

JUNE 26, 1990

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
Clark County Courthouse, 200 E. Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the May 22, 1990 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.

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| *1. TENTATIVE MAP
SIGNATURE AT
PECCOLE RANCH II | Applicant:
Subdivider:
Location:

Zone:

Size:
No. of Lots: | PECCOLE RANCH PARTNERSHIP
Plaster Development
Northeast corner of Winning Colors
Drive and Apple Drive
N-U (under Resolution of Intent
to R-PD7)
25.4 Acres
146 |
| *2. TENTATIVE MAP
SUN CITY LAS VEGAS
RESIDENTIAL HOUSING
UNIT NO. 23 | Applicant:
Location:

Zone:
Size:
No. of Lots: | DEL E. WEBB COMMUNITIES, INC.
North side of Lake Mead Boulevard,
west of Del Webb Boulevard
PC
44.8 Acres
176 |
| *3. TENTATIVE MAP
COPPER RIDGE AT THE
HILLS OF SUMMERLIN | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Lots: | HOWARD HUGHES PROPERTIES
DiLoreto Construction and Development
Southwest corner of Lake Mead
Boulevard and Rampart Boulevard
PC
21.7 Acres
129 |
| *4. TENTATIVE MAP
VISIONS | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Lots: | HOWARD HUGHES PROPERTIES
Watt Nevada, Inc.
Northwest corner of Rampart Boulevard
and Hillpointe Road
PC
21.8 Acres
116 |

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|--|---|---|
| *5. TENTATIVE MAP
CANYON GATE COUNTRY
CLUB UNITS 3 AND 4 | Applicant:
Location:

Zone:

Size:
No. of Lots: | WEST SAHARA PARTNERSHIP
North side of Sahara Avenue, between
Durango Drive and Fort Apache
Road
N-U (under Resolution of Intent
to R-PD4)
22.7 Acres
54 |
| *6. REVERSIONARY MAP
A PORTION OF
LAS VEGAS TOWNSITE
(AMENDED) | Applicant:
Location:

Zone:

Size:
No. of Lots: | CT/NEVADA HOLDING COMPANY
Generally located east of I-15
and "D" Street, between Washington
Avenue and Bonanza Road
R-4, C-2 and M (under Resolution
of Intent to M)
19.37 Acres
1 |
| *7. REVERSIONARY MAP
A PORTION OF
CHARLESTON HEIGHTS
TRACT NO. 48-C | Applicant:
Location:

Zone:
Size:
No. of Lots: | KATHLEEN C. AND ERNEST A. BECKER, IV
North side of Vegas Drive, west
of Saylor Way
R-1
0.2 Acre
1 |
| *8. ANNEXATION
A-10-90(A) | Applicant:
Application:
Location:

Size: | JOSEPH A. RUPPERT, ET AL
Petition of Annexation
North of Gowan Road, east of Buffalo
Drive
7.5 Acres |
| *9. TEMPORARY SALES
TRAILER
SO-13-90 | Applicant:
Location:

Zone: | LEWIS HOMES OF NEVADA
East of Grand Canyon Drive, north
of Sahara Avenue
N-U (under Resolution of Intent
to R-PD7) |
| 10. REINSTATEMENT AND
EXTENSION OF TIME
Z-13-89 | Applicant:
Location:

Zone: | CONCORD PARTNERSHIP
North of Westcliff Drive, west
of Cimarron Road
N-U (under Resolution of Intent
to R-PDB) |
| 11. EXTENSION OF TIME
Z-43-89 | Applicant:
Location:

Zone: | LONE MOUNTAIN PROPERTIES, LTD.
Southwest corner of Lone Mountain
Road and the Oran K. Gragson Highway
N-U (under Resolution of Intent
to R-PD8) |

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| 12. CONSTRUCTION YARD
CY-1-90 | Applicant:
Application:
Location:

Zone: | J. A. BLACK CONSTRUCTION
Request for equipment storage.
Northwest corner of Washington
Avenue and Buffalo Drive
N-U (under Resolution of Intent
to C-1) |
| 13. ELECTRICAL
TRANSMISSION LINE | Applicant:
Application:

Location: | NEVADA POWER COMPANY
Proposed route of a 138 KV electrical
transmission line.
Along Rampart Boulevard from Point
Conception Drive to Vegas Drive |
| 14. REVIEW OF CONDITION
Z-77-89 | Applicant:
Application:

Location:

Zone: | ROB MARGISON
Request to delete the condition
requiring installation of a handicap
ramp.
Northwest corner of Decatur Boulevard
and Churchill Avenue
R-I (under Resolution of Intent
to P-R) |
| 15. PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-46-56 | Applicant:
Application:

Location:
Zone: | HASCO OF NEVADA, INC.
Proposed Fast Food Restaurant
(Rally's Hamburgers)
1900 and 1906 E. Charleston Boulevard
C-1 |
| 16. PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-46-56 | Applicant:
Application:
Location:
Zone: | RICHARD WOOD
Addition to existing office building.
1835 E. Charleston Boulevard
C-1 |
| 17. SATELLITE PARKING
SP-6-90 | Applicant:
Application:

Location:
Zone: | RICHARD WOOD
Request for satellite parking
for an office building addition.
1912 Lewis Avenue
C-2 |
| 18. PLOT PLAN REVIEW
Z-105-73 | Applicant:

Application:
Location:

Zone: | UNIVERSITY MEDICAL CENTER OF SOUTHERN
NEVADA
Temporary Emergency Room Expansion
North of Charleston Boulevard,
between Tonopah Drive and Shadow Lane
C-V |

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| 19. PLOT PLAN REVIEW
Z-97-86 | Applicant:
Application:

Location:

Zone: | TORINO CONSTRUCTION
Request to delete sidewalks within
Foothills Country Club No. 4.
East of Fort Apache Road and south
of Peccole Strada
N-U (under Resolution of Intent
to R-PD4) |
| 20. PLOT PLAN REVIEW
Z-56-90 | Applicant:
Application:
Location:

Zone: | AMERICAN WEST DEVELOPMENT
Proposed Single Family Dwellings
North side of Craig Road, between
Buffalo Drive and Monte Cristo Way
R-E (under Resolution of Intent
to R-1) |
| 21. TENTATIVE MAP
SEDONA

(ABEYANCE ITEM) | Applicant:
Location:

Zone:

Size:
No. of Lots: | AMERICAN WEST DEVELOPMENT CORPORATION
North side of Craig Road, between
Buffalo Drive and Monte Cristo Way
N-U (under Resolution of Intent
to R-1)
51.2 Acres
206 |
| 22. VAC-25-90 | Applicant:
Application:

Location: | BILLY MATTHEWS
Petition of Vacation to vacate U. S.
Government Patent Reservations
Generally located at the northeast
corner of Tomsik Street and James
Grayson Drive |
| 23. VAC-26-90 | Applicant:
Application:

Location: | BILLY MATTHEWS
Petition of Vacation to vacate U. S.
Government Patent Reservations
Generally located at the northeast
corner of Cimarron Road and Cherry
River Drive |
| 24. VAC-27-90 | Applicant:
Application:
Location: | FIRST WESTERN SAVINGS ASSOCIATION
Petition of Vacation
A portion of Robin Street, south
of Vegas Drive |
| 25. VAC-28-90 | Applicant:
Application:

Location: | ERNEST A. BECKER, IV, TRUSTEE
Petition of Vacation to vacate a
portion of a 20 foot wide east/west
alley
Generally located north of Vegas
Drive, between Jones Boulevard
and Saylor Way |

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|-----------------------------------|---|---|
| 26. STREET TERMINATION
ST-1-90 | Applicant:
Application:
Location: | DANIEL M. CONNELL, ET AL
Request to terminate a portion
of Ashby Avenue, 50 feet in width
Generally located between the
west right-of-way line of Melville
Drive and the east right-of-way
line of Paratore Way |
| 27. Z-73-90 | Applicant:
Application:
Location:
Proposed Use:
Size: | FRANK F. COZZALIO AND SANDRA C.
LIVINGSTON
Zoning Reclassification
From: N-U To: R-PD11
Northeast corner of Vegas Drive
and Torrey Pines Drive
Townhouses
3.3 Acres |
| 28. Z-74-90 | Applicant:
Application:
Location:
Proposed Use:
Size: | EDWARD WEINSTEIN, ET AL
Zoning Reclassification
From: R-E and C-D To: C-D
Southeast corner of Charleston
Boulevard and Cahlan Drive
Medical/Office Buildings
1.5 Acres |
| 29. Z-75-90 | Applicant:
Application:
Location:
Proposed Use:
Size: | ISAAC MORADI
Zoning Reclassification
From: R-E and C-2
To: R-PD6, C-1 and C-2
South of Grand Teton Drive, between
Durango Drive and Pioneer Way
Single Family and Multi-Family
Dwellings, Townhouses and a School/
Park Site
480 Acres |

AGENDA

City of Las Vegas

June 26, 1990

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

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:

Randy Black,	
Chairman	- Present
Andras Babero,	
Vice Chairman	- Present
Robert Bugbee	- Excused
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.
Clark County Courthouse,
200 E. Carson 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.

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

STAFF PRESENT:

Norman Standerfer, Director,
Community Planning & Development
Richard Williams, Chief, Current
Planning
Bob Genzer, Principal Planner
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.

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.

CHAIRMAN BLACK stated Items 1 thru 3 and 5 thru 9 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.

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

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

All Tentative Maps shall conform to the following standard conditions:

1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, or an extension of time up to one year is not granted for the Tentative Map, a new Tentative Map must be filed;
2. Street names to be provided in accord with the City's Street Name Policy;
3. Subject to all conditions of City departments and State Subdivision Statutes.
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 May 22, 1990 City Planning Commission meeting.

Rubidoux -
APPROVED
Unanimous
(Bugbee and Dixon excused)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

***1. TENTATIVE MAP - SIGNATURE AT PECCOLE RANCH II**

Applicant: PECCOLE RANCH PARTNERSHIP
 Subdivider: Plaster Development
 Location: Northeast corner of
 Winning Colors Drive
 and Apple Drive
 Zone: N-U (under Resolution
 of Intent to R-PD7)
 Size: 25.4 Acres
 No. of Lots: 146

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. Conformance to the Conditions of
 Approval for Zoning Application Z-139-88.
2. Provide a second access to Winning
 Colors Drive by redesigning the westerly
 cul-de-sac to be a through street
 as required by the Department of
 Public Works.
3. The setbacks shall be a minimum of
 16 feet in the front yard, 15 feet
 in the rear yard and be a minimum
 3 feet on one side with a total of
 10 feet (10 feet on corner lots).
4. All public streets are to be 51 feet
 in width with 5 foot sidewalks on
 both sides of each street as required
 by the Department of Public Works.
5. Dedicate right-of-way across the
 Master Developer's common area where
 the public streets connect to Winning
 Colors Drive prior to recordation
 of the Final Map as required by the
 Department of Public Works.
6. Provide public sewer easements for
 all public sewers not located in
 public street rights-of-way as required
 by the Department of Public Works.
7. Obtain an Encroachment Agreement
 for any landscaping in the public
 right-of-way as required by the Department
 of Public Works.
8. Direct vehicular access to Apple
 Drive, Winning Colors Drive and Charleston
 Boulevard from the lots abutting
 the adjoining common area is prohibited.
9. Standard Conditions 1 - 4.

PROTESTS: N/A

Hudgens -
 APPROVED Items 1 thru 3 and
 5 thru 9, subject to staff's
 conditions.
 Unanimous
 (Bugbee and Dixon excused)

CHAIRMAN BLACK stated this
 is a consent item.

This is final action.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

***2. TENTATIVE MAP - SUN CITY LAS VEGAS
RESIDENTIAL HOUSING UNIT NO. 23**

Applicant: DEL E. WEBB COMMUNITIES,
INC.
Location: North side of Lake Mead
Boulevard, west of Del
Webb Boulevard
Zone: PC
Size: 44.8 Acres
No. of Lots: 176

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to the Conditions of
Approval for Z-44-87.
2. The Master Developer is to dedicate
appropriate rights-of-way and construct
street improvements on Lake Mead
Boulevard prior to or upon request
of the Department of Public Works.
3. Direct vehicular access to Lake Mead
Boulevard through the adjoining common
area from the abutting lots is prohibited.
4. Standard Conditions 1 - 4.

PROTESTS: N/A

Hudgens -
APPROVED Items 1 thru 3 and
5 thru 9, subject to staff's
conditions.
Unanimous
(Bugbee and Dixon excused)

CHAIRMAN BLACK stated this
is a consent item.

This is final action.

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

***3. TENTATIVE MAP - COPPER RIDGE AT
THE HILLS OF SUMMERLIN**

Applicant: HOWARD HUGHES PROPERTIES
Subdivider: DiLoreto Construction
and Development
Location: Southwest corner of Lake
Mead Boulevard and
Rampart Boulevard
Zone: PC
Size: 21.7 Acres
No. of Lots: 129

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to the Conditions of Approval for Z-44-87 and to the Summerlin Development and Improvement Standards.
2. Align the centerline location of Timber Hollow Drive on this site with the centerline location of Timber Hollow Drive on The Visions Tentative Map as required by the Department of Public Works.
3. Dedicate right-of-way across the Master Developers common area where Pincay Oaks Drive intersects with Springfield Street prior to recordation of a Final Map as required by the Department of Public Works.
4. Provide sewer easements for all public sewers constructed with this development that will not lie in public street rights-of-way as required by the Department of Public Works.
5. Direct vehicular access to Springfield Street, Lake Mead Boulevard and Rampart Boulevard through the adjoining common area from the abutting lots is prohibited.
6. Standard Conditions 1 - 4.

PROTESTS: N/A

Hudgens -
APPROVED Items 1 thru 3 and
5 thru 9, subject to staff's
conditions.
Unanimous
(Bugbee and Dixon excused)

CHAIRMAN BLACK stated this
is a consent item.

This is final action.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

4. TENTATIVE MAP - VISIONS

Applicant: HOWARD HUGHES PROPERTIES
 Subdivider: Watt Nevada, Inc.
 Location: Northwest corner of
 Rampart Boulevard and
 Hillpointe Road
 Zone: PC
 Size: 21.8 Acres
 No. of Lots: 116

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. Conformance to the Conditions of Approval for Z-44-87 and to the Summerlin Development and Improvement Standards.
2. Redesign the intersection of Valley Creek Drive and Evening Glow Drive to eliminate the proposed bump-out of the sidewalk-side curb line as required by the Department of Public Works.
3. Align the centerline location of Timber Hollow Drive on this site with the centerline location of Timber Hollow Drive on the Copper Ridge Tentative Map as required by the Department of Public Works.
4. A waiver is approved for the centerline offset between Valley Point Way and Evening Glow Drive.
5. Dedicate right-of-way across the Master Developer's common area where Valley Point Way intersects with Hillpointe Road prior to recordation of a Final Map as required by the Department of Public Works.
6. Provide public sewer easements for all public sewers constructed with this development that will not lie in public street rights-of-way as required by the Department of Public Works.
7. Direct vehicular access to Hillpointe Road and Rampart Boulevard through the adjoining common area from the abutting lots is prohibited.
8. Standard Conditions 1 - 4.

PROTESTS: N/A

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

CHAIRMAN BLACK stated the Tentative Map is a consent item and subject to final action. The Waiver is to be considered by the Planning Commission and heard by the City Council on 7/18/90.

TENTATIVE MAP: Final Action.

WAIVER: 7/18/90 City
 Council Meeting.

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

June 26, 1990

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

*5. TENTATIVE MAP - CANYON GATE COUNTRY CLUB UNITS 3 AND 4

Applicant: WEST SAHARA PARTNERSHIP
Location: North side of Sahara Avenue, between Durango Drive and Fort Apache Road
Zone: N-U (under Resolution of Intent to R-PD4)
Size: 22.7 Acres
No. of Lots: 54

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-97-86.
2. Standard Conditions 1 - 4.

PROTESTS: N/A

Hudgens -
APPROVED Items 1 thru 3 and 5 thru 9, subject to staff's conditions.

Unanimous
(Bugbee and Dixon excused)

CHAIRMAN BLACK stated this is a consent item.

This is final action.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

***6. REVERSIONARY MAP - A PORTION OF
LAS VEGAS TOWNSITE (AMENDED)**

Applicant: CT/NEVADA HOLDING COMPANY
Location: Generally located east
of I-15 and "D" Street,
between Washington Avenue
and Bonanza Road
Zone: M
Size: 10.4 Acres
No. of Lots: 1

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. The Order of Vacation for Vacation
Application VAC-7-90 must be recorded
prior to recordation of this Reversionary
Map as required by the Department
of Public Works.
2. This Reversionary Map must be recorded
prior to any new Final Maps on this
property.

PROTESTS: N/A

Hudgens -
APPROVED Items 1 thru 3 and
5 thru 9, subject to staff's
conditions.
Unanimous
(Bugbee and Dixon excused)

CHAIRMAN BLACK stated this
is a consent item.

To be heard by the City Council
on 7/18/90.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

***7. REVERSIONARY MAP - A PORTION OF
CHARLESTON HEIGHTS TRACT NO. 48-C**

Applicant: KATHLEEN C. AND ERNEST
A. BECKER, IV
Location: North side of Vegas
Drive, west of Saylor
Way
Zone: R-1
Size: 0.2 Acre
No. of Lots: 1

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. The Order of Vacation for Vacation
Application VAC-28-90 must be recorded
prior to recordation of this Reversionary
Map as required by the Department
of Public Works.

PROTESTS: N/A

Hudgens -
APPROVED Items 1 thru 3 and
5 thru 9, subject to staff's
condition.
Unanimous
(Bugbee and Dixon excused)

CHAIRMAN BLACK stated this
is a consent item.

To be heard by the City Council
on 7/18/90.

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ITEM

COMMISSION ACTION

*8. ANNEXATION - A-10-90(A)

Applicant: JOSEPH A. RUPPERT, ET AL
Application: Petition of Annexation
Location: North of Gowan Road,
east of Buffalo Drive
Size: 7.5 Acres

STAFF RECOMMENDATION: APPROVAL

PROTESTS: N/A

Hudgens -
APPROVED Items 1 thru 3 and
5 thru 9.
Unanimous
(Bugbee and Dixon excused)

CHAIRMAN BLACK stated this
is a consent item.

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ITEM

COMMISSION ACTION

*9. TEMPORARY SALES TRAILER - S0-13-90

Applicant: LEWIS HOMES OF NEVADA
Location: East of Grand Canyon
Drive, north of Sahara
Avenue
Zone: N-U (under Resolution
of Intent to R-PD7)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. The Sales Office Use shall cease
in one year or whenever the last
unit is sold, whichever occurs first.
2. Install skirting around the trailer
as required by the Department of
Community Planning and Development.

PROTESTS: N/A

Hudgens -
APPROVED Items 1 thru 3 and
5 thru 9, subject to staff's
conditions.
Unanimous
(Bugbee and Dixon excused)

CHAIRMAN BLACK stated this
is a consent item.

This is final action.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

10. REINSTATEMENT AND EXTENSION OF TIME
Z-13-89

Applicant: CONCORD PARTNERSHIP
Location: North of Westcliff Drive,
west of Cimarron Road
Zone: N-U (under Resolution
of Intent to R-PD8)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. This Extension of Time will expire
on April 5, 1991.
2. Provide public sewer easements for
all public sewer constructed by this
development that will not lie in
existing public street rights-of-way
as required by the Department of
Public Works.
3. Conformance to all Ordinance Amendments
enacted subsequent to the original
approval.

PROTESTS: N/A

Rubidoux -
APPROVED, subject to staff's
conditions, except add Condition
No. 4 to delete the water features.
Unanimous
(Bugbee and Dixon excused)

MR. WILLIAMS stated this is
the applicant's first request
for an Extension of Time for
townhouses. Due to a change
in ownership, the project was
delayed. The zoning still
remains appropriate. Staff
recommended approval, subject
to the conditions.

GORDON ROBERTS, 1013 Ron Evans,
appeared and represented the
application. He concurred
with staff's conditions.

COMMISSIONER RUBIDOUX objected
to the use of water features
in the plot plan.

To be heard by the City Council
on 7/18/90.

(7:03-7:05)

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ITEM

COMMISSION ACTION

11. EXTENSION OF TIME - Z-43-89

Applicant: LONE MOUNTAIN PROPERTIES,
LTD.
Location: Southwest corner of Lone
Mountain Road and the
Oran K. Gragson Highway
Zone: N-U (under Resolution
of Intent to R-PD8)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. This Extension of Time will expire
on July 19, 1991.
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
single family dwellings, townhouses
and condominiums. Additional
time is needed to secure financing
for the project. The zoning
remains appropriate for the
property. Staff recommended
approval, subject to the conditions.

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

To be heard by the City Council
on 7/18/90.

(7:05-7:06)

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ITEM

COMMISSION ACTION

12. CONSTRUCTION YARD - CY-1-90

Applicant: J. A. BLACK CONSTRUCTION
Application: Request for equipment storage.
Location: Northwest corner of Washington Avenue and Buffalo Drive
Zone: N-U (under Resolution of Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. No equipment or supplies shall be stored within 100 feet of the north and west property lines.
2. The use shall cease and equipment be removed from the property by June 26, 1991.
2. Standard Condition No. 6.

PROTESTS: N/A

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

MR. WILLIAMS stated this request is for a construction yard. They have moved the equipment away from the single family dwellings. Staff recommended approval, subject to the conditions.

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

This is final action.

(7:06-7:09)

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COMMISSION ACTION

ITEM

13. ELECTRICAL TRANSMISSION LINE

Applicant: NEVADA POWER COMPANY

Application: Proposed route of a
138 KV electrical
transmission line.

Location: Along Rampart Boulevard
from Point Conception
Drive to Vegas Drive

STAFF RECOMMENDATION: ABEYANCE INDEFINITELY.
If approved, subject to the following:

1. The location of the poles shall be
subject to the approval of the Departments
of Public Works and Parks and Leisure
Activities.

PROTESTS: N/A

Rubidoux -
ABEYANCE INDEFINITELY
Unanimous
(Bugbee and Dixon excused)

CHAIRMAN BLACK stated the City
of Las Vegas staff has requested
this item be held in abeyance
indefinitely.

(7:09-7:10)

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PHONE 386-6301

ITEM

COMMISSION ACTION

14. REVIEW OF CONDITION - Z-77-89

Applicant: BOB MARGISON
 Application: Request to delete the condition requiring installation of a handicap ramp.
 Location: Northwest corner of Decatur Boulevard and Churchill Avenue
 Zone: R-1 (under Resolution of Intent to P-R)

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

1. Conformance to the remaining Conditions of Approval for Zoning Application Z-77-89.

PROTESTS: N/A

Babero -
 DENIED
 Unanimous
 (Bugbee and Dixon excused)

MR. WILLIAMS stated the zoning for this property was allowed last year to convert a single family dwelling into an office. In this case, most of the off-site improvements were in place, except for a handicap ramp. The applicant would like relief from this condition. Staff recommended denial.

BOB MARGISON, 5306 Manuel Drive, appeared and represented the applicant. During the process of doing the renovation to the property, there was broken concrete on the sidewalk so instead of putting in the handicap ramp they repaired the broken concrete.

To be heard by the City Council on 7/18/90.

(7:10-7:15)

PLANNING COMMISSION

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ITEM

COMMISSION ACTION

15. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-46-56

Applicant: HASCO OF NEVADA, INC.
Application: Proposed Fast Food
Restaurant (Rally's
Hamburgers)
Location: 1900 and 1906 East
Charleston Boulevard
Zone: C-1

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Install 24 inch box trees 40 feet
on center with shrubs, boulders and
ground cover in both street frontage
planters as required by the Department
of Community Planning and Development.
2. Amend the plot plan so the west drive
onto Charleston Boulevard is a one-way
ingress only. The east drive to
remain as an egress only as required
by the Department of Public Works.
3. If the existing City maintained landscaping
along Burnham Avenue is altered in
any manner this development shall
assume responsibility for the maintenance
of all the landscaping in the public
right-of-way adjacent to this site
as required by the Department of
Public Works.
4. If necessary obtain an Encroachment
Agreement for any landscaping in
the public right-of-way as required
by the Department of Public Works.
5. Dedicate an additional 6 feet for
a total radius of 25 feet on the
southeast corner of Charleston Boulevard
and Burnham Avenue as required by
the Department of Public Works.
6. Remove all substandard curb and gutter
and sidewalk adjacent to this site
and replace with new improvements
meeting current City specifications
as required by the Department of
Public Works.
7. A Drainage Plan and Technical Drainage
Study is required to be submitted
and approved prior to issuance of
building or demolition permits as
required by the Department of Public
Works.
8. Conformance to the plot plan as amended
by the above conditions.
9. Conformance to the building elevations.
10. Standard Conditions 3 - 9 and 12.

PROTESTS: N/A

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

MR. WILLIAMS stated this is
a request to demolish two existing
office buildings at this
location. They will now use
the property for a fast food
restaurant. It will be a
drive-through facility, but
will have some outside seating.
They will be landscaping the
perimeter. Staff recommended
approval, subject to the
conditions.

ATTY. HERB JONES, 300 South
4th Street, appeared and represented
the applicant. He concurred
with staff's conditions.

This is final action.

(7:15-7:18)

PLANNING COMMISSION

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ITEM

COMMISSION ACTION

16. PLOT PLAN AND BUILDING ELEVATION
REVIEW - Z-46-56

Applicant: RICHARD WOOD
Application: Addition to existing
office building.
Location: 1835 East Charleston
Boulevard
Zone: C-1

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Approval of Satellite Parking Application
SP-6-90.
2. Redesign the parking layout in front
of the building to provide a minimum
of two spaces which do not back onto
Charleston Boulevard as required
by the Department of Public Works.
3. Install a landscape planter adjacent
to Charleston Boulevard as required
by the Department of Community Planning
and Development.
4. Install a minimum of two 24 inch
box trees with shrubs, boulders and
ground cover in the landscape planter
along Charleston Boulevard as required
by the Department of Community Planning
and Development. The use of drought
tolerant landscaping is encouraged.
5. Standard Conditions 2 - 9 and 11.

PROTESTS: N/A

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

MR. WILLIAMS stated this request
is for a 3,500 square foot
addition to an existing 8,000
square foot, two-story office
building. The new elevations
show stucco exteriors and a
mansard tile roof line. Some
of the parking spaces back
onto Charleston Boulevard.
Staff recommended approval,
subject to the conditions.

CASH WILSON, Gary Guy Wilson
Architects, 4480 Spring Mountain
Road, appeared and represented
the applicant. The parking
situation has been the same
for a long time. They will
be doing some exterior remodeling
to the building.

GARY WILSON, Gary Guy Wilson
Architects, 4480 Spring Mountain
Road, appeared and represented
the applicant. The applicant
would like to keep the six
parking spaces as they are.

This is final action.

(7:18-7:24)

PLANNING COMMISSION

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PHONE 386-6301

ITEM

COMMISSION ACTION

17. SATELLITE PARKING - SP-6-90

Applicant: RICHARD WOOD
 Application: Request for satellite parking for an office building addition.
 Location: 1912 Lewis Avenue
 Zone: C-2

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Relocate the existing fence along the north property line to where the property line actually exists and provide a driveway to Lewis Avenue as required by the Department of Public Works.
2. Construct half-street improvements on Lewis Avenue as required by the Department of Public Works.
3. Conformance to the plot plan as amended by the above conditions.
4. Standard Conditions 6 and 7.

PROTESTS: N/A

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

MR. WILLIAMS stated this is a request to allow satellite parking for Item No. 16. It is separated from the office building by an alley. Staff recommended approval, subject to the conditions.

CASH WILSON, Gary Guy Wilson Architects, 4480 Spring Mountain Road, appeared and represented the applicant. He concurred with staff's conditions.

To be heard by the City Council on 7/18/90.

(7:24-7:25)

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COMMISSION ACTION

18. PLOT PLAN REVIEW - Z-105-73

Applicant: UNIVERSITY MEDICAL CENTER
OF SOUTHERN NEVADA
Application: Temporary Emergency
Room Expansion
Location: North of Charleston
Boulevard, between Tonopah
Drive and Shadow Lane
Zone: C-V

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. The temporary building shall be removed
by June 26, 1991.
2. Obtain an Encroachment Agreement
to allow this use in the Rose Street
right-of-way until such time as the
Order of Vacation for Vacation Application
VAC-19-77 is recorded.
3. The building shall conform to the
requirements of the Uniform Building
Code as required by the Department
of Building and Safety.
4. Standard Conditions 2 and 6.

PROTESTS: N/A

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

MR. WILLIAMS stated this request
is to locate a temporary building
behind an existing hospital
to be used for an expansion
of the emergency room. Rose
Street right-of-way Vacation
has never been recorded. The
applicant will have to obtain
an Encroachment Agreement for
the use until the Vacation
is recorded. Staff recommended
approval, subject to the conditions.

JEFFERY LEVIN appeared and
represented the applicant.
He concurred with staff's
conditions.

This is final action.

(7:25-7:28)

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COMMISSION ACTION

ITEM

19. PLOT PLAN REVIEW - Z-97-86

Applicant: TORINO CONSTRUCTION
Application: Request to delete sidewalks
within Foothills Country
Club No. 4
Location: East of Fort Apache Road
and south of Peccole Strada
Zone: N-U (under Resolution of
Intent to R-PD4)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Standard Condition No. 6.

PROTESTS: N/A

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

MR. WILLIAMS stated this is
a proposed subdivision within
the Canyon Gate Country Club.
Most of the private communities
have been allowed without sidewalks.
Staff recommended approval,
subject to the condition.

MICHAEL IVES, G. C. Wallace
Engineering, 1555 South Rainbow
Boulevard, appeared and presented
the applicant. He concurred
with staff's condition.

To be heard by the City Council
on 7/18/90.

(7:28-7:29)

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ITEM

COMMISSION ACTION

20. PLOT PLAN REVIEW - Z-56-90

Applicant: AMERICAN WEST DEVELOPMENT
 Application: Proposed Single Family Dwellings
 Location: North side of Craig Road, between Buffalo Drive and Monte Cristo Way
 Zone: R-E (under Resolution of Intent to R-1)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. A Homeowners Association shall be created to permanently maintain the exterior landscaping.
2. Conformance to the plot plan.
3. Conformance to the remaining Conditions of Approval for Zoning Application Z-56-90.

PROTESTS: N/A

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

MR. WILLIAMS stated this zoning has been before the Planning Commission previously. The applicant had originally requested R-CL zoning. The City Council amended the application to R-1 and placed a condition on this project that the site plan for the R-1 be reviewed by the Planning Commission. There will be 206 R-1 lots. Staff recommended approval, subject to the conditions.

MARK HERDT, 7018 West Charleston Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(7:29-7:31)

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ITEM

COMMISSION ACTION

21. TENTATIVE MAP - SEDONA
(ABEYANCE ITEM)

Applicant: AMERICAN WEST DEVELOPMENT CORPORATION
Location: North side of Craig Road, between Buffalo Drive and Monte Cristo Way
Zone: N-U (under Resolution of Intent to R-1)
Size: 51.2 Acres
No. of Lots: 206

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-56-90.
2. Approval of and conformance to the Conditions of Approval for the Plot Plan Review for Zoning Application Z-56-90.
3. Direct vehicular access to Buffalo Drive and Craig Road from the abutting lots is prohibited.
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. 20. Staff recommended approval, subject to the conditions.

MARK HERDT, 7018 West Charleston Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(7:31-7:33)

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ITEM

COMMISSION ACTION

22. VAC-25-90

Applicant: BILLY MATTHEWS
Application: Petition of Vacation
to vacate U. S. Government
Patent Reservations
Location: Generally located at the
northeast corner of Tomsik
Street and James Grayson
Drive

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Standard Conditions 2 - 4.

PROTESTS: 0

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

MR. WILLIAMS stated these Government
Patent Reservations are being
vacated so the property can
be included in a residential
project. Staff recommended
approval, subject to the conditions.

KEN FARRIMOND, 3407 South E1
Camino Road, 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 7/2/90 meeting.
The public hearing will be
held on 7/18/90.

(7:33-7:34)

PLANNING COMMISSION

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COMMISSION ACTION

23. VAC-26-90

Applicant: BILLY MATTHEWS
 Application: Petition of Vacation to vacate U. S. Government Patent Reservations
 Location: Generally located at the northeast corner of Cimarron Road and Cherry River Drive

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The application be amended to vacate the north 8 feet of the south 33 feet as required by the Department of Public Works.
2. Standard Conditions 2 - 4.

PROTESTS: 0

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

MR. WILLIAMS stated this is a request to vacate Government Patent Reservations to be included in a residential development. Staff recommended approval, subject to the conditions.

KEN FARRIMOND, 3407 South El Camino Road, 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 7/2/90 meeting. The public hearing will be held on 7/18/90.

(7:34-7:35)

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COMMISSION ACTION

ITEM

24. VAC-27-90

Applicant: FIRST WESTERN SAVINGS
ASSOCIATION
Application: Petition of Vacation
Location: A portion of Robin Street,
south of Vegas Drive

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Dedicate the additional right-of-way
for the west side of Robin Street
prior to recordation of the Order
of Vacation 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
a request to vacate the east
half of Robin Street south
of Vegas Drive. The applicant
owns property on both sides
of the dedicated right-of-way
and is proposing to dedicate
an additional right-of-way
on the west side of the street.
It will be included in an R-CL
subdivision that is being proposed
on that site. There are existing
sewer and water lines in the
current alignment. When the
half-street improvements on
Robin Street are constructed, sewer
manholes are to be reconstructed
and located outside the sidewalk,
curb and gutter areas. Staff
recommended approval, subject
to the conditions.

JERRY HELTON, Development Consultants,
333 North Rancho, 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 7/2/90 meeting.
The public hearing will be
held on 7/18/90.

(7:35-7:37)

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COMMISSION ACTION

ITEM

25. VAC-28-90

Applicant: ERNEST A. BECKER, IV,
TRUSTEE
Application: Petition of Vacation
to vacate a portion of
a 20 foot wide east/west
alley
Location: Generally located north
of Vegas Drive, between
Jones Boulevard and
Saylor Way

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Upon recordation of the Order of
Vacation access from the vacated area to
the remaining portion of the alley
shall be prohibited.
2. Standard Conditions 1 - 4.

PROTESTS: 0

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

MR. WILLIAMS stated this request
is to vacate a portion of an
east/west alley adjacent to
the site. The alley is not
intended for vehicular access
to the lots, but will be used
for drainage. Staff is recommending
approval, subject to the conditions.

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

The City Council will set a
date for a public hearing on
this item at their 7/2/90 meeting.
The public hearing will be
held on 7/18/90.

(7:37-7:39)

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COMMISSION ACTION

ITEM

26. STREET TERMINATION - ST-1-90

Applicant: DANIEL M. CONNELL, ET AL
 Application: Request to terminate a portion of Ashby Avenue, 50 feet in width
 Location: Generally located between the west right-of-way line of Melville Drive and the east right-of-way line of Paratore Way

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

1. A barricade, paid for by the applicants, be installed at the Paratore Way end of Ashby Avenue as required by the Department of Public Works.
2. No street improvement modifications are to be allowed unless the Conditions of Approval for Vacation Application VAC-25-89 are complied with.
3. The applicant shall enter into an agreement with the City to provide for the continued maintenance of the closure area between Paratore Way and Melville Drive prior to closure of the street as required by the Department of Public Works.

PROTESTS: 0

FAVOR: 3 speakers at meeting

The City Council will set a date for a public hearing on this item at their 7/2/90 meeting. The public hearing will be held on 7/18/90.

Rubidoux -
 DENIED
 Unanimous
 (Bugbee and Dixon excused)

MR. WILLIAMS stated this request is from twelve property owners in the subdivision to the east to terminate this right-of-way. This street was reviewed by the Planning Commission previously and approved to be vacated. Some of the conditions were to mandate construction of off-site improvements. However, the applicant could not get the property owner to the south to share the costs and felt it was too much for him to bear singularly. He would like the street terminated by means of a barricade rather than totally vacating it as was originally approved. Staff feels that public streets and rights-of-way should be available for use of the public. If it would remain a public right-of-way, the City would have to maintain it. Staff recommended denial.

DANIEL M. CONNELL, 1141 Melville Drive, appeared and represented the application. They are requesting this street termination because of the construction of the office building in the back which will create too much traffic on Paratore Way. Some of the property owners do not want to contribute to the expense. He has a drainage problem on his property.

EDWARD PASQUALE, 2800 Ashby Avenue, appeared in approval. There is too much traffic in the area.

JOHN KRISTICH, 2727 Ashby Avenue, appeared in approval.

TOM COLLETTE, 1127 Melville Drive, appeared in favor. He objected to a barricade. They need a drainage system down to Charleston Boulevard.

JOHN McNELLIS, Department of Public Works, said the City cannot do anything to alleviate the drainage situation.

DANIEL M. CONNELL appeared in rebuttal. This is a young neighborhood.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

27. Z-73-90

Applicant: FRANK F. COZZALIO AND
SANDRA C. LIVINGSTON
Application: Zoning Reclassification
From: N-U
To: R-PD11
Location: Northeast corner of
Vegas Drive and Torrey
Pines Drive
Proposed Use: Townhouses
Size: 3.3 Acres

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. A waiver is approved for the 5 acre minimum site area required for an R-PD development.
2. Install 24 inch box drought tolerant evergreen trees, 25 feet on center, along the north and east property lines as required by the Department of Community Planning and Development.
3. Provide minimum 10 foot wide landscape planters outside any fences along Torrey Pines Drive and Vegas Drive, which shall contain 24 inch box trees, 40 feet on center, with shrubs, boulders and ground cover as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Dedicate 40 feet of right-of-way for Vegas Drive and Torrey Pines Drive and a 25 foot radius on the northeast corner of Vegas Drive and Torrey Pines Drive as required by the Department of Public Works.
5. Construct half-street improvements on Vegas Drive and on Torrey Pines Drive as required by the Department of Public Works.
6. Enter into a written agreement prior to the issuance of building permits to construct 25 percent of a traffic signal system at the intersection of Vegas Drive and Torrey Pines Drive as required by the Department of Public Works.
7. Concurrent with the first phase of development on this site, dedicate all rights-of-way and construct the full length of all half-street improvements as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.

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

MR. WILLIAMS stated this application is at the intersection of Torrey Pines Drive and Vegas Drive. It is to allow 36 one and two-story townhouse units. They will need a waiver for the minimum five-acre site required for a planned development. The elevations show a two-story portion in front and a single story in the rear. There will not be an access from Vegas Drive. There will be landscaping along the street frontages. This is a residual parcel left over from the development of single family homes to the east. The density is slightly below the maximum indicated in the General Plan. Staff recommended approval, subject to the conditions.

CASH WILSON, Gary Guy Wilson Architects, 4480 Spring Mountain Road, appeared and represented the applicant. He concurred with staff's conditions.

ROBERT ANDERSON, 1604 Barrel Cactus Court, appeared to obtain additional information. He asked how high the fence would be on the back of the property.

CHAIRMAN BLACK said the fence is six feet high and there would also be landscaping as a buffer.

LLOYD L. HMAN, 1608 Barrel Cactus Court, appeared to inquire whether this property is in the City or County.

CHAIRMAN BLACK said it is in the City.

To be heard by the City Council on 7/18/90.

(7:55-8:03)

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ITEM

COMMISSION ACTION

27. Z-73-90 (CONTINUED)

9. Conformance to the building elevations.

10. Standard Conditions 1, 3 - 8, 10
and 11.

PROTESTS: 0

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

28. Z-74-90

Applicant: EDWARD WEINSTEIN, ET AL
Application: Zoning Reclassification
From: R-E and C-D
To: C-D
Location: Southeast corner of
Charleston Boulevard
and Cahlan Drive
Proposed Use: Medical/Office Buildings
Size: 1.5 Acres

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

1. No access shall be permitted from
Cahlan Drive.
2. Construct a 6 foot high decorative
block wall on the south property
line and the south 70 feet of the
west property line set back 10 feet
for landscaping as required by the
Department of Community Planning
and Development.
3. Install 36 inch box drought tolerant
evergreen trees 30 feet on center
along the south property line as
required by the Department of Community
Planning and Development.
4. Install 24 inch box trees 40 feet
on center with shrubs, boulders and
ground cover in the landscape planters
along both street frontages as required
by the Department of Community Planning
and Development. The use of drought
tolerant landscaping is encouraged.
5. Dedicate an additional 15 foot radius
for a total radius of 25 feet at
the southeast corner of Cahlan Street
and Charleston Boulevard as required
by the Department of Public Works.
6. Construct all remaining incomplete
half-street improvements on Cahlan
Street 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, 3 - 9, 11
and 12.

PROTESTS: 3 speakers at meeting

APPROVALS: 2 speakers at meeting

SECOND MOTION:

Rubidoux -
APPROVED, subject to staff's
conditions and Condition No.
1 amended to "No access on
Cahlan Drive, except for emergency
access purposes"; gate conform
to requirements, and Condition
No. 2 amended to 35 foot setback
for wall between the building
and the south property line.
Motion carried with Moffitt
and Hudgens voting "No."
(Bugbee and Dixon excused)

FIRST MOTION FAILED:

Babero -
APPROVED, subject to staff's
conditions and Condition No. 1
amended to "Access will be
permitted from Cahlan Drive,
but limited to no further south
than the existing C-D zone,"
and amend Condition No. 7 to
include the word "amended"
plot plan and amend Condition
No. 8 to include the word "amended"
building elevations.
Motion did not carry with Moffitt,
Hudgens and Rubidoux voting
"No."
(Bugbee and Dixon excused)

MR. WILLIAMS stated this request
is for two 9,100 square foot
one-story medical/office buildings.
The elevations show stucco
and brick exteriors with raised
metal roofs. Access is from
Cahlan Drive and Charleston
Boulevard. This will impact
the residential further to
the south. Staff recommended
denial.

KEN MIDBY, Midby Realty, appeared
and represented Schulman Development.
The half acre is just a small
part of the property that is
zoned for this use.

EDWARD PASQUALE, 2800 Ashby
Avenue, appeared in protest.
He objected to this development
going back to the second lot
of a side street. This will
set a precedent. The building
is too tall. He objected to
parking on Cahlan Drive. There
are enough medical buildings
in this area.

LORRAINE PAINTER, 1110 Cahlan
Drive, appeared in favor.
She lives directly across the
street from this property.

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COMMISSION ACTION

ITEM

28. Z-74-90 (CONTINUED)

RALPH HEMINGTON, 2700 Ashby Avenue, appeared in protest. This will set a precedent and distract from the appearance and value of the surrounding properties. This will increase the traffic.

JOHN KRISTOFF, 2727 Ashby Avenue, appeared in protest. There is a traffic problem in the area already.

RON BLOCKS appeared and represented his mother in favor, who lives in the area. This will be an attractive addition to the neighborhood.

JOHN MIDBY appeared in rebuttal. This is a rental property. The applicant develops properties to be an asset in the neighborhoods.

To be heard by the City Council on 7/18/90.

(8:03-8:37)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

29. Z-75-90

Applicant: ISAAC MORADI
 Application: Zoning Reclassification
 From: R-E and C-2
 To: R-PD6, C-1 and C-2
 Location: South of Grand Teton Drive,
 between Durango Drive and
 Pioneer Way
 Proposed Use: Single Family and
 Multi-Family Dwellings,
 Townhouses, Commercial
 and a School/Park
 Site
 Size: 480 Acres

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

1. A maximum of 2,770 residential units shall be allowed.
2. The C-2 zoning be limited to the commercial site located at the intersection of Elkhorn Road and Durango Drive and the remaining four sites shall be C-1 at the locations indicated on the plot plan.
3. Revise the overall Development Plan to delete the proposed frontage road adjacent to Rancho Drive unless it is required by the Nevada Department of Transportation.
4. If the frontage road is required by the Nevada Department of Transportation construct full width street improvements on the frontage road as required by the Department of Public Works.
5. Detailed plot plans and building elevations for all commercial and residential parcels shall be subject to the approval of the Planning Commission prior to development.
6. Upon development of these parcels, public streets and drainage rights-of-way dedications, street improvements, drainage plan/study plus drainage improvements and/or contributions to fund traffic control devices where necessary will be required by the Department of Public Works.
7. Obtain written approval of any proposed street connection from this site to Rancho Drive (U.S. 95) from the Nevada Department of Transportation prior to development.

SECOND MOTION:

Black -
 APPROVED as proposed in First Motion. (Chief Deputy City Attorney advised Moffitt does not have to abstain on this item even though he is the representative of a project near this project.)
 Motion carried with Rubidoux and Hudgens voting "No."
 (Bugbee and Dixon excused)

FIRST MOTION FAILED: (TIE VOTE)

Babero -
 APPROVED, subject to staff's conditions, except amend Condition No. 2 to read: "C-2 zoning limited to the commercial site located at Elkhorn Road and Durango Drive and remaining commercial sites C-1 at locations indicated on plot plan," and enforceable conditions on 5/26/90 Sheep Mountain Homeowners letter. Motion did not carry with Hudgens and Rubidoux voting "No" and Moffitt abstaining from voting.
 (Bugbee and Dixon excused)

MR. WILLIAMS stated this is for a mixed use development. They are proposing single-family and multi-family dwellings, townhouses, commercial and a school/park site. The applicant calculated the density based on the total acreage, including the commercial sites, but the zoning regulations for the R-PD zones only allow density based on the residential. The effect would be that the R-PD6 zone would allow 2,770 units, where they originally proposed over 3,000 units. The applicant does not have any detailed elevations or plot plans. This proposal is not in conformance with the rural density in the General Plan. Staff is concerned that this zoning is premature and recommended denial.

MICHAEL IVES, G. C. Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicant. This project

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COMMISSION ACTION

29. Z-75-90 (CONTINUED)

8. Enter into an Extension and Oversizing Agreement to bring sanitary sewer to this development as required by the Department of Public Works.
9. Submit a Traffic Impact Study including a phased development plan prior to any development activity and comply with all traffic mitigation, access needs and safe route to school access recommendations as required by the Department of Public Works.
10. Provide paved legal access to each individual site at the time of development as required by the Department of Public Works.
11. A master Drainage Plan and Technical Drainage Study to be submitted and approved prior to the issuance of building or grading permits as required by the Department of Public Works.
12. Standard Conditions 1, 6, 7 and 11.

PROTESTS: 3 speakers at meeting

FAVOR: 3 speakers at meeting

is in keeping with the mid-range plan. There have been meetings with the Sheep Mountain Homeowners Association. He reviewed a letter from the Association regarding their requested conditions, which the applicant has agreed to include in this project. This development will not commence for another 18 to 20 months.

EVERETT FIFE, Watt Industries, 2716 Ocean Park Boulevard, Santa Monica, California, appeared and represented the application. Watt Industries has been in business since 1947. They have been involved in two projects in Summerlin.

TIM KENT, Watt/Nevada, 1555 East Flamingo Road, appeared and represented the application. They will be in Las Vegas for a long time.

MIKE ROSS, G. C. Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicant. They will bring Las Vegas Valley Water District water to the site. He has a letter from the Las Vegas Valley Water District advising that the water will be available for this project.

ELLIE AHERN, President, Sheep Mountain Homeowners Association, appeared in favor. The water and roads are their main concerns.

JOSEPH McNAMAY, Silk Purse Ranch, appeared in favor.

ROBERT RICHARDSON, 8140 North Buffalo, appeared in protest. This will increase the traffic. He is opposed to the condominiums.

MIKE IVES appeared in rebuttal. The traffic will not increase very much on Tenaya.

LAURA KIARS, 8136 North Buffalo Drive, appeared in protest. This will increase the traffic. She was concerned about the availability of the water.

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ITEM

COMMISSION ACTION

29. Z-75-90 (CONTINUED)

MRS. RICHARDSON, 8140 North Buffalo, appeared in protest. She was concerned as to whether she will be able to keep her well and have to connect to the Las Vegas Valley Water District line. This will bring crime into the area.

PHYLLIS SCHWARTZ, 120 Stonewood Court, appeared in favor. She owns property in this area.

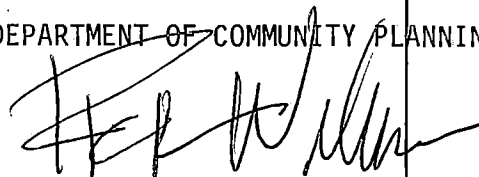
To be heard by the City Council on 7/18/90.

(8:37-10:00)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



RICHARD WILLIAMS, CHIEF, CURRENT PLANNING