approximately three hundred thirty feet (330').

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Dedicate the additional right-of-way necessary for a full cul-de-sac on Pinto Lane at the west end of the area being vacated as required by the Department of Public Works.
2. Construct full cul-de-sac street improvements on Pinto Lane as required by the Department of Public Works.
3. Construct curb and gutter and sidewalk on Rancho Drive across the vacated area as required by the Department of Public Works.
4. Remove all streetlights which will not be reused and deliver them to the City's electrical yard at Bonanza Road and Mojave Road as required by the Department of Public Works.
5. Retain a 20 foot wide east/west Sanitary Sewer Easement along the center of the vacated portion of Pinto Lane from the Pinto Lane cul-de-sac to Rancho Drive as required by the Department of Public Works.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation. If required by the study, retain a drainage easement across the vacated area.
7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Conditions No. 2, 3 and 4 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.
8. Standard Conditions 1, 2 and 4.

PROTESTS: 1 on record with staff
 2 speakers at meeting
FAVOR: 3 speakers at meeting
 45 signatures on petition

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

MR. WILLIAMS stated this is a request to vacate a portion of Pinto Lane. The developer is proposing to dead end Pinto Lane into a new cul-de-sac to eliminate traffic through the residential area to the west. Traffic uses those residential streets to avoid the Rancho and Alta intersections during peak hours. The Department of Public Works does not have any objection provided the applicant makes the necessary improvements and provides easements. Staff recommended approval, subject to the conditions.

ATTY. JOHN MORAN, JR. appeared and represented the applicant. He stated he had a petition containing 45 signatures in favor. (He did not submit the petition for the record). He concurred with staff's conditions.

STEVE O'HARA, 2800 Pinto Lane, appeared in protest. He would like the sewer extended up Pinto Lane.

DON ASHWORTH, 2337 Pinto Lane, appeared in favor. He was under the impression the sewer would be extended.

RICHARD VIAREGG, 512 Campbell Drive, appeared in protest. This will increase the traffic on Campbell Drive.

PAUL CHRISTENSEN, 2331 Pinto Lane, appeared in favor. The homeowners on Pinto Lane are in favor of this vacation.

LEV LAESTEN, 2905 Pinto Lane, appeared in favor.

ATTY. JOHN MORAN, JR. appeared in rebuttal. They will give an easement for the sewer.

The City Council will set a date for a public hearing on this item at their 10/18/89 meeting and the public hearing will be held on 11/1/89. (9:51-9:55)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

31. Z-14-89 (ABEYANCE ITEM)

Applicant: WESTLAND MALL DEVELOPMENT
COMPANY, ON BEHALF OF
FALCON DEVELOPMENT
CORPORATION

Application: Zoning Reclassification
From: C-1
To: R-PD18

Location: West side of Arville
Street, approximately
1,200 feet south of
Charleston Boulevard

Proposed Use: Apartments
Size: 10.1 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. The application be amended to R-PD14 with a maximum of 144 units.
2. The four westerly buildings nearest the south property line be reduced to one-story.
3. A Variance Application shall be submitted for the proposed eight foot wall along the south property line. If the Variance is not approved, a six foot high wall shall be constructed.
4. Install 36 inch box evergreen trees 25 feet on center along the south property line as required by the Department of Community Planning and Development.
5. Install 24 inch box trees 40 feet on center with shrubs, boulders, three foot high berm and evergreen ground cover in the 20 foot wide planter along Arville Street as required by the Department of Community Planning and Development.
6. Remove all substandard curb and gutter, sidewalk and paving and replace with new improvements meeting current City Standards as required by the Department of Public Works.
7. Remove all substandard asphalt, curb and gutter and sidewalk on Arville Street and replace with new improvements meeting current City standards as required by the Department of Public Works.

Hudgens -
ABEYANCE UNTIL THE 10/24/89
PLANNING COMMISSION MEETING
Unanimous
(Bugbee and Dixon excused)

VICE CHAIRMAN BLACK said the applicant has requested this item be held until the 10/24/89 Planning Commission meeting.

To be heard by the Planning Commission on 10/24/89.

(7:26-7:26)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

31. Z-14-89 (ABEYANCE ITEM) (CONTINUED)

- 8. Conformance to the plot plan as amended by the above conditions.
- 9. Conformance to the building elevations.
- 10. Standard Conditions 1, 3 - 12.

PROTESTS: 7 (1 Letter, 6 Telephone
3/7/89)
6 (3 Letters, 3 Telephone
10/12/89)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

32. Z-96-89

Applicant: ELEVENTH & BRIDGER PROPERTIES
 Application: Zoning Reclassification
 From: R-4
 To: P-R
 Location: East side of 11th Street, south of Bridger Avenue
 Proposed Use: Parking Lot

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install a minimum of two 24 inch box evergreen trees in the lawn areas, one on each side of the access driveway along 11th Street, as required by the Department of Community Planning and Development.
2. Install a six foot high block wall along the south property line as required by the Department of Community Planning and Development.
3. Construct full width alley paving adjacent to this site where none exists as required by the Department of Public Works.
4. Construct sidewalk on 11th Street as required by the Department of Public Works.
5. Obtain an Encroachment Agreement for all landscaping in the 11th Street public right-of-way as required by the Department of Public Works.
6. Sign a Covenant Running With Land Agreement for the future installation of streetlights on 11th Street as required by the Department of Public Works.
7. Remove all substandard curb and gutter and sidewalk and paving adjacent to this site and replace with new improvements meeting current City specifications as required by the Department of Public Works.
8. Standard Conditions 1 - 9, 11 and 12.

PROTESTS: 0

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

MR. WILLIAMS stated this is a request for a new 30 space parking lot for additional parking for a nearby office building to the north. There will be a six foot high block wall along the property line. Staff recommended approval, subject to the conditions.

BILL MAUPIN, 1100 Bridger Avenue, appeared and represented the application. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 11/1/89.

(8:55-8:58)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

33. Z-97-89

Applicant: ROBERT H. PARKER
 Application: Zoning Reclassification
 From: N-U
 To: R-PD10, P-R and C-1
 Location: North side of Charleston Boulevard, east and west of the proposed Cimarron Road realignment.
 Proposed Use: Residential, Offices and Shopping Center
 Size: 13.5 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The 8.3 acre parcel to be C-1 zoning, the 2.7 acre parcel to be R-PD10, and the 2.5 acre triangular parcel to be zoned P-R.
2. Plot plans and building elevations for each parcel shall be approved by the Planning Commission prior to development.
3. Dedicate 30 feet of right-of-way for Boseck Drive and a 20 foot radius on the southwest corner of Boseck Drive and Cimarron Road as required by the Department of Public Works.
4. Upon development of any portion of the site adjacent to Cimarron Road, dedicate the right-of-way for Cimarron Road from Boseck Drive to Charleston Boulevard per right-of-way drawing #115-372A as required by the Department of Public Works.
5. Construct half-street improvements on Boseck Drive and street improvements on Cimarron Road equal to the right-of-way width dedicated as required by the Department of Public Works.
6. Contribute \$25,000 prior to the issuance of building permits to partially fund a traffic signal system at the intersection of Cimarron Road and Charleston Boulevard as required by the Department of Public Works.
7. Standard Conditions 1 and 3 - 12 applies to the C-1 and P-R parcels only.
8. Standard Conditions 1 and 6 - 12 apply to the R-PD10 parcel only.

PROTESTS: 0

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

MR. WILLIAMS stated this is a request to approve the same zoning that was approved under a previous zoning reclassification in 1987 which has expired. The applicant was unaware of the Resolution of Intent process. Staff recommended approval, subject to the conditions.

ROBERT H. PARKER, 2709 Pinto Lane, appeared and represented the application. This plan was a tradeoff with the City. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 11/1/89.

(8:58-9:02)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

34. VAC-31-89

Applicant: ROBERT H. PARKER
 Application: Petition of Vacation to vacate dedicated right-of-way and U.S. Government Patent Reservations.
 Location: Generally located on the north side of Charleston Boulevard, east and west of the proposed realignment of Cimarron Road.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The application be amended to delete the north 30 feet of Government Lot 49 and those portions of the U. S. Government Patent Reservations which are within the proposed realignment of Cimarron Road as required by the Department of Public Works.
2. Standard Condition 1 - 4 for the dedicated right-of-way and Standard Conditions 2 - 4 for the U. S. Government Patent Reservations.

PROTESTS: 0

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

MR. WILLIAMS stated these are U. S. Government Patent Reservations running across the property. There is some dedicated right-of-way for the old alignment of Cimarron Road. Staff recommended approval, subject to the conditions.

ROBERT H. PARKER, 2709 Pinto Lane, 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 10/18/89 meeting and the public hearing will be held on 11/1/89.

(9:02-9:03)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

35. Z-98-89

Applicant: ERNEST W. SEARLES &
ASSOCIATES INVESTMENTS
Application: Zoning Reclassification
From: N-U
To: R-PD12
Location: West side of Cimarron
Road approximately 660
feet south of Alta Drive
Proposed Use: Townhouses
Size: 5.1 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. A revised plot plan shall be submitted for approval by the Planning Commission prior to development.
2. The proposed six foot high perimeter walls shall be decorative as required by the Department of Community Planning and Development.
3. Install 24 inch box trees 40 feet on center with shrubs, boulders, three foot high berm and evergreen ground cover in the 30 foot wide landscape planter along Cimarron Road as required by the Department of Community Planning and Development.
4. Dedicate 40 feet of right-of-way for Cimarron Road; 25½ feet for James Grayson Drive; 30 feet for Boseck Drive; a 20 foot radius on the southwest corner of James Grayson Drive and Cimarron Road; and a 20 foot radius on the northwest corner of Boseck Drive and Cimarron Road as required by the Department of Public Works.
5. Construct half-street improvements on Cimarron Road, James Grayson Drive and on Boseck Drive as required by the Department of Public Works.
6. Contribute \$5,000 prior to the issuance of building permits to partially reimburse the City for construction costs to provide the extra sewer depth necessary for the existing sanitary sewer to service this site as required by the Department of Public Works.
7. Conformance to the building elevations.
8. Standard Conditions 1, 3 thru 8 and 10 thru 12.

PROTESTS: 0

Rubidoux -
APPROVED, subject to staff's conditions, except Condition No. 2 to be worked out with staff. (Wall insets or wrought iron) Unanimous
(Bugbee and Dixon excused)

MR. WILLIAMS stated this property lies just north of Dr. Parker's property. It is a 60 one and two-story townhouse development. The elevations depict stucco exterior walls and tile roofs. There will be a six foot high fence and wall enclosing the project. There will have to be a readjustment of the swimming pools and barbecue areas to allow for emergency vehicles. Staff recommended approval, subject to the conditions.

AL FLANGAS, 2908 Lake East Drive, appeared and represented the applicant. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 11/1/89.

(9:03-9:12)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

36. Z-99-89

Applicant: MILDRED SMITH, ET AL
 Application: Zoning Reclassification
 From: R-3
 To: C-1
 Location: 2600 East Bonanza Road
 Proposed Use: Retail Shopping Center

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

1. Construct six foot high block walls on the north, east and west property lines stepped down at the front of the lot for visibility purposes as required by the Department of Community Planning and Development.
2. Install a minimum of three 24 inch box evergreen trees in the landscape planters along Bonanza Road as required by the Department of Community Planning and Development.
3. Aesthetically enhance all four building elevations as required by the Department of Community Planning and Development.
4. Conformance to the plot plan and building elevations as amended by the above conditions.
5. Standard Conditions 1 and 3 - 9, 11 and 12.

PROTESTS: 0

Babero -
 APPROVED, subject to staff's conditions and Aesthetic Review to be heard by the Planning Commission.

Unanimous
 (Bugbee and Dixon excused)

MR. WILLIAMS stated this is a request to remove two existing on-site buildings and replace them with a one-story clothing store. The existing buildings are residential. The elevations depict stucco building with a flat tile roof. Staff recommended denial because it does not conform to the General Plan.

MANUEL AGUIAR, Mach Construction, 3230 East Flamingo Road, appeared and represented the owner of the clothing store. The store is presently located about a half mile away on Eastern Avenue and Bonanza Road. Across the street is a nursery.

No one appeared in opposition.

COMMISSIONER BABERO felt this project will enhance the area.

To be heard by the City Council on 11/1/89.

(9:12-9:20)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

37. Z-100-89

Applicant: URV AND EVE THIRTY-THREE PARTNERSHIP, ET AL, ON BEHALF OF NATIONAL HERITAGE CORPORATION
 Application: Zoning Reclassification
 From: N-U
 To: R-CL
 Location: Southwest corner of Alta Drive and Roland Wiley Road and the southeast corner of James Grayson Drive and Roland Wiley Road
 Proposed Use: Single Family Dwellings
 Size: 10.2 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The lots fronting to Alta Drive shall be 100 feet wide as required by the Subdivision Ordinance unless the site is redesigned to back the lots to Alta Drive.
 2. Provide a minimum 16 foot front setback at the garage door opening.
 3. Dedicate 30 feet of right-of-way for Roland Wiley Road and for Boseck Drive, 40 feet for Alta Drive, 25½ feet for James Grayson Drive east of Roland Wiley Road, a 20 foot radius on the southwest corner of Roland Wiley Road and Alta Drive and 15 foot radius corners at all other street intersections as required by the Department of Public Works.
 4. Construct half-street improvements on Roland Wiley Road, Alta Drive, James Grayson Drive and Boseck Drive as required by the Department of Public Works.
 5. Provide paved access to this site prior to the issuance of any building permits as required by the Department of Public Works.
 6. Construct 28 foot wide paving on Alta Drive from this site to the intersection of Alta Drive and Captains Hill Road (approximately 330 feet to the west) as required by the Department of Public Works.
 7. Conformance to the plot plan as amended by the above conditions.
 8. Conformance to the building elevations.
 9. Standard Conditions 1, 6, 7, 10 and 11.
- PROTESTS: 0

Babero - APPROVED, subject to staff's conditions.
 Motion carried with Rubidoux voting "No" and Black abstaining from voting.
 (Bugbee and Dixon excused)

MR. WILLIAMS stated this is a request for an 80 single family compact lot subdivision. The plot plan will have to be redesigned to accommodate another street. The Subdivision Ordinance requires all lots on a major or secondary street to have a minimum of 100 feet in frontage which will also mean a redesign. Staff recommended approval, subject to the conditions.

RUSS SILLITOE, Civiltec Engineers, 4795 South Sandhill Road, appeared and represented the applicant. He concurred with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 11/1/89.

(9:20-9:25)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

38. TENTATIVE MAP - SUNRISE ANGEL PARK

Applicant: URV AND EVE THIRTY-THREE PARTNERSHIP, ET AL
 Subdivider: National Heritage Corp.
 Location: Southwest corner of Alta Drive and Roland Wiley Road and the southeast corner of James Grayson Drive and Roland Wiley Road
 Zone: N-U (Proposed R-CL)
 Size: 10.2 Acres
 No. of Lots: 80

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. A revised Tentative Map conforming to the Conditions of Approval of Zoning Application Z-100-89 shall be submitted for approval by the Department of Community Planning and Development prior to the submission of a Final Map.
2. Standard Conditions 1 - 4.

PROTESTS: N/A

Babero - APPROVED, subject to staff's conditions.
 Motion carried with Rubidoux voting "No" and Black abstaining from voting.
 (Bugbee and Dixon excused)

MR. WILLIAMS stated this Tentative Map will have to be redesigned. The Final Map will be heard by the Planning Commission. Staff recommended approval, subject to the conditions.

RUSSELL SILLITOE, Civiltec Engineers, 4795 South Sandhill Road, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(9:25-9:27)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

39. Z-102-89

Applicant: TONOPAH-CRAIG ROAD COMPANY
 Application: Zoning Reclassification
 From: R-E
 To: C-1
 Location: East side of Torrey Pines Drive, north of Craig Road
 Proposed Use: Expansion of Approved Shopping Center
 Size: 1.5 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the original Conditions of Approval and the Conditions of Approval for the Plot Plan Review for Zoning Application Z-109-88.
2. Resolution of Intent expiring on January 18, 1990.
3. Install an emergency access gate which conforms to the approved Design Standards between this site and the cul-de-sac within the Sierra Highlands subdivision as required by the Department of Public Works.
4. Construct half-street improvements on Torrey Pines Drive as required by the Department of Public Works.
5. Standard Condition No. 2.

PROTESTS: 0

FAVOR: 1 speaker at meeting

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

MR. WILLIAMS stated this property will be included in a previously zoned shopping center. Staff recommended approval, subject to the conditions.

PHILLIP BUCK, 2300 Paseo Del Prado, appeared and represented the applicant. He concurred with staff's conditions.

LILLIAN JACOBSON, President, Sheep Mountain Homeowners Association, 4904 Bronco Street, appeared in favor. She would like the same two story building that is on the Becker building at Jones and Torrey Pines that does not have any windows on the residential side.

DAVID WEIR, VTN Nevada, 2300 Paseo Del Prado, appeared and indicated they want to have windows around the building.

To be heard by the City Council on 11/1/89.

(9:27-9:37)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

40. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-109-88 AND Z-102-89

Applicant: TONOPAH-CRAIG
ROAD COMPANY
Application: Proposed Shopping Center
with Automotive Service
Center
Location: Northeast corner of
Rancho Drive and Craig
Road
Zone: R-E (under Resolution
of Intent to C-1)

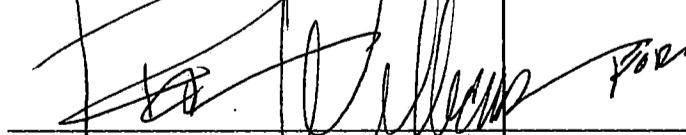
STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to the Conditions of
Approval for Zoning Application Z-109-88
and Z-102-89.
2. Any outdoor storage area shall be
for live nursery stock only, unless
a Variance is approved.
3. Construct a 28 foot wide pavement
transition roadway for Craig Road
from the east edge of this site to
the existing Craig Road paving as
required by the Department of Public
Works.

PROTESTS: N/A

ADJOURNMENT: There being no further business to come before the City
Planning Commission, the meeting adjourned at 9:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

Babero -
APPROVED, subject to staff's
conditions and additional
condition regarding deliveries
only between 8 a.m. and 5 p.m.
Unanimous
(Bugbee and Dixon excused)

MR. WILLIAMS stated this is
related to Item No. 39. Staff
recommended approval, subject
to the conditions.

PHILLIP BUCK, 2300 Paseo Del
Prado, appeared and represented
the applicant. He concurred
with staff's conditions.

LILLIAN JACOBSON, President,
Sheep Mountain Homeowners Association,
4904 Bronco Street, appeared
in favor. She would like hours
stipulated for trash pickup
and deliveries.

MR. WILLIAMS stated the limitations
on the hours for trash pickup
are already in place by a condition
on Z-109-88.

This is final action.

(9:37-9:42)