

AGENDA

NOVEMBER 8, 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

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 October 11, 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.

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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 systems 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 or 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 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.

Subdivision Application:

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, 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
WESTLAKE OAKLEY
ESTATES 2 | Applicant: NIU T. TRAN
Subdivider: Charles Lam
Location: East side of Warbonnet Way, between Oakley Boulevard and El Parque Avenue
Zone: R-E
Size: 5.2 Acres
No. of Lots: 9 |
| *2. | TENTATIVE MAP
EXODUS COURT | Applicant: J. E. INVESTMENT TRUST
Location: South side of Vegas Drive, between Cherokee Lane and Robin Lane
Zone: R-1 and R-1 (under Resolution of Intent to R-CL)
Size: 1.6 Acres
No. of Lots: 9 |
| *3. | FINAL MAP
EXODUS COURT | Applicant: J. E. INVESTMENT TRUST
Location: South side of Vegas Drive, between Cherokee Lane and Robin Street
Zone: R-1 and R-1 (under Resolution of Intent to R-CL)
Size: 1.6 Acres
No. of Lots: 9 |
| *4. | FINAL MAP
JONATHAN'S GLEN III | Applicant: GLENVIEW DEVELOPMENT CORPORATION
Location: South side of Carmen Boulevard, west of Cimarron Road
Zone: N-U (under Resolution of Intent to R-PD8)
Size: 5.3 Acres
No. of Lots: 42 |
| *5. | FINAL MAP
LOS PRADOS PHASE 2 -
UNIT 7 | Applicant: VISTA HILLS, INC.
Subdivider: U. S. Homes
Location: South side of Ann Road, west of Decatur Boulevard
Zone: R-E (under Resolution of Intent to R-PD9)
Size: 15.8 Acres
No. of Lots: 62 |

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| *6. | FINAL MAP
VISIONS | Applicant: WATT NEVADA, INC.
Location: Northwest corner of Rampart Boulevard and Hillpointe Road
Zone: PC
Size: 18.9 Acres
No. of Lots: 116 |
| *7. | FINAL MAP
SUMMERLIN VILLAGE 1
SOUTH - UNIT 1 | Applicant: HOWARD HUGHES PROPERTIES
Location: Southwest corner of Hillpointe Road and Rampart Boulevard
Zone: PC
Size: 38 Acres
No. of Lots: 2 |
| *8. | FINAL MAP
SUMMERLIN VILLAGE 1
SOUTH - PARCEL 10
(A COMMERCIAL
SUBDIVISION) | Applicant: HOWARD HUGHES PROPERTIES
Location: South side of Hillpointe Road, between Town Center Drive and Rampart Boulevard
Zone: PC
Size: 12 Acres
No. of Lots: 1 |
| *9. | FINAL MAP
SUMMERLIN VILLAGE 2 -
UNIT NO. 2A | Applicant: HOWARD HUGHES PROPERTIES
Location: West side of Pueblo Vista Drive, south of Lake Mead Boulevard
Zone: PC
Size: 3.9 Acres
No. of Lots: 1 |
| *10. | FINAL MAP
SUMMERLIN VILLAGE 2
COMMERCIAL CENTER
(A COMMERCIAL
SUBDIVISION) | Applicant: HOWARD HUGHES PROPERTIES
Location: Southeast corner of Lake Mead Boulevard and Rampart Boulevard
Zone: PC
Size: 11.8 Acres
No. of Lots: 1 |
| *11. | FINAL MAP
EL PARQUE
CONDOMINIUMS | Applicant: PRIMERO, INC.
Location: Southeast corner of Oakley Boulevard and Edmond Street
Zone: R-E and N-U (under Resolution of Intent to R-PD18)
Size: 7.3 Acres
No. of Units: 128 |

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| *12. | FINAL MAP
SUN CITY LAS VEGAS
UNIT NO. 24 | Applicant:
Location:

Zone:
Size:
No. of Lots: | DEL E. WEBB COMMUNITIES, INC.
North side of Del Webb Boulevard at Sun City Boulevard
PC
46.9 Acres
200 |
| *13. | FINAL MAP
THE SUMMIT AT PECCOLE
RANCH PHASE I | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Lots: | WILLIAM PECCOLE TRUST
Covington Technologies
West side of Preakness Pass, east of Grand Canyon Drive
N-U (under Resolution of Intent to R-PD7)
10.7 Acres
54 |
| *14. | FINAL MAP
ALEXA BREANNE ESTATES | Applicant:
Location:

Zone:
Size:
No. of Lots: | ROBERT F. AND LINDA M. MOYER
Northwest corner of Buffalo Drive and O'Bannon Drive
R-E
5.3 Acres
9 |
| *15. | NAME CHANGE OF AN
APPROVED TENTATIVE
MAP FROM THE HILLS
AT SUMMERLIN PARCEL
"H" TO SILVER TRACE
ESTATES | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Lots: | HOWARD HUGHES PROPERTIES
Richmond American Homes of Nevada
Southeast corner of Lake Mead Boulevard and Greenspring Street
PC
38.8 Acres
137 |
| *16. | EXTENSION OF TIME
TENTATIVE MAP
SCOTTSDALE POINT
(CONDOMINIUMS) | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Units: | CHARLESTON HEIGHTS DEVELOPMENT
COMPANY
Ken Templeton Realty
Southeast corner of Gowan Road and the Oran K. Gragson Highway
R-PD20
13.2 Acres
240 |
| *17. | TEMPORARY SALES
TRAILER
SO-22-90 | Applicant:
Location:
Zone: | INVESTMENT EQUITY
2468 Monarch Drive
N-U (under Resolution of Intent to R-PD5) |

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| *18. | TEMPORARY SALES
TRAILER AND SALES
OFFICE
SO-23-90 | Applicant:
Location:

Zone: | VED CORPORATION
West of Preakness Pass and North of Red Hills
Road
N-U (under Resolution of Intent to R-PD7) |
| 19. | FINAL MAP AND BUILDING
ELEVATION REVIEW
RANCHO ALTA MIRA LOT 9 -
UNIT 1 | Applicant:
Location:

Zone:
Size:
No. of Lots: | STANTON CONSTRUCTION
Southeast corner of Lone Mountain Road and
Camino Del Oro
R-E (under Resolution of Intent to R-PD5)
15.4 Acres
64 |
| 20. | EXTENSION OF TIME
Z-53-80, Z-38-82
AND Z-31-84
(ABEYANCE ITEM) | Applicant:
Location:

Zone: | CHEYENNE PARTNERSHIP
Northwest corner of Jones Boulevard and
Cheyenne Avenue
N-U (under Resolution of Intent to C-1) |
| 21. | EXTENSION OF TIME
Z-95-87 | Applicant:
Location:

Zone: | PARU REVOCABLE FAMILY TRUST
West side of Tonopah Drive, south of
Washington Avenue
R-1 (under Resolution of Intent to R-PD16) |
| 22. | EXTENSION OF TIME
Z-100-87 | Applicant:
Location:

Zone: | JAMES B. McCALL
West side of Lorenzi Boulevard, between Lake
Mead Boulevard and Smoke Ranch Road
N-U (A portion under Resolution of Intent to
R-3 (all of which is under Resolution of Intent
to C-1) |
| 23. | 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) |
| 24. | EXTENSION OF TIME
Z-100-89 | Applicant:
Location:

Zone: | NATIONAL HERITAGE CORPORATION
Southwest corner of Alta Drive and Roland
Wiley Road and the southeast corner of James
Grayson Drive and Roland Wiley Road
N-U (under Resolution of Intent to R-CL) |

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| 25. | EXTENSION OF TIME
Z-120-89 | Applicant:
Location:
Zone: | WHITNEY BLAIR ASSOCIATES, INC.
North side of Westcliff Drive, east of Tenaya Way
N-U (under Resolution of Intent to C-1) |
| 26. | AESTHETIC REVIEW
AR-13-90

(ABEYANCE ITEM) | Applicant:
Application:
Location:
Zone: | LAND TITLE OF NEVADA, INC.,
TRUSTEE
Proposed Retail Shopping Center
Northwest corner of Rancho Drive and Alexander Road
C-2 |
| 27. | REVIEW OF CONDITION
FOR OFF-SITE
IMPROVEMENTS
PM-16-73
(ABEYANCE ITEM) | Applicant:
Application:
Location:
Zone: | STEPHEN C. VALLENDER
Request to waive the condition requiring temporary paving on Rebecca Road.
6531 El Campo Grande Avenue
R-E |
| 28. | REVIEW OF CONDITION
FOR OFF-SITE
IMPROVEMENTS
PM-107-77 | Applicant:
Application:

Location:
Zone: | MARK CRAVEN
Request to waive the condition requiring half-street improvements on Tomsik Street and return of posted bond.
2121 Cimarron Road
R-E |
| 29. | PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-100-64(147) | Applicant:
Application:
Location:
Zone: | EDWARD L. BLALOCK
Proposed Professional Office
Northwest corner of Bonneville Avenue and First Street
R-4 (under Resolution of Intent to C-2) |
| 30. | Z-120-90

(ABEYANCE ITEM) | Applicant:
Application:

Location:
Proposed Use: | EDWARD L. BLALOCK
Zoning Reclassification
From: R-4 (under Resolution of Intent to C-2)
To: P-R
Northwest corner of Bonneville Avenue and First Street
Professional Office |
| 31. | PLOT PLAN REVIEW
CV-3-89 | Applicant:
Application:
Location:
Zone: | CITY OF LAS VEGAS
Proposed Master Plan for the West City Yard
Southeast corner of Cheyenne Avenue and Buffalo Drive
C-V |

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| 32. | PLOT PLAN REVIEW
Z-17-90(1) | Applicant: WILLIAM PECCOLE
Application: Proposed Nevada Power Substation
Location: South side of Charleston Boulevard, west of Hualpai Way
Zone: N-U (under Resolution of Intent to C-1) |
| 33. | REVIEW OF CONDITION
Z-122-89 | Applicant: DESERT GMC, INC.
Application: To allow a six foot high wall on the north property line where eight feet is required.
Location: 6400 West Sahara Avenue
Zone: N-U (under Resolution of Intent to C-2) |
| 34. | VAC-43-90
(ABEYANCE ITEM) | Applicant: WENDELL BENCH AND WALTER SANBORN
Application: Petition of Vacation to vacate a twenty foot wide alley
Location: Generally located between Bromley Avenue and the intersection of Fawn Avenue and Saylor Way |
| 35. | VAC-46-90 | Applicant: JIM VILLANI
Application: Petition of Vacation to vacate the east thirty feet of Al Garrison Street
Location: Between El Parque Avenue and O'Bannon Drive |
| 36. | VAC-47-90 | Applicant: ELDON GRAUBERGER, ET AL
Application: Petition of Vacation to vacate the south five feet of Cherry River Drive
Location: Between Carmel Peak Lane and Cimarron Road |
| 37. | VAC-48-90 | Applicant: VALUE PROPERTIES INTERNATIONAL, INC.
Application: Petition of Vacation to vacate Unicorn Street
Location: Between Dorrell Lane and Elkhorn Road |

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| 38. | Z-100-90
(ABEYANCE ITEM) | Applicant: JONES BLVD. PROPERTIES, LTD.
Application: Zoning Reclassification
From: R-E To: C-1
Location: North side of Lone Mountain Road, between
Maverick Street and Jones Boulevard
Proposed Use: Commercial Stores, Office Center and a Minor
Auto Care Facility
Size: 23.4 Acres |
| 39. | Z-107-90
(ABEYANCE ITEM) | Applicant: FREEDOM INVESTMENT GROUP NUMBER
ONE
Application: Zoning Reclassification
From: R-E To: R-1
Location: West side of Maverick Street, between La Madre
Way and Lone Mountain Road
Proposed Use: Single Family Dwellings
Size: 13.1 Acres |
| 40. | Z-111-90
(ABEYANCE ITEM) | Applicant: McILLOYD BARNEY
Application: Zoning Reclassification
From: R-1 To: R-PD6
Location: North of Alpine Place, between Mohawk Street
and Brush Street
Proposed Use: Single Family Dwellings with Common
Recreation Area (Clubhouse and Swimming
Pool)
Size: 5.1 Acres |
| 41. | TENTATIVE MAP
CHARLESTON HEIGHTS
ESTATES
(ABEYANCE ITEM) | Applicant: McILLOYD BARNEY
Location: North of Alpine Place, between Mohawk Street
and Brush Street
Zone: R-1 (Proposed R-PD6)
Size: 5.1 Acres
No. of Lots: 29 |
| 42. | PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-78-89
(ABEYANCE ITEM) | Applicant: LOYAL E. CROWNOVER
Application: Proposed Four-Plex Development
Location: Northwest corner of Boseck Drive and Captains
Hill Road
Zone: N-U (under Resolution of Intent to R-PD16) |

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43. Z-113-90
(ABEYANCE ITEM)
- Applicant: LOYAL E. CROWNOVER
Application: Zoning Reclassification
From: N-U To: R-PD11
Location: Northeast corner of Durango Drive and Boseck Drive
Proposed Use: Four-Plex Development
Size: 3.5 Acres
44. Z-121-90
- Applicant: ALL AMERICAN DEVELOPMENT CORPORATION
Application: Zoning Reclassification
From: N-U To: R-PD14
Location: East side of James Bilbray Drive, approximately 300 feet south of Smoke Ranch Road
Proposed Use: Condominiums
Size: 5.3 Acres
45. TENTATIVE MAP
RICHMOND PARK
CONDOMINIUMS -
PHASE 5
(ABEYANCE ITEM)
- Applicant: ALL AMERICAN DEVELOPMENT CORPORATION
Location: East side of James Bilbray Drive, approximately 300 feet south of Smoke Ranch Road
Zone: N-U (Proposed R-PD14)
Size: 5.3 Acres
No. of Units: 68
46. Z-122-90
- Applicant: ILYNDS PLUMBING & HEATING CO., INC.
Application: Zoning Reclassification
From: R-E and C-2 To: C-2 and R-D
Location: Northwest corner of Decatur Boulevard and Cheyenne Avenue
Proposed Use: Offices, Warehouse and Single Family Dwellings
Size: 10.5 Acres
47. Z-125-90
- Applicant: CITY OF LAS VEGAS
Application: Zoning Reclassification
From: R-3 To: C-V
Location: 1200 W. Owens Avenue
Proposed Use: Child Care Facility
Size: 1.1 Acre

DIRECTOR'S BUSINESS:

Zoning Ordinance Amendment:

Requires Board of Zoning Adjustment to consider and make a recommendation on a request to waive the 1,500 foot required distance between a tavern and a tavern, church, synagogue or school.

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

November 8, 1990

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

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	-	Excused
Andras Babero,		
Vice Chairman	-	Excused
Frank Dixon	-	Present
Sandra Hudgens	-	Present
Brian Moffitt	-	Present
Marsha Pippin	-	Present
Mark Solomon	-	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.

COMMISSIONER DIXON called the meeting to order at 7:00 P.M.

STAFF PRESENT:

John Schlegel, Deputy Director,
Community Planning & Development
Robert Genzer, Principal Planner
Andy Reed, Planning Aide
John McNellis, Public Works
Val Steed, Chief Deputy City
Attorney
Linda Owens, Deputy City Clerk

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

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

COMMISSIONER DIXON stated Items 1 thru 18 are considered routine and can be approved as consent items by one motion.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

STANDARD CONDITIONS:

All Zoning Items shall conform to the following standard conditions:

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

COMMISSIONER DIXON 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

November 8, 1990

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

COMMISSION ACTION

All Tentative Maps shall conform to the following standard conditions:

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

All Final Maps shall conform to the following standard condition:

1. Conformance with the tentative map.

All Vacations shall conform to the following conditions:

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

MINUTES:

Approval of the minutes of the October 11, 1990 City Planning Commission meeting.

Pippin -
APPROVED
Unanimous
(Black and Babero excused)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

***1. TENTATIVE MAP - WESTLAKE OAKEY
ESTATES 2**

Applicant: NHU T. TRAN
Subdivider: Charles Lam
Location: East side of Warbonnet
Way, between Oakey
Boulevard and El Parque
Avenue
Zone: R-E
Size: 5.2 Acres
No. of Lots: 9

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Dedicate 40 feet of right-of-way for Oakey Boulevard, 30 feet for El Parque Avenue and Warbonnet Way; a 15 foot radius for the northeast corner of El Parque Avenue and Warbonnet Way and a 20 foot radius for the southeast corner of Oakey Boulevard and Warbonnet Way as required by the Department of Public Works.
2. Construct half-street improvements on Oakey Boulevard, Warbonnet Way and El Parque Avenue as required by the Department of Public Works.
3. Construct paving and curb and gutter on the private interior street/cul-de-sac as required by the Department of Public Works.
4. This constitutes Planning Commission approval of more than four lots fronting on a private street.
5. Direct vehicular access to Oakey Boulevard from the abutting lots is prohibited.
6. The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City.
7. Standard Conditions 1 - 3.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

***2. TENTATIVE MAP - EXODUS COURT**

Applicant: J. E. INVESTMENT TRUST
Location: South side of Vegas Drive,
between Cherokee Lane and
Robin Lane
Zone: R-1 and R-1 (under
Resolution of Intent to
R-CL)
Size: 1.6 Acres
No. of Lots: 9

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to the Conditions of
Approval for Zoning Application Z-96-90.
2. Construct remaining incomplete half-street
improvements on Vegas Drive past
Lot No. 9 as required by the Department
of Public Works.
3. Direct vehicular access to Vegas
Drive from the side of Lots 1 and
8 is prohibited.
4. The approval of all Public Works
related improvements shown on this
map is in concept only. Specific
design and construction details relating
to size, type and/or alignment of
public improvements, including but
not limited to street, sewer and
drainage improvements, shall be resolved
prior to approval of the construction
plans by the City.
5. Standard Conditions 1 - 3.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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ITEM

COMMISSION ACTION

*3. FINAL MAP - EXODUS COURT

Applicant: J. E. INVESTMENT TRUST
Location: South side of Vegas Drive,
between Cherokee Lane and
Robin Street
Zone: R-1 and R-1 (under
Resolution of Intent to
R-CL)
Size: 1.6 Acres
No. of Lots: 9

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Approval of and conformance to all
Conditions of Approval for the Tentative
Map.
2. Standard Condition No. 1.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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ITEM

COMMISSION ACTION

*4. FINAL MAP - JONATHAN'S GLEN III

Applicant: GLENVIEW DEVELOPMENT CORPORATION
Location: South side of Carmen Boulevard, west of Cimarron Road
Zone: N-U (under Resolution of Intent to R-PD8)
Size: 5.3 Acres
No. of Lots: 42

STAFF RECOMMENDATION: APPROVAL, subject to the following:

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

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this is a consent item.

This is final action.

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ITEM

COMMISSION ACTION

*5. FINAL MAP - LOS PRADOS PHASE 2 - UNIT 7

Applicant: VISTA HILLS, INC.
Subdivider: U. S. Homes
Location: South side of Ann Road,
west of Decatur Boulevard
Zone: R-E (under Resolution of
Intent to R-PD9)
Size: 15.8 Acres
No. of Lots: 62

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to all Conditions of
Approval for the Tentative Map.
2. Direct vehicular access to Ann Road
from the abutting lots is prohibited.
3. Standard Condition No. 1.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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COMMISSION ACTION

*6. FINAL MAP - VISIONS

Applicant: WATT NEVADA, INC.
Location: Northwest corner of
Rampart Boulevard and
Hillpointe Road
Zone: PC
Size: 18.9 Acres
No. of Lots: 116

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

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

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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ITEM

COMMISSION ACTION

***7. FINAL MAP - SUMMERLIN VILLAGE I
SOUTH - UNIT 1**

Applicant: HOWARD HUGHES PROPERTIES
Location: Southwest corner of
Hillpointe Road and
Rampart Boulevard
Zone: PC
Size: 38 Acres
No. of Lots: 2

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

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

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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ITEM

COMMISSION ACTION

*8. FINAL MAP - SUMMERLIN VILLAGE 1
SOUTH - PARCEL 10 (A COMMERCIAL
SUBDIVISION)

Applicant: HOWARD HUGHES PROPERTIES
Location: South side of Hillpointe
Road, between Town Center
Drive and Rampart Boulevard
Zone: PC
Size: 12 Acres
No. of Lots: 1

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

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

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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COMMISSION ACTION

***9. FINAL MAP - SUMMERLIN VILLAGE 2 -
UNIT NO. 2A**

Applicant: HOWARD HUGHES PROPERTIES
Location: West side of Pueblo Vista
Drive, south of Lake Mead
Boulevard
Zone: PC
Size: 3.9 Acres
No. of Lots: 1

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

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

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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COMMISSION ACTION

***10. FINAL MAP - SUMMERLIN VILLAGE 2
COMMERCIAL CENTER (A COMMERCIAL
SUBDIVISION)**

Applicant: HOWARD HUGHES PROPERTIES
Location: Southeast corner of Lake
Mead Boulevard and Rampart
Boulevard
Zone: PC
Size: 11.8 Acres
No. of Lots: 1

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

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

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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COMMISSION ACTION

***11. FINAL MAP - EL PARQUE CONDOMINIUMS**

Applicant: PRIMERO, INC.
Location: Southeast corner of
Oakley Boulevard and
Edmond Street
Zone: R-E and N-U (under
Resolution of Intent to
R-PD18)
Size: 7.3 Acres
No. of Units: 128

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

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

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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COMMISSION ACTION

***12. FINAL MAP - SUN CITY LAS VEGAS
UNIT NO. 24**

Applicant: DEL E. WEBB COMMUNITIES,
INC.
Location: North side of Del Webb
Boulevard at Sun City
Boulevard
Zone: PC
Size: 46.9 Acres
No. of Lots: 200

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

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

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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COMMISSION ACTION

***13. FINAL MAP - THE SUMMIT AT PECCOLE
RANCH PHASE 1**

Applicant: WILLIAM PECCOLE TRUST
Subdivider: Covington Technologies
Location: West side of Preakness
Pass, east of Grand Canyon
Drive
Zone: N-U (under Resolution
of Intent to R-PD7)
Size: 10.7 Acres
No. of Lots: 54

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

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

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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COMMISSION ACTION

***14. FINAL MAP - ALEXA BREANNE ESTATES**

Applicant: ROBERT F. AND LINDA
M. MOYER
Location: Northwest corner of
Buffalo Drive and
O'Bannon Drive
Zone: R-E
Size: 5.3 Acres
No. of Lots: 9

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

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

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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COMMISSION ACTION

*15. NAME CHANGE OF AN APPROVED TENTATIVE
MAP FROM THE HILLS AT SUMMERLIN
PARCEL "H" TO SILVER TRACE ESTATES

Applicant: HOWARD HUGHES PROPERTIES
Subdivider: Richmond American Homes
of Nevada
Location: Southeast corner of Lake
Mead Boulevard and
Greenspring Street
Zone: PC
Size: 38.8 Acres
No. of Lots: 137

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to all Conditions of Approval
for the Tentative Map.
2. The applicant is responsible for notification
of all utilities and affected public
agencies.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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COMMISSION ACTION

***16. EXTENSION OF TIME - TENTATIVE MAP
SCOTTSDALE POINT (CONDOMINIUMS)**

Applicant: CHARLESTON HEIGHTS
DEVELOPMENT COMPANY
Subdivider: Ken Templeton Realty
Location: Southeast corner of
Gowan Road and the
Oran K. Gragson Highway
Zone: R-PD20
Size: 13.2 Acres
No. of Units: 240

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. The Tentative Map will expire on
November 28, 1991.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's condition.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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COMMISSION ACTION

***17. TEMPORARY SALES TRAILER - S0-22-90**

Applicant: INVESTMENT EQUITY
Location: 2468 Monarch Bay Drive
Zone: N-U (under Resolution
of Intent to R-PD5)

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. The Temporary Trailer Sales Office
Use shall cease on November 8, 1991
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

Moffitt -
APPROVED Items 1 thru 18, subject
to staff's conditions.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated this
is a consent item.

This is final action.

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ITEM

COMMISSION ACTION

***18. TEMPORARY SALES TRAILER AND SALES OFFICE - SO-23-90**

Applicant: VED CORPORATION
 Location: West of Preakness Pass and North of Red Hills Road
 Zone: N-U (under Resolution of Intent to R-PD7)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The Temporary Trailer Sales Office Use shall cease on August 8, 1991 or whenever the model area is completed, whichever occurs first.
2. The Sales Office Use shall cease on November 8, 1992 or whenever the last unit is sold, whichever occurs first.
3. Install skirting around the trailer as required by the Department of Community Planning and Development.

PROTESTS: N/A

Moffitt -
 APPROVED Items 1 thru 18, subject to staff's conditions.
 Unanimous
 (Black and Babero excused)

COMMISSIONER DIXON stated this is a consent item.

This is final action.

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ITEM

COMMISSION ACTION

19. FINAL MAP AND BUILDING ELEVATION
REVIEW - RANCHO ALTA MIRA LOT 9 -
UNIT 1

Applicant: STANTON CONSTRUCTION
Location: Southeast corner of Lone
Mountain Road and
Camino Del Oro
Zone: R-E (under Resolution
of Intent to R-PD5)
Size: 15.4 Acres
No. of Lots: 64

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Conformance to all Conditions of Approval
for the Tentative Map.
2. The approved building elevations shall
apply to all units within the Rancho
Alta Mira Lot 9 subdivision.
3. Prior to recordation of this Final
Map dedicate that area necessary from
Master Developers common area along
Camino Del Oro to allow continuity
of public street right-of-way to
Crimson Ridge Drive as required by
the Department of Public Works.
4. Standard Condition No. 1.

PROTESTS: N/A

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

MR. GENZER stated this request
is for the Final Subdivision
Map for 64 of the 124 single
family lots approved as part
of the Tentative Map and for
review of the building elevations
for the subdivision. The lots
will front on 50 foot wide
public streets. The Final
Map is in conformance with
the Tentative Map and Zoning
District Regulations. The
elevations show two-story homes
with two and three car garages
that are Mediterranean style.
They have stucco exteriors,
tile roofs and pane-glass windows.
Staff recommended approval,
subject to the conditions.

STAN JONES, Stanton Construction,
1415 South Arville Street,
appeared and represented the
application. He concurred
with staff's conditions.

This is final action.

(7:06-7:07)

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COMMISSION ACTION

20. EXTENSION OF TIME - Z-53-80, Z-38-82
AND Z-31-84 (ABEYANCE ITEM)

Applicant: CHEYENNE PARTNERSHIP
Location: Northwest corner of Jones
Boulevard and Cheyenne
Avenue
Zone: N-U (under Resolution
of Intent to C-1)

Hudgens -
ABEYANCE UNTIL THE 11/27/90
PLANNING COMMISSION MEETING.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated the
applicant has requested abeyance
of this item until the 11/27/90
Planning Commission Meeting.

To be heard by the Planning
Commission on 11/27/90.

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ITEM

COMMISSION ACTION

21. EXTENSION OF TIME - Z-95-87

Applicant: PARU REVOCABLE FAMILY TRUST
 Location: West side of Tonopah Drive, south of Washington Avenue
 Zone: R-1 (under Resolution of Intent to R-PD16)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The Extension of Time will expire on November 4, 1991.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

PROTESTS: N/A

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

MR. GENZER stated this is the applicant's third request for an Extension of Time for condominiums. This property is being acquired by a new developer who will require additional time to complete the project. The zoning remains appropriate for this property. Staff recommended approval, subject to the conditions.

RICHARD BANGS, 2597 Vegas Drive, appeared and represented the applicant. The applicant is in escrow with the developer and hopes to start construction very soon.

To be heard by the City Council on 12/5/90.

(7:07-7:09)

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ITEM

COMMISSION ACTION

22. EXTENSION OF TIME - Z-100-87

Applicant: JAMES B. McCALL
 Location: West side of Lorenzi Boulevard, between Lake Mead Boulevard and Smoke Ranch Road
 Zone: N-U (A portion under Resolution of Intent to R-3, all of which is under Resolution of Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. This Extension of Time will expire on November 18, 1991.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

PROTESTS: N/A

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

MR. GENZER stated this is the applicant's third request for an Extension of Time for a commercial center. More time is needed due to the construction of the U.S 95/Lake Mead Boulevard interchange before any development plans can be firmed up for the property. The zoning remains appropriate for this property. Staff recommended approval, subject to the conditions.

JAMES B. McCALL, 1502 Elizabeth Avenue, appeared and represented the application. He concurred with staff's conditions.

To be heard by the City Council on 12/5/90.

(7:09-7:11)

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COMMISSION ACTION

23. 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. The Extension of Time will expire
on November 2, 1991.
2. Conformance to all Ordinance Amendments
enacted subsequent to the original
approval.

PROTESTS: N/A

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

MR. GENZER stated this is the
applicant's second request
for an Extension of Time for
apartments. Additional time
is needed to arrange for
financing. Work is to begin
on this property by January 1,
1991. The zoning remains
appropriate for this property.
Staff recommended approval,
subject to the conditions.

MICHELLE SAXTON, 4645 South
Procyon, appeared and represented
the application. She concurred
with staff's conditions.

To be heard by the City Council
on 12/5/90.

(7:11-7:12)

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COMMISSION ACTION

ITEM

24. EXTENSION OF TIME - Z-100-89

Applicant: NATIONAL HERITAGE CORPORATION
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 (under Resolution of Intent to R-CL)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. This Extension of Time will expire on November 1, 1991.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

PROTESTS: N/A

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

MR. GENZER stated this is the applicant's first request for an Extension of Time for single family dwellings. Additional time is needed to file the Final Subdivision Map for the project. Staff recommended approval, subject to the conditions.

MARK KAISERMAN, 5160 South Eastern Avenue, appeared and represented the application. He concurred with staff's conditions.

To be heard by the City Council on 12/5/90.

(7:12-7:13)

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COMMISSION ACTION

25. EXTENSION OF TIME - Z-120-89

Applicant: WHITNEY BLAIR ASSOCIATES, INC.
Location: North side of Westcliff Drive, east of Tenaya Way
Zone: N-U (under Resolution of Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. This Extension of Time will expire on December 20, 1991.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

PROTESTS: N/A

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

MR. GENZER stated this is the applicant's first request for an Extension of Time for a retail shopping center. Due to a change in ownership, additional time is needed to finalize plans for the project. The C-1 zoning remains appropriate for this property. Staff recommended approval, subject to the conditions.

JOHN BURKE, 3355 South Spring Mountain Road, appeared and represented the application. He concurred with staff's conditions.

To be heard by the City Council on 12/5/90.

(7:13-7:14)

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COMMISSION ACTION

26. AESTHETIC REVIEW - AR-13-90
(ABEYANCE ITEM)

Applicant: LAND TITLE OF NEVADA,
INC., TRUSTEE
Application: Proposed Retail Shopping
Center
Location: Northwest corner of
Rancho Drive and
Alexander Road
Zone: C-2

Hudgens -
ABEYANCE UNTIL THE 12/13/90
PLANNING COMMISSION MEETING.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated the
applicant has requested abeyance
of this item until the 12/13/90
Planning Commission Meeting.

To be heard by the Planning
Commission on 12/13/90.

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ITEM

COMMISSION ACTION

27. REVIEW OF CONDITION FOR OFF-SITE IMPROVEMENTS PM-16-73 (ABEYANCE ITEM)

Applicant: STEPHEN C. VALLENDER
Application: Request to waive the condition requiring temporary paving on Rebecca Road.
Location: 6531 El Campo Grande Avenue
Zone: R-E

STAFF RECOMMENDATION: DENIAL

PROTESTS: N/A

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

MR. GENZER stated this request is to waive the requirement to pay for or install temporary pavement on Rebecca Road adjacent to property at 6531 El Campo Grande Avenue. This was a condition imposed when the applicant applied for a building permit. The main access to the property is from El Campo Grande Avenue with ingress to the garage being within 50 feet of El Campo Grande Avenue on Rebecca Road. Rebecca Road, between El Campo Grande Avenue and Ann Road, is currently unpaved and not accessible as a roadway. A similar situation exists on the west side of Rebecca Road on a parcel in the County. The occupants of that parcel use the initial 50 feet of Rebecca Road for access with very little dust. The applicant objects to paying \$1,800 for installing a temporary pavement. Public Works' policy is to request construction of one-half of a 28 foot wide temporary asphalt roadway past all development sites. However, in lieu of construction the applicant can pay cash. The applicant has paid \$1,800, but is requesting relief from this requirement. Staff recommended denial.

STEPHEN C. VALLENDER, 2300 Rock Springs Drive, appeared and represented the application. He just found out about this prior to pulling his building permit. He plans to live in the house. There is only one house to the west and he is down wind. This road will be in the middle of open desert and attract drag strippers.

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PHONE 386-6301

ITEM

COMMISSION ACTION

27. REVIEW OF CONDITION FOR OFF-SITE
IMPROVEMENTS PM-16-73 (ABEYANCE ITEM)
(CONTINUED)

JOHN McNELLIS, Department of Public Works, said if there is no commitment from the applicant, the City would have to go back and have the gapped portion improved. The City makes it an option to the property owner to temporarily improve the road. When a road is needed, a Special Improvement District Agreement would be formed.

This is final action.

(7:14-7:26)

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ITEM

COMMISSION ACTION

28. REVIEW OF CONDITION FOR OFF-SITE
IMPROVEMENTS - PM-107-77

Applicant: MARK CRAVEN
Application: Request to waive the
condition requiring
half-street improvements
on Tomsik Street and
return of posted bond.
Location: 2121 Cimarron Road
Zone: R-E

Hudgens -
WITHDRAWN
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated the
applicant has requested this
item be withdrawn from the
agenda.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

29. PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-100-64(147)

Applicant: EDWARD L. BLALOCK
Application: Proposed Professional Office
Location: Northwest corner of Bonneville Avenue and First Street
Zone: R-4 (under Resolution of Intent to C-2)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Increase the size of the planters adjacent to the buildings as required by the Department of Community Planning and Development.
2. Install drought tolerant evergreen trees in the planters adjacent to the buildings as required by the Department of Community Planning and Development.
3. Dedicate a 10 foot radius on the northwest corner of First Street and Bonneville Avenue as required by the Department of Public Works.
4. Construct handicap ramps on the northwest corner of First Street and Bonneville Avenue and on the northeast corner of Bonneville Avenue and the alley adjacent to this site as required by the Department of Public Works.
5. Remove all substandard street and alley paving, curb and gutter and sidewalk adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
6. Conformance to the plot plan as amended by the above conditions.
7. Standard Conditions 3, 9 and 11.

PROTESTS: N/A

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

MR. GENZER stated this item was on the agenda for the previous meeting under Z-120-90. At that time it was recommended the applicant come back with a plot plan and building elevation review under the existing C-2 zoning. This request is to convert two existing 1,100 square foot vacant duplexes to professional offices. There will be stucco exteriors with a flat roof line. Landscape planters will be adjacent to the front of the buildings along Bonneville Avenue. Access is via two existing driveways from Bonneville Avenue and an alley along the west property line. There is the minimum number of parking spaces. Staff recommended approval, subject to the conditions.

EDWARD L. BLALOCK, 2125 Paradise Road, appeared and represented the application. He concurred with staff's conditions.

This is final action.

(7:26-7:30)

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ITEM

COMMISSION ACTION

30. Z-120-90 (ABEYANCE ITEM)

Applicant: EDWARD L. BLALOCK
Application: Zoning Reclassification
From: R-4 (under Resolution
of Intent to C-2)
To: P-R
Location: Northwest corner of
Bonneville Avenue and
First Street
Proposed Use: Professional Office

Moffitt -
WITHDRAWN
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated the
applicant has agreed to withdraw
this application since the
Plot Plan and Building Elevation
Review Z-100-64(147) was approved.

PLANNING COMMISSION

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PHONE 386-6301

ITEM

COMMISSION ACTION

31. PLOT PLAN REVIEW - CV-3-89

Applicant: CITY OF LAS VEGAS
 Application: Proposed Master Plan for
 the West City Yard
 Location: Southeast corner of
 Cheyenne Avenue and
 Buffalo Drive
 Zone: C-V

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. Plot plans and building elevations for each phase of development shall be submitted for approval by the Planning Commission prior to development.
2. Install minimum 10 foot wide landscape planters along all street frontages in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct half-street improvements on Buffalo Drive, Cheyenne Avenue and Peak Drive adjacent to this site as development occurs as required by the Department of Public Works.
4. Standard Condition No. 6.

PROTESTS: N/A

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

MR. GENZER stated this request is for a 100 acre City Maintenance Yard Complex, a 70 acre detention basin and a 10 acre library site. There will be sloped berms up to 20 feet high along the north, east and south sides of the detention basin with a 1,245 foot long spillway along the east side of the basin. The library will be at the southeast corner of Cheyenne Avenue and Buffalo Drive. There will be an outdoor amphitheater, green space and desert landscaping along with the library building. A six foot high decorative wall will enclose the site. Access is from two driveways on Buffalo Drive and one from Cheyenne Avenue and one from Peak Drive. It could take a minimum of five years to complete this yard, depending on funding. Staff recommended approval, subject to the conditions.

CHARLES KAJKOWSKI, City of Las Vegas, appeared and represented the application. He concurred with staff's conditions.

This is final action.

(7:30-7:32)

PLANNING COMMISSION

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PHONE 386-6301

ITEM

COMMISSION ACTION

32. PLOT PLAN REVIEW - Z-17-90(1)

Applicant: WILLIAM PECCOLE
 Application: Proposed Nevada Power Substation
 Location: South side of Charleston Boulevard, west of Hualpai Way
 Zone: N-U (under Resolution of Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install minimum 24 inch box trees 20 feet on center with ground cover in the minimum 10 foot wide landscape planter along Charleston Boulevard as required by the Department of Community Planning and Development.
2. This action constitutes approval by the Planning Commission of the installation of one foot of barbed wire atop the eight foot high perimeter wall.
3. Construct half-street improvements on Charleston Boulevard if such improvements have not been completed at the time of development of this substation site as required by the Department of Public Works.
4. Standard Conditions 2 - 4, 6 - 9, 11 and 12.

PROTESTS: N/A

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

MR. GENZER stated this request is for a 2.07 acre electrical substation on a site designated for 5.4 acres of C-1 office uses on the Peccole Ranch Master Plan. The elevations depict large overhead towers and transmission lines with a 20' x 37' control house. There is an eight foot high wall with one foot of security barbed wire on top of the wall structure. Access is from two recessed driveway gates from Charleston Boulevard. The gates are set back to allow for vehicle stacking on private property outside the Charleston Boulevard right-of-way. Staff recommended approval, subject to the conditions.

WALTER HENSEN, Engineer, Nevada Power Company, appeared and represented the application. He concurred with staff's conditions.

This is final action.

(7:32-7:35)

PLANNING COMMISSION

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PHONE 386-6301

COMMISSION ACTION

ITEM

33. REVIEW OF CONDITION - Z-122-89

Applicant: DESERT GMC, INC.
 Application: To allow a six foot high wall on the north property line where eight feet is required.
 Location: 6400 West Sahara Avenue
 Zone: N-U (under Resolution of Intent to C-2)

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

1. Conformance to the remaining Conditions of Approval for Zoning Application Z-122-89.
2. Install 24 inch box drought tolerant evergreen trees 25 feet on center along the north property line as required by the Department of Community Planning and Development.

PROTESTS: 1 Speaker at Meeting

Moffitt -
 DENIED
 Unanimous
 (Black and Babero excused)

MR. GENZER stated this request is to lower the height of a wall on the north property line from eight to six feet adjacent to some existing apartments. The wall would be 11 feet on the applicant's side and 8 feet on the apartment side. The applicant is proposing to construct a wall 9' 4" on their side and 6' on the apartment side. Staff feels the eight foot wall is a reasonable and necessary condition in order to help buffer and shield the residential area from the potential negative impact of the car repair service building. Staff recommended denial.

DEAN SHEPARDSON, Kalb Construction, appeared and represented the applicant. The owner initially thought the grades were the same between their property and the adjacent property. When it was discovered that was not the case, 2 to 3 feet of Lewis Homes landscaping had to be removed. It was discovered the grade difference averaged between 2.5 to 3 feet which required a 3 foot retaining wall and an 8 foot wall on top. They are paying the entire cost of the wall.

COMMISSIONER SOLOMON felt this item should be held in abeyance so the residents could be notified of this request.

NICK DANE, Lewis Homes, 3325 Ali Baba Lane, appeared in protest. The apartment dwellers were told the wall would be eight feet high. Lewis Homes had offered to the previous owner to put in the wall at their expense at the time the wall was installed, with the property owner paying his share of the wall at the time he developed. The residents can see over the wall when it is six feet high and not when it is eight feet high.

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ITEM

COMMISSION ACTION

33. REVIEW OF CONDITION - Z-122-89 (CONTINUED)

DEAN SHEPARDSON said the landscaping on Lewis Homes property slopes towards Desert GMC. Desert GMC was told Lewis Homes will be putting in a drainage channel against the wall. When it is filled in it will be 11' 4" high. When the water runs down from the adjacent property, it could damage the wall.

This is final action.

(7:35-7:44)

PLANNING COMMISSION

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PHONE 386-6301

ITEM

COMMISSION ACTION

34. VAC-43-90 (ABEYANCE ITEM)

Applicant: WENDELL BENCH AND WALTER SANBORN
 Application: Petition of Vacation to vacate a twenty foot wide alley
 Location: Generally located between Bromley Avenue and the intersection of Fawn Avenue and Saylor Way

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to recordation of the Order of Vacation. The order shall include reservations for drainage easements where appropriate.
2. Construct curb and gutter and sidewalk across the vacated alley where it abuts the Saylor Way/Fawn Avenue intersection as required by the Department of Public Works.
3. The Order of Vacation cannot be recorded until the above conditions have been met, provided, however, that Condition No. 2 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.
4. Standard Conditions 1 - 4.

PROTESTS: 5 speakers at meeting
 Petition with 41 childrens' signatures

NOTICES MAILED: 31

Pippin -
 ABEYANCE UNTIL THE 12/13/90
 PLANNING COMMISSION MEETING.
 Motion carried with Moffitt voting "No."
 (Black, Babero and Hudgens excused)

MR. GENZER stated this request is to vacate a 20 foot wide alley between residential properties at 420 Saylor Way and 5801 Fawn Avenue. This alley connects to an apartment complex. This alley is a nuisance for the adjacent homeowners and a maintenance problem for the City. There is a heavy use of this alley by pedestrians. Staff recommended approval, subject to the conditions.

WALTER SANBORN, 5801 Fawn Avenue, appeared and represented the application. He concurred with staff's conditions. There has been a lot of trouble in the alley. The City paints the alley and in a short time there is graffiti on it. There have been nine owners in his house.

WENDELL BENCH, 420 Saylor Way, appeared and represented the application. There is a constant problem with graffiti in this alley.

COMMISSIONER MOFFITT pointed out the applicants would have to bear the cost of maintaining the alley if it belonged to them. In addition, the applicants would have to pay for the Drainage Plan and Technical Drainage Study.

WENDY HUTCHINGS, 5601 Bromley, appeared in protest. She presented a petition with 41 signatures in opposition. Children use the alley to go to school.

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ITEM

COMMISSION ACTION

34. VAC-43-90 (ABEYANCE ITEM) (CONTINUED)

LINDA HUTCHINGS, 5601 Bromley, appeared in protest. Children use the alley to go to Paul Culley School. If the alley is vacated, the children would have to walk to Jones Boulevard where the traffic is very heavy. She pointed out on a map the routes the children will have to take to get to school. A blind child uses the alley rather than go where there is a lot of traffic.

ERIC MARKHOUSE, 5808 Fawn Avenue, appeared in protest. The posts need to be closer together.

JULIE PORTER, 1500 Granada, appeared in protest. It would take about 30 minutes if the children had to go around to school, rather than through the alley.

WENDELL BENCH appeared in rebuttal. He does not want to cause a hardship for anyone. He would be willing to withdraw this request if the City would install more posts to prohibit vehicles from the alley.

COMMISSIONER DIXON felt the Planning Commission could not impose such a condition on the City.

JOHN McNELLIS, Department of Public Works, said he could make a request to the Street Department to put in more poles. However, the City is concerned about handicapped persons being able to go through the alley as well as bicycles.

ROBERT KNOTT, 5512 Seabaugh Avenue, appeared in protest. Two children have been killed on the route the children would have to take if this alley were closed.

To be heard by the Planning Commission on 12/13/90.

(7:44-8:12)

PLANNING COMMISSION

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PHONE 386-6301

ITEM

COMMISSION ACTION

35. VAC-46-90

Applicant: JIM VILLANI
Application: Petition of Vacation to vacate the east thirty feet of Al Garrison Street
Location: Between El Parque Avenue and O'Bannon Drive

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The three existing parcels (APN. 440-630-013, 019 and 056) to the west of the vacation area shall be combined under one recorded deed and legal description prior to recordation of the Order of Vacation.
2. Standard Conditions 1 - 4.

PROTESTS: 0

NOTICES MAILED: 7

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

MR. GENZER stated this request is to vacate the east 30 feet of Al Garrison Street between the north right-of-way line of O'Bannon Drive and the south right-of-way line of El Parque Avenue, including radius corners. The applicant owns all the property to the east and west of this request and is proposing a single family development over the entire site. Staff recommended approval, subject to the conditions.

GEORGE SPENCER, Alca Engineering, 50 South Jones Boulevard, and JIM VILLANI, applicant, 6242 Guadalupe, appeared and represented the application. They concurred with staff's conditions.

No one appeared in opposition.

MR. GENZER added that since the applicant owns both sides of the street it would not be a burden to the neighborhood.

The City Council will set a date for a public hearing on this item at their 11/21/90 meeting. The public hearing will be held on 12/5/90.

(8:12-8:17)

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ITEM

COMMISSION ACTION

36. VAC-47-90

Applicant: ELDON GRAUBERGER, ET AL
Application: Petition of Vacation to vacate the south five feet of Cherry River Drive
Location: Between Carmel Peak Lane and Cimarron Road

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Retain a 20 foot radius at the southeast corner of Cherry River Drive and Cimarron Road and a 15 foot radius at the southwest corner of Cherry River Drive and Carmel Peak Lane.
2. Standard Conditions 1 - 4.

PROTESTS: 0

NOTICES MAILED: 4

SECOND MOTION:
ABEYANCE UNTIL THE 11/27/90
PLANNING COMMISSION MEETING
BECAUSE NO ONE APPEARED TO
REPRESENT THE APPLICATION.
Unanimous
(Black and Babero excused)

FIRST MOTION:
Moffitt -
TABLED UNTIL END OF MEETING
BECAUSE NO ONE APPEARED TO
REPRESENT THE APPLICATION.
Unanimous
(Black and Babero excused)

To be heard by the Planning
Commission on 11/27/90.

(8:15-8:16)
(9:17-9:18)

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ITEM

COMMISSION ACTION

37. VAC-48-90

Applicant: VALUE PROPERTIES
INTERNATIONAL, INC.
Application: Petition of Vacation
to vacate Unicorn Street
Location: Between Dorrell Lane
and Elkhorn Road

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Standard Conditions 1 - 4.

PROTESTS: 0

NOTICES MAILED: 13

SECOND MOTION:

Moffitt -
ABEYANCE UNTIL THE 11/27/90
PLANNING COMMISSION MEETING
BECAUSE NO ONE APPEARED TO
REPRESENT THE APPLICATION.
Unanimous
(Black and Babero excused)

FIRST MOTION:

Hudgens -
TABLED UNTIL THE END OF THE
MEETING BECAUSE NO ONE APPEARED
TO REPRESENT THE APPLICATION.
Unanimous
(Black and Babero excused)

To be heard by the Planning
Commission on 11/27/90.

(8:16-8:17)
(9:18-9:19)

PLANNING COMMISSION

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COMMISSION ACTION

ITEM

38. Z-100-90 (ABEYANCE ITEM)

Applicant: JONES BOULEVARD PROPERTIES, LTD.
 Application: Zoning Reclassification
 From: R-E
 To: C-1
 Location: North side of Lone Mountain Road, between Maverick Street and Jones Boulevard
 Proposed Use: Commercial Stores, Office Center and a Minor Auto Care Facility
 Size: 23.4 Acres

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

1. No access shall be permitted from Bronco Street, Maverick Street or La Madre Way.
2. Provide minimum ten foot wide landscape planters along all street frontages as required by the Department of Community Planning and Development.
3. Construct minimum six foot high decorative block walls behind the landscaping planters along Bronco Street, Maverick Street and La Madre Way as required by the Department of Community Planning and Development.
4. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the north property line of the parcel siding onto Maverick Street as required by the Department of Community Planning and Development.
5. Install 24 inch box trees 40 feet on center with shrubs and ground cover in the street frontage planters in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
6. Install 24 inch box evergreen trees with ground cover in the on-site landscaping areas of the parking lot as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
7. All buildings are restricted to a maximum of one-story except for decorative architectural features.
8. Aesthetically enhance the rear building elevations as required by the Department of Community Planning and Development.

Moffitt -
 DENIED
 Unanimous
 (Black and Babero excused)

MR. GENZER stated that at the 10/11/90 meeting the applicant requested this item be held in abeyance so they could meet with the Sheep Mountain Homeowners Association and revise the plan. However, a revised plan has not been submitted. The request is for a one and two-story shopping center with a total of 227,050 square feet. The elevations show smooth white stucco exteriors with a varying height roof line and mission tile roofs. There are two sites which are divided by Bronco Street. Access is from 14 driveways. There is ample parking. This proposal is not in conformance with the rural density residential land use proposed in the General Plan. Staff recommended denial.

JOHN VIVIER, architect, 5378 West Lake Mead Boulevard, appeared and represented the applicant. This request is appropriate because it is in the middle of a residential area. There is another shopping center about two miles away.

HONEY BORLA, 6201 Dorchester Circle, appeared in protest. This does not conform to the General Plan.

BILL EDWARDS, 6124 Minerva, appeared in protest. This is a residential area. There is enough commercial development on Rancho Drive to accommodate the residents.

JOHN VIVIER appeared in rebuttal. Commercial areas are in residential areas so they can do business.

To be heard by the City Council on 12/5/90.

(8:17-8:23)

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COMMISSION ACTION

ITEM

38. Z-100-90 (ABEYANCE ITEM) (CONTINUED)

9. The portion of Bronco Street extending through the proposed commercial development shall be vacated and a cul-de-sac shall be constructed to terminate the south end of the remaining portion of Bronco Street as required by the Department of Public Works.
10. Construct half-street improvements on Lone Mountain Road, Maverick Street, Bronco Street, La Madre Way and Jones Boulevard as required by the Department of Public Works.
11. Submit a Traffic Impact Study for review and approval prior to the issuance of building permits and comply with the recommendations of the approved Traffic Impact Study prior to occupancy of this site as required by the Department of Public Works.
12. Upon development of any portion of the property accessing Jones Boulevard complete all of the half-street improvements on Jones Boulevard from Lone Mountain Road to La Madre Way as required by the Department of Public Works.
13. Upon development of any portion of the property accessing Lone Mountain Road complete all of the half-street improvements on Lone Mountain Road from Jones Boulevard to Maverick Street as required by the Department of Public Works.
14. Extend sanitary sewer in Jones Boulevard to the north edge of this site and extend sanitary sewer in Lone Mountain Road to the west edge of this site if such sewer is not in place prior to the construction of street improvements as required by the Department of Public Works.
15. Conformance to the plot plan and building elevations as amended by the above conditions.
16. Standard Conditions 1, 3 - 8 and 10 - 12.

PROTESTS: 3 on record with staff (9/25/90)
94 petition (10/11/90)
2 speakers at meeting (11/8/90)

APPROVALS: 1 (9/25/90)

NOTICES MAILED: 121 (9/25/90)

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ITEM

COMMISSION ACTION

39. Z-107-90 (ABEYANCE ITEM)

Applicant: FREEDOM INVESTMENT
GROUP NUMBER ONE
Application: Zoning Reclassification
From: R-E
To: R-1
Location: West side of Maverick
Street, between La Madre
Way and Lone Mountain Road
Proposed Use: Single Family Dwellings
Size: 13.1 Acres

Hudgens -
ABEYANCE UNTIL THE 11/27/90
PLANNING COMMISSION MEETING.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated the
applicant has requested abeyance
of this item until the 11/27/90
Planning Commission Meeting.

To be heard by the Planning
Commission on 11/27/90.

PLANNING COMMISSION

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PHONE 386-6301

COMMISSION ACTION

ITEM

40. Z-111-90 (ABEYANCE ITEM)

Applicant: McLLOYD BARNEY
 Application: Zoning Reclassification
 From: R-1
 To: R-PD6
 Location: North of Alpine Place,
 between Mohawk Street and
 Brush Street
 Proposed Use: Single Family Dwellings
 with Common Recreation
 Area (Clubhouse and
 Swimming Pool)
 Size: 5.1 Acres

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. The application be amended to R-CL.
2. All lots shall have a minimum width
 of 40 feet.
3. Provide a minimum setback of 20 feet
 in the front yard area.
4. Dedicate 25 feet of right-of-way
 for Ancona Street south of Padua
 Avenue and a 15 foot radius at the
 southeast corner of Ancona Street
 and Padua Avenue as required by the
 Department of Public Works.
5. Construct street improvements on
 all dedicated streets 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. Conformance to the plot plan as amended
 by the above conditions.
8. Conformance to the building elevations.
9. Standard Conditions 1, 6 - 8 and
 10 - 12.

PROTESTS: 2 speakers at meeting

FAVOR: 1 speaker at meeting

NOTICES MAILED: 76

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

MR. GENZER stated the original
 request was for a security
 gated 29 lot planned unit
 development with one-way private
 streets and common recreation
 area. The application has
 been revised for 30 residential
 compact lots at a density of
 6 dwelling units per acre.
 The elevations show stucco
 exteriors with tile roofs.
 All the dwellings will have
 a two-car garage. The setbacks
 are a minimum of 16 feet from
 the front property lines, a
 minimum of 5 feet from the
 side property lines and a minimum
 of 10 feet from the rear property
 lines. Access is from Breanna
 Street and Mohawk Street from the
 west. Access for the individual lots
 will be from 51 foot wide interior
 public streets. Staff recommended
 approval, subject to the conditions.

RUSSELL SILLITOE, Engineer,
 4795 South Sandhill Road, appeared
 and represented the applicant.
 He concurred with staff's
 conditions. However, he was
 concerned about the 25 foot
 right-of-way for Ancona Street.

JOHN McNELLIS, Department of
 Public Works, stated there
 are three properties along
 that street that have dedicated
 the west half of Ancona Street.

ROBERT NEEDHAM, 800 Mohawk
 Street, appeared in protest.
 His property will be impacted
 by this development.

DALE JOHNSON, 4287 Silver Dollar
 Avenue, appeared in protest.
 He owns property on Ancona
 Street. This will bring the
 property values down.

DAN NATE, 1001 Mohawk, appeared
 in favor. However, he would
 like a stop sign at Cory and
 Mohawk.

RUSSELL SILLITOE appeared in
 rebuttal. They do not want
 Ancona to go through.

To be heard by the City Council
 on 12/5/90.

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

**41. TENTATIVE MAP - CHARLESTON HEIGHTS
ESTATES (ABEYANCE ITEM)**

Applicant: McLLOYD BARNEY
Location: North of Alpine Place,
between Mohawk Street
and Brush Street
Zone: R-1 (Proposed R-PD6)
Size: 5.1 Acres
No. of Lots: 29

STAFF RECOMMENDATION: APPROVAL, subject
to the following:

1. Approval of and conformance to the
Conditions of Approval for Zoning
Application Z-111-90.
2. The approval of all Public Works
related improvements shown on this
map is in concept only. Specific
design and construction details relating
to size, type and/or alignment of
public improvements, including but
not limited to street, sewer and
drainage improvements, shall be resolved
prior to approval of the construction
plans by the City.
3. Standard Conditions 1 - 4.

PROTESTS: N/A

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

MR. GENZER stated this is the
Tentative Map that relates
to Item No. 40. Staff recommended
approval, subject to the conditions.

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

This is final action.

(8:36-8:38)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

42. PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-78-89 (ABEYANCE ITEM)

Applicant: LOYAL E. CROWNOVER
Application: Proposed Four-Plex Development
Location: Northwest corner of Boseck Drive and Captains Hill Road
Zone: N-U (under Resolution of Intent to R-PD16)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. No access shall be permitted from this site to Captains Hill Road.
2. Construct a six foot high decorative block wall set back six feet for landscaping along Captains Hill Road as required by the Department of Community Planning and Development.
3. Install 24 inch box evergreen trees 40 feet on center with ground cover in the 6 foot wide planter along Captains Hill Road as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. Install 24 inch box trees 40 feet on center with ground cover in the landscape planter along Boseck Drive in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
5. Dedicate 30 feet of right-of-way for Captains Hill Road and Boseck Drive and a 15 foot radius on the northwest corner of Captains Hill Road and Boseck Drive as required by the Department of Public Works.
6. Dedicate all additional rights-of-way required to realign Boseck Drive and Grandbank Drive on the west side of Durango Drive as required by the Department of Public Works.
7. Construct half-street improvements on Boseck Drive and on Captains Hill Road as required by the Department of Public Works.
8. Standard Conditions 2 - 8 and 10 - 12.

PROTESTS: 4 speakers at meeting
NOTICES MAILED: 27 (11/8/90)

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

MR. GENZER stated this item and the following item are related. Both items were held in abeyance at the last meeting to allow Item No. 42 to be heard as a public hearing and to give the applicant sufficient time to address staff's concerns regarding layout and vehicular access from Captains Hill Road. This request is for 25 two-story four-plex apartment buildings at a density of 15.1 dwelling units per gross acre. The elevations depict stucco exteriors and tile roofs. The plot plan has been revised to provide access to all units from 51 foot wide public streets that are internal. The buildings along Durango Drive are staggered. The parking will be in four double garages located on the first floor of each building. A swimming pool and restroom building will be located within the common area. Staff recommended approval, subject to the conditions.

CHRIS BARRY, Pacific Southwest Development, appeared and represented the applicant. He concurred with staff's conditions.

STEVE BRADY, 705 Minto Court, appeared in protest on Items 42 and 43. He was concerned about the children's safety at the curve on Durango. He requested this item be held in abeyance so more of the residents can be notified.

REASE JARRELL, J. Sharp Associates, 3871 South Valley View Boulevard, appeared and represented the applicant. The zoning that is in place at the present time would allow this type of development.

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ITEM

COMMISSION ACTION

42. PLOT PLAN AND BUILDING ELEVATION REVIEW -
Z-78-89 (ABEYANCE ITEM) (CONTINUED)

GARY BALLIF, 8608 Grandbank Drive, appeared in protest. This will cause problems for the schools.

PHIL BALLIF, 8136 Spur Court, appeared in protest. Some of the other property owners need to be notified of this request.

LESLIE GAMELL, 700 Minto Court, appeared in protest. This will devalue her property and the beauty of the area.

CHRIS BARRY appeared in rebuttal. The Traffic Department will have to address the traffic situation on Durango Boulevard.

LOYAL E. CROWNOVER, 2213 Plaza Del Puerto, appeared and represented the application. He donated property for a road for the children. The protestants do not live near this property.

To be heard by the City Council on 12/5/90.

(8:38-8:58)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

43. Z-113-90 (ABEYANCE ITEM)

Applicant: LOYAL E. CROWNOVER
 Application: Zoning Reclassification
 From: N-U
 To: R-PD11
 Location: Northeast corner of
 Durango Drive and Boseck
 Drive
 Proposed Use: Four-Plex Development
 Size: 3.5 Acres

STAFF RECOMMENDATION: APPROVAL, subject
 to the following:

1. Install 24 inch box trees 40 feet on center with ground cover in the landscape planters along Durango Drive and Boseck Drive in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Dedicate 30 feet of right-of-way for Boseck Drive plus an additional triangular shaped piece approximately 29 feet ± along Durango Drive by 330 feet along Boseck Drive to allow for a more perpendicular intersection of Boseck Drive with Durango Drive plus a relocated 15 foot radius on the northeast corner of Boseck Drive and Durango Drive as required by the Department of Public Works.
3. Construct half-street improvements on Boseck Drive as required by the Department of Public Works.
4. Construct all incomplete half-street improvements on Durango Drive adjacent to this site or contribute to the City an amount equivalent to the construction costs of all incomplete street improvements on Durango Drive prior to the issuance of building permits as required by the Department of Public Works.
5. Contribute \$7,500 to the City prior to the issuance of building permits to partially fund construction of a traffic signal system at the intersection of Alta Drive and Durango Drive as required by the Department of Public Works.
6. Standard Conditions 1 - 8 and 10 - 12.

PROTESTS: 1 speaker at meeting
NOTICES MAILED: 24

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

MR. GENZER stated this portion of the proposal is in conformance with the medium low density residential land use recommended on the General Plan. Staff recommended approval, subject to the conditions.

CHRIS BARRY, Pacific Southwest Development, 1321 Pocono, appeared and represented the application. He concurred with staff's conditions.

STEVE BRADY, 705 Minto Court, appeared in protest. He does not object to the Plot Plan and Building Elevations, but to rezoning the property to such a high density.

To be heard by the City Council on 12/5/90.

(8:58-9:03)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

44. Z-121-90

Applicant: ALL AMERICAN DEVELOPMENT CORPORATION
 Application: Zoning Reclassification
 From: N-U
 To: R-PD14
 Location: East side of James Bilbray Drive, approximately 300 feet south of Smoke Ranch Road
 Proposed Use: Condominiums
 Size: 5.3 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Relocate the rear trash enclosure to the southeast corner of the property as required by the Department of Community Planning and Development.
2. Install a minimum 15 foot wide landscape planter with 24 inch box trees 40 feet on center with ground cover along James Bilbray Drive in conformance with the Landscape and Wall Buffer System Guidelines as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct a six foot high block wall on the south property line as required by the Department of Community Planning and Development.
4. Dedicate 30 feet of right-of-way for James Bilbray Drive as required by the Department of Public Works.
5. Construct half-street improvements on James Bilbray Drive adjacent to this site as required by the Department of Public Works.
6. Conformance to the plot plan as amended by the above conditions.
7. Conformance to the building elevations.
8. Standard Conditions 1, 3 - 8 and 10 - 12.

PROTESTS: 0

NOTICES MAILED: 221

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

MR. GENZER stated this request is for 68 one-story two-bedroom condominium units at a density of 13.6 dwelling units per gross acre. The elevations depict stucco exteriors and tile roofs. On-site amenities include a swimming pool and cabana. The plot plan shows existing block walls on the north and east property lines and a proposed retaining wall on the south property line adjacent to a future elementary school site. A 15 foot wide open area along James Bilbray Drive could accommodate a landscape planter. Access is from two driveways on James Bilbray Drive. The parking spaces exceed the minimum number required. This is in conformance with the variable land uses on the General Plan. Staff recommended approval, subject to the conditions.

REG MERRIMAN, 2112 Verdinal 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 12/5/90.

(9:03-9:06)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

45. TENTATIVE MAP - RICHMOND PARK CONDOMINIUMS
PHASE 5 (ABEYANCE ITEM)

Applicant: ALL AMERICAN DEVELOPMENT CORPORATION
Location: East side of James Bilbray Drive, approximately 300 feet south of Smoke Ranch Road
Zone: N-U (Proposed R-PD14)
Size: 5.3 Acres
No. of Units: 68

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Approval of and conformance to the Conditions of Approval for Zoning Application Z-121-90.
2. The approval of all Public Works related improvements shown on this map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City.
3. Standard Conditions 1 - 4.

PROTESTS: N/A

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

MR. GENZER stated this Tentative Map relates to Item No. 44. Staff recommended approval, subject to the conditions.

REG MERRIMAN, 2112 Verdinal Drive, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(9:06-9:08)

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ITEM

COMMISSION ACTION

46. Z-122-90

Applicant: HYNDS PLUMBING & HEATING
CO., INC.
Application: Zoning Reclassification
From: R-E and C-2
To: C-2 and R-D
Location: Northwest corner of
Decatur Boulevard and
Cheyenne Avenue
Proposed Use: Offices, Warehouse and
Single Family Dwellings
Size: 10.5 Acres

Hudgens -
ABEYANCE UNTIL THE 12/13/90
PLANNING COMMISSION MEETING.
Unanimous
(Black and Babero excused)

COMMISSIONER DIXON stated the
applicant has requested abeyance
of this item until the 12/13/90
Planning Commission Meeting.

To be heard by the Planning
Commission on 12/13/90.

PLANNING COMMISSION

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PHONE 386-6301

COMMISSION ACTION

ITEM

47. Z-125-90

Applicant: CITY OF LAS VEGAS
Application: Zoning Reclassification
From: R-3
To: C-V
Location: 1200 West Owens Avenue
Proposed Use: Child Care Facility
Size: 1.1 Acre

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct a six foot high block wall on the north property line as required by the Department of Community Planning and Development.
2. Install 24 inch box drought tolerant evergreen trees 30 feet on center along the north property line as required by the Department of Community Planning and Development.
3. Install 10 foot wide landscape planters with 24 inch box trees, 40 feet on center, with ground cover in conformance with the Landscape and Wall Buffer System Guidelines along Owens Avenue and "K" Street as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. There shall be no access to this site from "K" Street.
5. Dedicate an additional five feet for a total radius of 25 feet on the northwest corner of "K" Street and Owens Avenue as required by the Department of Public Works.
6. Construct half-street improvements on Owens Avenue 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 - 8, 11 and 12.

PROTESTS: 0

APPROVALS: 69 (Petition)

NOTICES MAILED: 65

Hudgens -
APPROVED, subject to staff's Conditions 1, 2, omitting "K" Street portion of Condition 3, omitting Conditions 4 and 5 and including Conditions 6, 7, 8 and 9 and Plot Plan Review for Phase 2.
(Deviation from General Plan recommended because this property is on a major street.)
Unanimous
(Black and Babero excused)

MR. GENZER stated this request is for a one-story 4,563 square foot child care facility for a maximum of 124 children. The elevations depict stucco exteriors with a flat roof line except for an architectural projection over the entrance. The plot plan shows a 20 foot wide setback area for landscaping along the north property line adjacent to existing single family dwellings. A four foot wide landscape planter is along Owens Avenue. Access is from two driveways on Owens Avenue. There is ample parking. Staff recommends construction of a six foot high wall and installing a row of 24 inch box drought tolerant evergreen trees along the north property line to help buffer the existing single family dwellings located to the north of this property. This proposal is not in conformance with the medium density residential land use on the General Plan. However, the use is located on a major street and will be for the use of the residents in the surrounding area. Staff recommended approval, subject to the conditions.

ALBERT MILLER, Architect, Garapich & Associates, 2300 Paseo Del Prado, appeared and represented the applicant. He would like the conditions of landscaping and fence applied to the development area only and if the site develops towards "K" Street the fence and landscaping could be extended in that direction.

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ITEM

COMMISSION ACTION

47. Z-125-90 (CONTINUED)

MR. GENZER stated the zoning request extends to "K" Street. Phase 1 does not extend to "K" Street. Staff would be agreeable to amending the requirements to only involve the Phase 1 area. They would have to come in for a Plot Plan Review for Phase 2 and the conditions then would be extended to that phase.

No one appeared in opposition.

To be heard by the City Council on 12/5/90.

(9:08-9:17)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:

Zoning Ordinance Amendment:

Requires Board of Zoning Adjustment to consider and make a recommendation on a request to waive the 1,500 foot required distance between a tavern and a tavern, church, synagogue or school.

Moffitt -
APPROVED
Unanimous
(Black and Babero excused)

MR. SCHLEGEL, Department of Community Planning and Development, stated the present requirement for the minimum distance between taverns is found in Title 6 of the City Code which deals with Business Licenses. Bill No. 90-77 moves the requirements from Title 6 to Title 19. The distance requirement is a land use matter and will be dealt with publicly at a Board of Zoning Adjustment meeting, rather than as a licensing matter.

CHIEF DEPUTY CITY ATTORNEY STEED said this also changes the character of review from what was partially saturation, competition and land use issues to just a land use issue.

(9:19-9:25)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:25 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



ROBERT GENZER, PRINCIPAL PLANNER