

AGENDA

NOVEMBER 26, 1991

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 229-6301

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CALL TO ORDER: 6:00 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

1. **CONTINUATION OF THE REVIEW AND RECOMMENDATION OF
THE UPDATED CITY OF LAS VEGAS GENERAL PLAN:
SOUTHEAST SECTOR PROPOSED FUTURE LAND USE PLAN**

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PLANNING COMMISSION

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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 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 22, 1991 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 MAY BE SUBJECT TO ONE OR MORE OF 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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- | | | |
|---|--|---|
| <p>*1. TENTATIVE MAP
CIMARRON ESTATES
SOUTH NO. 1
TM-65-91

(ABEYANCE ITEM)</p> | <p>Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Lots:</p> | <p>GEORGE C. SWARTS, TRUSTEE, ET AL
William Gayler
West side of Tomsik Street, south of
Charleston Boulevard
N-U (under Resolution of Intent R-CL)
5.2 Acres
37.</p> |
| <p>*2. TENTATIVE MAP
BROKEN SOUND
CONDOMINIUMS
TM-75-91</p> | <p>Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Units:</p> | <p>GROUP MANAGEMENT, INC.
Robert V. Jones Corporation
West side of Nellis Boulevard, between
Harris Avenue and Washington Avenue
R-E (under Resolution of Intent to R-PD16)
13.1 Acres
256 212</p> |
| <p>*3. TENTATIVE MAP
CELEBRATION
TM-76-91</p> | <p>Applicant:
Location:

Zone:
Size:
No. of Lots:</p> | <p>STERLING S. DEVELOPMENT, INC.
North side of Alta Drive, west of Cimarron
Road
N-U (under Resolution of Intent to R-CL)
5.0 Acres
35</p> |
| <p>*4. FINAL MAP
CELEBRATION
FM-97-91</p> | <p>Applicant:
Location:

Zone:
Size:
No. of Lots:</p> | <p>STERLING S. DEVELOPMENT, INC.
North side of Alta Drive, west of Cimarron
Road
N-U (under Resolution of Intent to R-CL)
5.0 Acres
35</p> |
| <p>*5. TENTATIVE MAP
TORREY PINES
CONDOMINIUMS
TM-77-91</p> | <p>Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Units:</p> | <p>MICHAEL F. BRODKIN TRUST
Equivest Development Corporation
East side of Torrey Pines Drive, south of
Lake Mead Boulevard
R-E (under Resolution of Intent to R-PD12)
5.1 Acres
64 3</p> |
| <p>*6. TENTATIVE MAP
ROSMERE COURT
TM-78-91</p> | <p>Applicant:
Location:

Zone:
Size:</p> | <p>BAUGHMAN & TURNER, PENSION
TRUST
West side of Tenaya Way, between
Oakley Boulevard and El Parque Avenue
R-E
5.3 Acres</p> |

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|---|--|--|
| *7. TENTATIVE MAP
TOURNAMENT HILLS -
UNIT 3
TM-79-91 | Applicant:
Location:
Zone:
Size:
No. of Lots: | HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP
West of Rampart Boulevard, north of
the Summerlin Parkway
PC
28.6 Acres
32 |
| *8. REVISED TENTATIVE
MAP
A PORTION OF SEDONA
TM-80-91 | Applicant:
Location:
Zone:
Size:
No. of Lots: | AMERICAN WEST DEVELOPMENT
North side of Craig Road, between Buffalo
Drive and Pioneer Way
R-E (under Resolution of Intent to R-1)
42.7 Acres
169 |
| *9. TENTATIVE MAP
TOURNAMENT HILLS -
UNIT 2
TM-81-91 | Applicant:
Location:
Zone:
Size:
No. of Lots: | HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP
West side of Rampart Boulevard, north
of the Summerlin Parkway
PC
23 Acres
35 |
| *10. FINAL MAP
DESERT CREEK PHASE
II - UNIT 1
FM-77-91 | Applicant:
Subdivider:
Location:
Zone:
Size:
No. of Lots: | JEFF AND SEYED H. YASSAI
Desert Creek Associates
North side of Ann Road and east side of
Leggett Road
R-E (under Resolution of Intent to R-PD6)
14.2 Acres
15.9
96 |
| *11. FINAL MAP
CANYON GATE COUNTRY
CLUB - GRAY EAGLE
ESTATES
FM-91-91 | Applicant:
Location:
Zone:
Size:
No. of Lots: | WEST SAHARA PARTNERSHIP, A
NEVADA PARTNERSHIP
North of Sahara Avenue, between Fort
Apache Road and Durango Drive
N-U (under Resolution of Intent to R-PD4)
11.4 Acres
11 |

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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|---|--|---|
| *12. AMENDED FINAL MAP
A PORTION OF
SUMMERLIN VILLAGE
1 SOUTH - UNIT NO. 3 | Applicant:
Location:
Zone:
Size:
No. of Lots: | HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP
West side of Rampart Boulevard, north of
the Summerlin Parkway
PC
21.4 Acres
1 |
| *13. FINAL MAP
SUMMERLIN VILLAGE
1 SOUTH - UNIT NO. 4
FM-101-91 | Applicant:
Location:
Zone:
Size:
No. of Lots: | HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP
East side of Town Center Drive, between
Hillpointe Road and the Summerlin
Parkway
PC
45.8 Acres
10 |
| *14. EXTENSION OF TIME
TENTATIVE MAP
WESTLAKE OAKLEY
ESTATES 2 | Applicant:
Subdivider:
Location:
Zone:
Size:
No. of Lots: | NIHU T. TRAN
Charles Lam
East side of Warbonnet Way, between
Oakley Boulevard and El Parque Avenue
R-E
5.2 Acres
9 |
| *15. TEMPORARY SALES
TRAILER AND SALES
OFFICE
SO-30-91 | Applicant:
Location:
Zone: | STERLING S. DEVELOPMENT, INC.
North side of Alta Drive, west of
Cimarron Road
N-U (under Resolution of Intent to R-CI) |
| *16. TEMPORARY SALES
TRAILER
SO-31-91 | Applicant:
Location:
Zone: | SCARBROUGH CONSTRUCTION AND
EQUIPMENT
5113 Missy Marie Lane
R-E (under Resolution of Intent to R-PD20) |
| 17. REINSTATEMENT AND
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) |

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|---|--|--|
| 18. EXTENSION OF TIME
Z-88-81 AND Z-138-88 | Applicant:
Location:

Zone: | REISS CORPORATION
Northeast corner of Bonanza Road and
Pecos Road
R-E (under Resolution of Intent to C-1 and
R-CL) |
| 19. EXTENSION OF TIME
Z-115-89 | Applicant:
Location:

Zone: | STERLING S. DEVELOPMENT, INC.
North side of Alta Drive, west of Cimarron
Road
N-U (under Resolution of Intent to R-CL) |
| 20. PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-5-63 | Applicant:
Application
Location:

Zone: | DERMODY PROPERTIES
Proposed Ortho Mattress Store
West side of Martin L. King Boulevard,
north of Alta Drive
C-1 |
| 21. PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-48-66 | Applicant:
Application:

Location:
Zone: | EMPIRE MOTOR WORKS, INC.
Convert existing carport into a garage and
storage area.
2211 S. Paradise Road
C-1 |
| 22. PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-54-85 | Applicant:
Application:
Location:
Zone: | AHERN RENTERS CENTER
Proposed Temporary Office Trailer
1701 W. Bonanza Road
C-2 and C-M |
| 23. PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-68-85(1) | Applicant:
Application:

Location:

Zone: | STATE FARM MUTUAL INSURANCE
CO.
Proposed Service Center for Insurance
Claims
North of Smoke Ranch Road, west of the
Oran K. Gragson Highway
C-PB |
| 24. REVIEW OF CONDITION
Z-74-84(1) | Applicant:
Application:

Location: | JAMES B. McCALL
Request to eliminate the requirement for
the development of a row of R-1 zoned lots
along the west side of Tenaya Way which
would allow the entire site to be developed
on an R-CL basis.
North of Washington Avenue |

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|--------------------------|---------------|---|
| 25. VAC-45-91 | Applicant: | HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP |
| | Application: | Petition of Vacation to vacate a public sewer
easement |
| | Location: | West of Rampart Boulevard, south of
Tournament Hills Drive |
| | | |
| 26. Z-80-91
(AMENDED) | Applicant: | PAKRON MARAYONK |
| | Application: | Zoning Reclassification
From: R-1 To: P-R |
| | Location: | 1736 Lewis Avenue |
| | Proposed Use: | Professional Office |
| | | |
| 27. Z-100-91 | Applicant: | WILLIAM M. AND KATHERINE HINDE |
| | Application: | Zoning Reclassification
From: R-E To: R-D |
| | Location: | 3711 Malner Lane |
| | Proposed Use: | Single Family Dwellings |
| | Size: | 1.7 Acres |
| | | |
| 28. Z-101-91 | Applicant: | PAY LESS DRUG STORES NORTHWEST |
| | Application: | Zoning Reclassification
From: C-C To: C-1 |
| | Location: | 3830 W. Sahara Avenue |
| | Proposed Use: | Commercial Shopping Center |
| | Size: | 10.2 Acres |
| | | |
| 29. Z-102-91 | Applicant: | CITY OF LAS VEGAS |
| | Application: | Zoning Reclassification
From: N-U To: C-V |
| | Location: | Southwest corner of Oakey Boulevard and
Torrey Pines Drive |
| | Proposed Use: | Flood Control Detention Basin |
| | Size: | 27.4 Acres |

DIRECTOR'S BUSINESS:

AMENDMENT TO THE PLANNING COMMISSION RULES AND REGULATIONS REGARDING
REGULAR MONTHLY MEETINGS.

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas
PLANNING COMMISSION
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

NOVEMBER 26, 1991

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ITEM

COMMISSION ACTION

CALL TO ORDER:

6:00 P.M., Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Sandra Hudgens, Chairman	- Present
Frank Dixon Vice Chairman	- Excused
Eric Jordan	- Present
Brian Moffitt	- Present
Marsha Pippin	- Present
Richard Segerblom	- Present
Mark Solomon	- Present

ANNOUNCEMENT

Satisfaction of Open Meeting Law Requirements.

NOTICE:

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

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

1. CONTINUATION OF THE REVIEW AND
RECOMMENDATION OF THE UPDATED CITY OF
LAS VEGAS GENERAL PLAN

SOUTHEAST SECTOR PROPOSED FUTURE LAND
USE PLAN

CHAIRMAN HUDGENS called the meeting to order at 6:08 P.M.

STAFF PRESENT:

Norman Standerfer, Director,
Community Planning & Development
Frank Reynolds, Deputy Director
Community Planning & Development
Howard Null, Administrative
Officer, Community Planning &
Development
Robert Baggs, Chief, Comprehensive
Planning, Community Planning
& Development
Hillevi Davis, Planning Aide,
Community Planning & Development
Val Steed, Chief Deputy City
Attorney
Linda Owens, Deputy City Clerk

GENERAL PLAN CITIZENS ADVISORY
COMMITTEE MEMBER PRESENT:

Abe Mayhan, Co-Chairman

CHAIRMAN HUDGENS announced this meeting is in compliance with the Open Meeting Law.

Segerblom -
CONSIDER GENERAL PLAN
RECOMMENDATIONS AND VOTE ON ENTIRE
GENERAL PLAN ON DECEMBER 12, 1991.
Unanimous
(Dixon and Pippin excused)

CHAIRMAN HUDGENS stated the area being discussed tonight is from Decatur Boulevard eastward and the city limits on the north, east and south. A final hearing will be held to discuss all the recommended changes.

ERIK KING, 617 Kenny Way, was concerned about the zoning change at the northeast corner of

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ITEM

COMMISSION ACTION

1. CONTINUATION OF THE REVIEW AND RECOMMENDATION OF THE UPDATED CITY OF LAS VEGAS GENERAL PLAN (CONTINUED)

SOUTHEAST SECTOR PROPOSED FUTURE LAND USE PLAN

Charleston and Campbell. Currently this area is residential, except for a strip along Charleston Boulevard that is commercial. The commercial goes back to the school on Palomino Lane. This is an update of the Master Plan of 1985. It appears there was a change to commercial which lapsed. It should revert back to residential.

MR. REYNOLDS said all parcels that were rezoned since the maps were adopted in August of 1985 were used as a starting point. The parcel in his neighborhood which was rezoned to service commercial which has expired and has reverted back to residential.

ERIK KING said on the southeast there is a strip of service commercial frontage. In discussing with the neighborhood group, the intent was not to make this any deeper. In 1985 this was a condition. The intent was just to keep commercial frontage and not to put commercial in neighborhoods. He wants to keep it residential. Traffic flow will increase and there is a school on Palomino Lane. He is not opposed to changing the density. He was also concerned about the property on the northwest corner of Shetland and Charleston. There is commercial property that goes back so far and then residential behind it. On the new map the lot behind the commercial, which is now residential, is going to be zoned commercial.

CAROL JARVIS, 606 Lacy Lane, said one side of Shetland is deeper than on the northeast side. We were here three months ago when there was an application to change from residential to commercial, which was on the west side of Shetland. Wasden Elementary School only has one entrance so residential will keep the traffic down.

COMMISSIONER SOLOMON asked how this area was changed to service commercial when it was defeated on a rezoning application.

MR. NULL said there was a previous

ITEM	COMMISSION ACTION
1. CONTINUATION OF THE REVIEW AND RECOMMENDATION OF THE UPDATED CITY OF LAS VEGAS GENERAL PLAN (CONTINUED) SOUTHEAST SECTOR PROPOSED FUTURE LAND USE PLAN	request to rezone this property to C-D and the north part of the parcel was amended to P-R. Now there is a new zoning case. The S-C classification includes P-R zoning as well as C-1, C-D, C-C, etc. Staff has the policy that once a rezoning is approved, it is shown on the Community Profiles. Since the City Council has not taken any action on the new zoning case, staff had nothing to go by so it was left. MR. REYNOLDS said all persons who have identified themselves at the General Plan public hearing meetings will be notified that the final meeting will be on December 12, 1991. <u>ADJOURNMENT:</u> The meeting adjourned at 6:36 P.M.

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ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

NOVEMBER 26, 1991

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

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

CALL TO ORDER:

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

ROLL CALL:

Sandra Hudgens -	
Chairman	- Present
Frank Dixon -	
Vice Chairman	- Excused
Eric Jordan	- Present
Brian Moffitt	- Present
Marsha Pippin	- Present
Richard Segerblom	- Present
Mark Solomon	- Present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law
Requirements.

NOTICE:

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

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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.

CHAIRMAN HUDGENS called the
meeting to order at 7:06 P.M.

STAFF PRESENT:

Norman Standerfer, Director,
Community Planning & Development
John Schlegel, Deputy Director,
Community Planning & Development
Robert Genzer, Principal Planner,
Community Planning & Development
Hillevi Davis, Planning Aide,
Community Planning & Development
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.

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

AGENDA

City of Las Vegas

November 26, 1991

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

***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 may be subject to one or more of the following:

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;

CHAIRMAN HUDGENS stated Items 1 thru 16 are considered routine and can be approved as consent items by one motion.

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

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NOVEMBER 26, 1991

City of Las Vegas PLANNING COMMISSION

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ITEM

COMMISSION ACTION

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.

All Tentative Maps may be subject to one or more of 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, 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 may be subject to one or more of 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 22, 1991 City Planning Commission meeting.

Moffitt -
APPROVED
Unanimous
(Dixon excused)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

*1. TENTATIVE MAP - CIMARRON ESTATES SOUTH NO. 1 - TM-65-91 (ABEYANCE ITEM)

Applicant: GEORGE C. SWARTS,
TRUSTEE, ET AL
Subdivider: William Gayler
Location: West side of Tomsik
Street, south of
Charleston Boulevard
Zone: N-U (under Resolution of
Intent to R-CL)
Size: 5.2 Acres
No. of Lots: 37

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-83-91.
2. The legal front of Lots 28 and 29 shall be on Kaprun Circle.
3. 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.
4. Standard Conditions 1 - 4.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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COMMISSION ACTION

***2. TENTATIVE MAP - BROKEN SOUND CONDOMINIUMS
TM-75-91**

Applicant: GROUP MANAGEMENT, INC.
Subdivider: Robert V. Jones Corporation
Location: West side of Nellis Boulevard, between Harris Avenue and Washington Avenue
Zone: R-E (under Resolution of Intent to R-PD16)
Size: 13.1 Acres
No. of Units: 212

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-54-91.
2. Relocate the R V parking spaces away from the west property line as required by the Department of Community Planning and Development.
3. Provide a crash gate to Washington Avenue for emergency access only as required by the Department of Fire Services.
4. The emergency access gate shall conform to the Emergency Access Design Standards as required by the Department of Community Planning and Development.
5. Construct paving and curb and gutter on Washington Avenue between this site and Nellis Boulevard as required by the Department of Public Works.
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 - 4.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a consent item.

This is final action.

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COMMISSION ACTION

***3. TENTATIVE MAP - CELEBRATION - TM-76-91**

Applicant: STERLING S. DEVELOPMENT, INC.
Location: North side of Alta Drive, west of Cimarron Road
Zone: N-U (under Resolution of Intent to R-CL)
Size: 5.0 Acres
No. of Lots: 35

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Approval of the Extension of Time for Zoning Application Z-115-89.
2. Conformance to the Conditions of Approval for Zoning Application Z-115-89.
3. Direct vehicular access to Alta Drive from Lots 2 and 35 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 16, subject to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a consent item.

This is final action.

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COMMISSION ACTION

***4. FINAL MAP - CELEBRATION - FM-97-91**

Applicant: STERLING S. DEVELOPMENT,
INC.
Location: North side of Alta
Drive, west of Cimarron
Road
Zone: N-U (under Resolution of
Intent to R-CL)
Size: 5.0 Acres
No. of Lots: 35

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 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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COMMISSION ACTION

***5. TENTATIVE MAP - TORREY PINES CONDOMINIUMS
TM-77-91**

Applicant: MICHAEL F. BRODKIN TRUST
Subdivider: Equivest Development Corporation
Location: East side of Torrey Pines Drive, south of Lake Mead Boulevard
Zone: R-E (under Resolution of Intent to R-PD12)
Size: 5.3 Acres
No. of Units: 64

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-131-90.
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

Moffitt -
APPROVED Items 1 thru 16, subject to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a consent item.

This is final action.

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COMMISSION ACTION

***6. TENTATIVE MAP - ROSEMERE COURT - TM-78-91**

Applicant: BAUGHMAN & TURNER,
PENSION TRUST
Location: West side of Tenaya
Way, between Oakey
Boulevard and El Parque
Avenue
Zone: R-E
Size: 5.3 Acres
No. of Lots: 9

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Dedicate 40 feet of right-of-way for Oakey Boulevard and for Tenaya Way, 30 feet for El Parque Avenue, a 25 foot radius on the southwest corner of Oakey Boulevard and Tenaya Way and a 20 foot radius on the northwest corner of Tenaya Way and El Parque Avenue as required by the Department of Public Works.
2. Construct half-street improvements on Oakey Boulevard, Tenaya Way and El Parque Avenue as required by the Department of Public Works.
3. Construct paving and curb and gutter on the interior private street as required by the Department of Public Works.
4. Extend public sewer in Tenaya Way to the north edge of this development as required by the Department of Public Works.
5. Provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
6. Direct vehicular access to Tenaya Way and Oakey Boulevard from the abutting lots is prohibited.
7. 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.
8. Standard Conditions 1 - 4.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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***7. TENTATIVE MAP - TOURNAMENT HILLS
UNIT 3 - TM-79-91**

Applicant: HOWARD HUGHES
PROPERTIES, LIMITED
PARTNERSHIP
Location: West of Rampart
Boulevard, north of the
Summerlin Parkway
Zone: PC
Size: 28.6 Acres
No. of Lots: 32

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-44-87 and to the Summerlin Development and Improvement Standards.
2. The setbacks for this development shall be 25 feet in the front, 20 feet in the rear, 10 feet on each side and 15 feet on the street side of all corner lots as per the Summerlin Development and Improvement Standards.
3. Provide public sewer easements for all sewers not located within public street rights-of-way as required by the Department of Public Works.
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 - 4.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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***8. REVISED TENTATIVE MAP - A PORTION OF
SEDONA - TM-80-91**

Applicant: AMERICAN WEST
DEVELOPMENT
Location: North side of Craig
Road, between Buffalo
Drive and Pioneer Way
Zone: R-E (under Resolution of
Intent to R-1)
Size: 42.7 Acres
No. of Lots: 169

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to the Conditions of Approval
for Zoning Application Z-56-90.
2. Lots 107 through 120 of Block 3 shall
front on Dunlap Crossing Street.
3. Direct vehicular access to Buffalo Drive
and Craig Road from abutting lots 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 - 4.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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***9. TENTATIVE MAP - TOURNAMENT HILLS
UNIT 2 - TM-81-91**

Applicant: HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP
Location: West side of Rampart
Boulevard, north of the
Summerlin Parkway
Zone: PC
Size: 23 Acres
No. of Lots: 35

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-44-87 and to the Summerlin Development and Improvement Standards.
2. The setbacks for this development shall be 25 feet in the front, 20 feet in the rear, 10 feet on each side and 15 feet on the street side of all corner lots as per the Summerlin Development and Improvement Standards.
3. Provide public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
4. Direct vehicular access to Rampart Boulevard through the common area from abutting lots is prohibited.
5. 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.
6. Standard Conditions 1 - 4.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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***10. FINAL MAP - DESERT CREEK PHASE II
UNIT 1 - FM-77-91**

Applicant: JEFF AND SEYED H. YASSAI
Subdivider: Desert Creek Associates
Location: North side of Ann Road
and east side of Leggett
Road
Zone: R-E (under Resolution of
Intent to R-PD6)
Size: 15.9 Acres
No. of Lots: 96

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of Approval
for the Tentative Map.
2. Provide a crash gate to Leggett Road for
emergency access only as required by the
Department of Fire Services.
3. The emergency access gate shall conform
to the Emergency Access Design Standards
as required by the Department of
Community Planning and Development.
4. Standard Condition No. 1.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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***11. FINAL MAP - CANYON GATE COUNTRY CLUB
GRAY EAGLE ESTATES - FM-91-91**

Applicant: WEST SAHARA PARTNERSHIP,
A NEVADA PARTNERSHIP
Location: North of Sahara Avenue,
between Fort Apache Road
and Durango Drive
Zone: N-U (under Resolution of
Intent to R-PD4)
Size: 11.4 Acres
No. of Lots: 11

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of Approval
for the Tentative Map.
2. Any existing public sewer easements in
conflict with this plan must be vacated
prior to recordation of the Final Map.
3. The Reversionary Map for A Portion of
Foothills Country Club Unit No. 4 must be
recorded prior to recordation of this
Final Map.
4. Standard Condition No. 1.

PROTESTS: N/A.

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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***12. AMENDED FINAL MAP - A PORTION OF
SUMMERLIN VILLAGE 1 SOUTH - UNIT NO. 3**

Applicant: HOWARD HUGHES
PROPERTIES, LIMITED
PARTNERSHIP

Location: West side of Rampart
Boulevard, north of the
Summerlin Parkway

Zone: PC
Size: 21.4 Acres
No. of Lots: 1

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of Approval
for the original Final Map.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's condition.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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ITEM

***13. FINAL MAP - SUMMERLIN VILLAGE 1 SOUTH
UNIT NO. 4 - FM-101-91**

Applicant: HOWARD HUGHES
PROPERTIES, LIMITED
PARTNERSHIP
Location: East side of Town Center
Drive, between
Hillpointe Road and the
Summerlin Parkway
Zone: PC
Size: 45.8 Acres
No. of Lots: 10

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 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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ITEM

***14. EXTENSION OF TIME - TENTATIVE MAP -
WESTLAKE OAKLEY ESTATES 2**

Applicant: NHU 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

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. The Tentative Map will expire on November
8, 1992.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's condition.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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ITEM

***15. TEMPORARY SALES TRAILER AND SALES OFFICE
SO-30-91**

Applicant: STERLING S. DEVELOPMENT,
INC.
Location: North side of Alta
Drive, west of Cimarron
Road
Zone: N-U (under Resolution of
Intent to R-CL)

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Approval of an Extension of Time for
Zoning Application Z-115-89.
2. The Temporary Sales Trailer Use shall
cease in six months or whenever the model
home sales office is completed and
approved for use, whichever occurs first.
3. The Sales Office Use shall cease in two
years from the date of this approval or
whenever the last unit is sold, whichever
occurs first.
4. Install skirting around the trailer as
required by the Department of Community
Planning and Development.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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***16. TEMPORARY SALES TRAILER - SO-31-91**

Applicant: SCARBROUGH CONSTRUCTION
AND EQUIPMENT
Location: 5113 Missy Marie Lane
Zone: R-E (under Resolution of
Intent to R-PD20)

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. The Temporary Sales Trailer Use shall
cease in two years or whenever the last
lot is sold, whichever occurs first.
2. Install skirting around the trailer as
required by the Department of Community
Planning and Development.
3. Provide paved on-site parking for the use
as required by the Department of
Community Planning and Development.

PROTESTS: N/A

Moffitt -
APPROVED Items 1 thru 16, subject
to staff's conditions.
Unanimous
(Solomon and Dixon excused)

CHAIRMAN HUDGENS stated this is a
consent item.

This is final action.

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ITEM

17. REINSTATEMENT AND 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. This Extension of Time will expire on December 18, 1992.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

PROTESTS: N/A

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

MR. GENZER stated this is the applicant's fourth request for an Extension of Time to allow condominiums. The applicant was given loan approval by a California mortgage firm on November 11th and they should be ready to record the Final Map by the end of this year. The approved R-PD16 zoning remains appropriate for this property. Staff recommended approval, subject to the conditions.

RICHARD BAINES, 2597 Vegas Drive, appeared and represented the applicant. He concurred with staff's conditions.

To be heard by the City Council on 12/18/91.

(7:08-7:09)

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ITEM

18. EXTENSION OF TIME - Z-88-81 AND Z-138-88

Applicant: REISS CORPORATION
Location: Northeast corner of
Bonanza Road and Pecos
Road
Zone: R-E (under Resolution of
Intent to C-1 and R-CL)

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. This Extension of Time will expire on
December 11, 1992.
2. Conformance to all Ordinance Amendments
enacted subsequent to the original
approval.

PROTESTS: N/A

SECOND MOTION:

Moffitt -
ABEYANCE UNTIL THE 12/12/91
PLANNING COMMISSION MEETING.
Unanimous
(Dixon excused)

FIRST MOTION:

TABLED UNTIL THE END OF THE
MEETING BECAUSE NO ONE APPEARED TO
REPRESENT THE APPLICATION.
Unanimous
(Dixon excused)

To be heard by the Planning
Commission on 12/12/91.

(7:09-7:10)
(9:09-9:10)

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ITEM

19. EXTENSION OF TIME - Z-115-89

Applicant: STERLING S. DEVELOPMENT, INC.
Location: North side of Alta Drive, west of Cimarron 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 December 6, 1992.
2. Conformance to all Ordinance Amendments enacted subsequent to the original approval.

PROTESTS: N/A

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

MR. GENZER stated this is the second request for an Extension of Time on property that was zoned for single family dwellings. The Final Map is being processed, but will not be ready for recordation until after the expiration date of the zoning. The civil plans have been submitted to the City Engineer for signature. The approved R-CL zoning remains appropriate for this property. Staff recommended approval, subject to the conditions.

TERRY VIZ, 3400 West Desert Inn Road, appeared and represented the applicant. The civil plans were signed today. He concurred with staff's conditions.

To be heard by the City Council on 12/4/91.

(7:10-7:11)

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COMMISSION ACTION

20. PLOT PLAN AND BUILDING ELEVATION REVIEW
Z-5-63

Applicant: DERMODY PROPERTIES
Application: Proposed Ortho Mattress Store
Location: West side of Martin L. King Boulevard, north of Alta Drive
Zone: C-1

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install landscaping along Martin L. King Boulevard and around the building to match the landscaping for the furniture store to the north as required by the Department of Community Planning and Development.
2. Reconstruct the most southerly driveway on this site to conform with Standard Drawing #222a or the design approved by the Traffic Engineer prior to occupancy of this parcel as required by the Department of Public Works.
3. Standard Conditions 2 - 9 and 11.

PROTESTS: N/A

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

MR. GENZER stated this request is for a one story 4,000 square foot Ortho Mattress store on a 20,040 square foot pad of a 10.69 acre parcel. The elevations show stucco exteriors with an accent color band for the exteriors and a flat roof line. Access is via two driveways from Martin L. King Boulevard which are shared with the existing office supply and furniture stores located on the other two pads on the property. The 17 parking spaces exceed Ordinance requirements. Staff recommended approval, subject to the conditions.

KEVIN GRAFF, 4200 South Valley View Boulevard, appeared and represented the application. He concurred with staff's conditions.

This is final action.

(7:11-7:12)

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ITEM

21. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-48-66

Applicant: EMPIRE MOTOR WORKS, INC.
Application: Convert existing carport
into a garage and storage
area.
Location: 2211 South Paradise Road
Zone: C-1

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Remove the northerly tandem parking space
along Paradise Road as required by the
Ordinance.
2. Install landscaping between the property
line along Paradise Road and the front of
the building in the area shown as the
northerly tandem parking space on the
submitted site plan as required by the
Department of Community Planning and
Development. The use of drought tolerant
landscaping is encouraged.
3. Remove the existing outdoor storage items
as required by the Ordinance.
4. Conformance to the plot plan as amended
by the above conditions.
5. Conformance to the building elevations.
6. Standard Conditions 3 - 8 and 11.

PROTESTS: N/A

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

MR. GENZER stated this request is
to legalize the conversion of an
attached carport to an enclosed
garage and storage building. The
applicant made the conversion
without a building permit and was
given a violation notice. The
elevations depict wood siding
exteriors with a flat roof line.
Access is via a shared driveway
with the property to the south
from Paradise Road. The eight
parking spaces include two spaces
in tandem along Paradise Road and
two spaces in the garage/storage
building. Tandem parking spaces
which require the moving of one
car to allow the other car to exit
are not allowed by Ordinance.
There is a vehicle and camper
shell stored along the north side
of the existing building. Outdoor
storage of this type is not
allowed in a C-1 district. In
addition, adequate access to the
parking spaces along the south
side of the building and the
garage conversion at the rear of
the lot must be provided. The
present access is inadequate
unless the applicant has a Joint
Use Agreement with the adjacent
property owner to the south. By
eliminating the tandem parking
space along Paradise Road the
applicant will have sufficient
additional area to install much
needed landscaping on this site.
Staff recommended approval,
subject to the conditions.

RICHARD GALLEGOS, Architect, 3980
Spitze Drive, appeared and
represented the applicant. He
concurred with staff's conditions.

COMMISSIONER SEGERBLUM thought
most of the adjacent property was
P-R.

RICHARD GALLEGOS said the
neighbors to the north and south
are office use. This is a garage.

MR. GENZER said this was an
existing carport at the rear of
the property which has been
converted into a garage which can
be used for vehicles or storage of
materials.

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COMMISSION ACTION

21. PLOT PLAN AND BUILDING ELEVATION REVIEW
Z-48-66 (CONTINUED)

COMMISSIONER SOLOMON asked what would be stored.

RICHARD GALLEGOS said this property is currently a law firm and it would utilize the storage area. The garage enclosure is for the principal of the law firm.

This is final action.

(7:12-7:16)

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COMMISSION ACTION

22. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-54-85

Applicant: AHERN RENTERS CENTER
Application: Proposed Temporary Office Trailer
Location: 1701 West Bonanza Road
Zone: C-2 and C-M

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The modular office structure shall be removed from the property on or before November 26, 1993.
2. Provide a minimum 10 foot wide landscape planter along Bonanza Road and install 24 inch box trees 40 feet on center with shrubs and ground cover in the planter 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. Dedicate an additional 15 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site as required by the Department of Public Works.
4. The new driveway to Bonanza Road shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
5. Conformance to the plot plan as amended by the above conditions.
6. Conformance to the building elevations.
7. Standard Conditions 3 - 8 and 11.

PROTESTS: N/A

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

MR. GENZER stated this request is for a 2,160 square foot modular retail sales office. The structure has been installed near the northeast corner of the property without a building permit being obtained. The elevations show wood siding exteriors with a flat roof line. The applicant has indicated that the modular office is needed for approximately two years. There will be ample parking for this use. Staff recommended approval, subject to the conditions.

DONALD AHERN, 8805 Robinson Ridge, appeared and represented the application. He concurred with staff's conditions.

COMMISSIONER SOLOMON asked how long the structure has been at this location.

DONALD AHERN said it has been there for sixty days.

COMMISSIONER SOLOMON asked if he plans to build a permanent structure at the end of the two years.

DONALD AHERN answered in the affirmative.

This is final action.

(7:16-7:18)

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ITEM

23. PLOT PLAN AND BUILDING ELEVATION REVIEW
Z-68-85(1)

Applicant: STATE FARM MUTUAL
INSURANCE CO.
Application: Proposed Service Center
for Insurance Claims
Location: North of Smoke Ranch
Road, west of the Oran K.
Gragson Highway
Zone: C-PB

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to the submitted landscaping
plan as required by the Department of
Community Planning and Development.
2. Construct a sidewalk on Box Canyon Drive
adjacent to this site as required by the
Department of Public Works.
3. Driveways for this site shall be designed
and constructed in accordance with
Standard Drawing #222a as required by the
Department of Public Works.
4. Standard Conditions 2 - 8, 10 and 11.

PROTESTS: N/A

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

MR. GENZER stated this request is
for a 17,000 square foot one-story
building for a State Farm
Insurance Service Center with 98
employees. Damaged vehicles will
be inspected within an enclosed
building and no damaged vehicles
will be stored on site. The
elevations show brick exteriors
with a flat roof line. There is
an existing chain link fence along
the Oran K. Gragson Highway which
will be replaced by a block wall
installed by the City of Las
Vegas. Access is via two
driveways from Box Canyon Drive.
There will be ample parking.
Staff recommended approval,
subject to the conditions.

DORIAN FORTNEY, Castello Company,
2345 East University, Phoenix,
Arizona 85034 appeared and
represented the applicant. He
concurred with staff's conditions.

To be heard by the City Council on
12/18/91.

(7:18-7:20)

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COMMISSION ACTION

ITEM

24. REVIEW OF CONDITION - Z-74-84(1)

Applicant: JAMES B. McCALL
Application: Request to eliminate the requirement for the development of a row of R-1 zoned lots along the west side of Tenaya Way which would allow the entire site to be developed on an R-CL basis.

Location: North of Washington Avenue

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The existing Resolution of Intent shall be amended to remove the R-1 zoning along Tenaya Way and replace with R-CL which will allow R-CL zoning for the entire site.
2. Conformance to all other original Conditions of Approval.

PROTESTS: 2 on record with staff
3 speakers at meeting
1 signature on petition

APPROVALS: 3 signatures on petition
1 letter submitted at meeting

NOTICES MAILED: 209

Solomon -
APPROVED, subject to staff's conditions.
Motion carried with Pippin and Segerblom voting "No."
(Dixon excused)

MR. GENZER stated this request is to amend the existing Resolution of Intent to allow R-CL zoning for the entire site without a row of R-1 lots along Tenaya Way. The applicants reason for the proposal is that there is an existing 138KV power line and poles along the west side of Tenaya Way. He feels it is impractical to create a row of R-1 lots with power transmission lines in the front yard areas and that an R-CL development backing to Tenaya Way with the power poles located outside the fenced rear yards would be more appropriate. The applicant is proposing to construct a decorative wall along Tenaya Way and plant a row of mature evergreen trees in the rear yard areas of the proposed lots. Staff recommended approval, subject to the conditions.

JAMES B. McCALL, 1502 Elizabeth Avenue, appeared and represented the application. He concurred with staff's conditions. This is a 40 acre parcel. There is a 40 foot easement, 20 feet on each side of the pole lines. The power line has been in place for approximately twenty years. Because of restrictions in easements you cannot park along streets nor within easement right-of-way so with a 20 foot setback in front of the homes there could not be any parking in front of the driveway. He would be willing to build a stucco wall with pilasters. The wall will be approximately 2,000 feet. He will plant two trees in the back yards of each home abutting Tenaya Way. The property owners are currently looking at a 6 to 9 foot berm that runs along Washington to Tenaya and north to Brazwell. The main purpose for the berm is to prohibit dumping on the property. He met with the property owners in the area. The concern of the property owners is to line up one of the entrances with Calvado, which he agreed to do. Also, they want more dips in the road on Carmen Avenue.

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24. REVIEW OF CONDITION - Z-74-84(1) (CONTINUED)

COMMISSIONER SEGERBLOM asked what will be between the wall and street.

JAMES B. McCALL said the wall will be right up to the sidewalk.

RICK NOELL, 7216 Washington Avenue, appeared in protest. At the corner of Rainbow and Washington is a two-lane bridge. There is a severe traffic problem in the area at the present time.

COMMISSIONER SEGERBLOM asked how the houses to the north of this property handle the power line.

JAMES B. McCALL said the houses back up to Tenaya Way which is what is being requested on this application.

COMMISSIONER SEGERBLOM was concerned about parking in the right-of-way.

MR. GENZER said parking is allowed under a Nevada Power line right-of-way.

JAMES B. McCALL said there is a problem parking under this power line because of such high voltage.

KEN AKERS, 1201 North Tenaya Way, appeared in protest. He called Nevada Power Company and could not find anyone to make a statement that there would not be any parking under the power line. The builder would have to present the plans to their agency.

JAMES B. McCALL said he contacted the Nevada Power Company. He did not buy this property with the power lines existing. This property has been in his family for approximately forty years. January of 1992 construction of the Buffalo Interchange will commence and when completed will relieve alot of traffic on the Washington Avenue bridge.

BOBBY MITE, 1209 North Tenaya Way, appeared in protest. At the present time there are no posted signs prohibiting parking under the power line. This will block his view.

JAMES B. McCALL appeared in

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24. REVIEW OF CONDITION - Z-74-84(1) (CONTINUED)

rebuttal. This will block the view of the skyline, but not totally.

COMMISSIONER MOFFITT was concerned about the location of the power line.

JAMES B. McCALL said the power company would require a one million dollar public liability policy by the homeowners for the front of the homes if the line went through the front yards.

MR. STANDERFER said the Subdivision Regulations state on collector and arterial streets that there cannot be any homes fronting those streets.

JAMES B. McCALL presented a signature of approval by one of the homeowners in the area. The block wall will be to the west of the power poles.

A GENTLEMAN presented a petition with three signatures in favor and one signature in opposition.

COMMISSIONER SOLOMON asked if the homes in the R-CL area would be single story and two stories.

JAMES B. McCALL said there would be a mix.

COMMISSIONER SOLOMON suggested that the row of houses could be single story.

JAMES PINJUV, 2613 Colanthe, appeared and represented the applicant. A row of single story homes does not lend itself to an aesthetically pleasing street scene. The lots will average 4,500 square feet and the homes will range from 1,100 to 2,100 square feet.

To be heard by the City Council on 12/18/91.

(7:20-7:58)

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COMMISSION ACTION

25. VAC-45-91

Applicant: HOWARD HUGHES
PROPERTIES, LIMITED
PARTNERSHIP
Application: Petition of Vacation to
vacate a public sewer
easement
Location: West of Rampart
Boulevard, south of
Tournament Hills Drive

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. All public improvements adjacent to and
in conflict with this vacation
application are to be modified, as
necessary, at the applicant's expense
prior to recordation of an Order of
Vacation as required by the Department of
Public Works.
2. The Order of Vacation shall not be
recorded until all of the above
conditions have been met provided,
however, that Condition No. 1 may be
fulfilled for purposes of recordation by
providing sufficient security for the
performance thereof in accordance with
the Subdivision Ordinance of the City of
Las Vegas.
3. Standard Conditions 2 and 4.

PROTESTS: 0

NOTICES MAILED: 1

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

MR. GENZER stated this request is
to vacate a public sewer easement
within the private street right-
of-way of a portion of Trophy
Hills Drive and all of Grove Crest
Lane within the Tournament Hills
Subdivision at Summerlin. This
request was submitted to realign
the private streets on an amended
Final Map. Staff recommended
approval, subject to the
conditions.

CHRIS ANDERSON, Alca Engineering,
1555 South Rainbow Boulevard,
appeared and represented the
applicant. He concurred with
staff's conditions.

No one appeared in opposition.

The City Council will set a date
for a public hearing on this item
at their 12/4/91 meeting. The
public hearing will be held on
12/18/91.

(7:58-7:59)

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COMMISSION ACTION

ITEM

26. Z-80-91 (AMENDED)

Applicant: PAKRON MARAYONK
Application: Zoning Reclassification
From: R-1
To: P-R
Location: 1736 Lewis Avenue
Proposed Use: Professional Office

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

1. Install 24 inch box drought tolerant trees 25 feet on center along the west property line as required by the Department of Community Planning and Development.
2. Install 24 inch box trees with shrubs and ground cover in the planters along both street frontages as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct a six foot high decorative wall on the west property line where none exists as required by the Department of Community Planning and Development.
4. Dedicate an additional five feet for a total radius of 20 feet at the southwest corner of Lewis Avenue and Bruce Street as required by the Department of Public Works.
5. Driveways shall be designed and located in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. Construct all incomplete half-street improvements adjacent to this site and construct a handicap ramp at the southwest corner of Bruce Street and Lewis Avenue as required by the Department of Public Works.
7. Construct alley paving adjacent to this site where none presently exists and construct a depressed alley driveway at its intersection with Bruce Street as required by the Department of Public Works.
8. Remove all substandard public street and alley improvements adjacent to this site and replace with new improvements meeting current City standards as required by the Department of Public Works.
9. Landscape and maintain the excess public street rights-of-way on Bruce Street and

Pippin - (R-1 zoning not appropriate for this property) APPROVED, subject to staff's conditions. Motion carried with Segerblom voting "No." (Dixon excused)

MR. GENZER stated this request was before the Planning Commission in October of this year for C-1 zoning. When it went to the City Council it was referred back to the Planning Commission so the application could be revised from C-1 to another zone. The applicant is requesting professional zoning but submitted a variance request to allow a grocery store in a P-R district. The single story building has been reduced from 3,010 to 2,500 square feet. The elevations show stucco exteriors and a parapet roof line. A block wall exists on the west property line. Access is via one driveway from Bruce Street and an alley along the south property line. The 10 proposed parking spaces meet the requirements. Staff recommended denial as this request is not in conformance with the General Plan.

JERRY HELTON, 333 North Rancho, Suite 138, appeared and represented the applicant. Previously the applicant was requesting C-1 with a Special Use Permit for an Oriental Chinese Market. The City Council felt R-1 zoning is no longer appropriate and a different use of the property to act as a buffer between the higher intensity C-2 and C-1 zonings immediately adjacent to the property and the residential property surrounding it might be more appropriate. This is a vacant lot. It is unlikely that a residential structure would be built at this location. He pointed out on maps how the area is developed at the present time.

RICHARD WRIGHT, 302 East Carson Avenue, appeared in protest to represent his father who lives at 220 South Bruce Street. This request was sent back to the Planning Commission to find a use other than a grocery store. A grocery store could be put on Charleston Boulevard. If this property would be rezoned to P-R

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26. Z-80-91 (AMENDED) (CONTINUED)

Lewis Avenue as required by the Department of Public Works.

10. Obtain an Encroachment Agreement for all landscaping in the public street rights-of-way on Bruce Street and Lewis Avenue as required by the Department of Public Works.
11. Conformance to the plot plan as amended by the above conditions.
12. Conformance to the building elevations.
13. Standard Conditions 1, 3 - 9, 11 and 12.

PROTESTS: 1 on record with staff
1 speaker at meeting

NOTICES MAILED: 46

with a condition that a variance would not be allowed, his father would not be objecting.

MR. GENZER said this request is for P-R which would only allow a professional office. A variance request will be heard by the Board of Zoning Adjustment. This request is only for a professional office in a P-R zone.

JERRY HELTON said in a P-R zone the use of any retail sales is prohibited. This will never be an R-1 property.

RICHARD WRIGHT requested this property only be used for an office.

COMMISSIONER SEGERBLOM asked if other zonings have been done conditional on construction of a certain type of structure or the zoning reverts back to its original zoning.

CHIEF DEPUTY CITY ATTORNEY STEED said there is a tremendous gap between C-1 and P-R. The City Council sometimes imposes a use limitation on C-1 zoning. Another way to deal with it is to request the applicant to come back with a variance application. The Planning Commission's responsibility is to make their recommendation based on P-R zoning for this application. A variance is not being considered at this meeting. This applicant has done what he was requested to do.

JERRY HELTON appeared in rebuttal. The protest staff has is from the landlord of the site the Oriental Market is presently located on because the applicant would move. If the variance is granted, they will pursue the market.

COMMISSIONER SOLOMON asked counsel if P-R zoning was requested by the City Council.

CHIEF DEPUTY CITY ATTORNEY STEED said it was his understanding that no specific zoning was requested by the City Council.

COMMISSIONER SOLOMON said perhaps R-2 or R-3 zoning could be requested.

To be heard by the City Council on 12-18-91. (7:59-8:40)

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COMMISSION ACTION

27. Z-100-91

Applicant: WILLIAM M. AND KATHERINE HINDE
Application: Zoning Reclassification
From: R-E
To: R-D
Location: 3711 Malner Lane
Proposed Use: Single Family Dwellings
Size: 1.7 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Construct half-street improvements on Malner Lane adjacent to this site as required by the Department of Public Works.
2. Provide paved legal access to this site prior to occupancy of any new units within this development as required by the Department of Public Works.
3. Standard Conditions 1, 2, 6 - 8 and 11.

PROTESTS: 1 on record with staff

APPROVALS: 1 speaker at meeting

NOTICES MAILED: 70

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

MR. GENZER stated this request is for four lots varying in area from 18,106 to 18,428 square feet at a density of 2.4 dwelling units per acre. There is an existing dwelling located on proposed Lot 1. Access is via Malner Lane which is a dirt/gravel street. Staff recommended approval, subject to the conditions.

JOE KALASKY, 531 North Riata Way, appeared and represented the applicant. He concurred with staff's conditions.

MIKE POWERS, 5026 Leo Drive, appeared in favor. These are smaller than half-acre lots. That is not a problem as long as future developers do not feel a precedent has been set for this area. He asked the minimum square footage of the houses.

JOE KALASKY answered the houses will be from 2,000 to 2,500 square feet.

To be heard by the City Council on 12/18/91.

(8:40-8:45)

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COMMISSION ACTION

ITEM

28. Z-101-91

Applicant: PAYLESS DRUG STORES
NORTHWEST
Application: Zoning Reclassification
From: C-C
To: C-1
Location: 3830 W. Sahara Avenue
Proposed Use: Commercial Shopping
Center
Size: 10.2 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide landscaping planters as indicated on the plot plan along Sahara Avenue and Valley View Boulevard and install 24 inch box trees 40 feet on center with shrubs and ground cover in the planters as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Install 24 inch box evergreen trees 40 feet on center with shrubs and ground cover in the existing 5 foot wide planter outside the wall along the north property line as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Aesthetically enhance the rear (north) building elevations of Buildings D, E, F, and G as required by the Department of Community Planning and Development.
4. Increase the height of the existing wall along the north property line to six feet as required by the Department of Community Planning and Development. The exterior side of the wall shall be finished to match the aesthetically enhanced rear (north) building elevations.
5. Any outdoor garden shop areas are limited to live-plant nursery stock only unless a Variance is approved.
6. Dedicate an additional five feet of right-of-way for a total radius of 20 feet at the southwest corner of El Camino Avenue and Valley View Boulevard as required by the Department of Public Works.
7. Construct a handicap ramp at the southwest corner of El Camino Avenue and Valley View Boulevard as required by the Department of Public Works.

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

MR. GENZER stated this site was before the Planning Commission in October of this year for a plot plan review under the existing C-C zoning. That was approved and at the time it was suggested the applicant come back with a request to rezone the site to C-1 inasmuch as the C-C only occurs on this one parcel in the city limits. This request is to demolish the existing building and construct a new 128,132 square foot shopping center which will include an Albertson's market, Payless Drug Store, drive-thru restaurants and retail shops. The elevations depict a combination of block, split faced block, stucco and accent tile exteriors with a combination of a mansard tile and flat roof lines. The plan indicates landscaping along Sahara Avenue, Valley View Boulevard, El Camino Avenue and within the parking lot areas. There is an existing four to five foot wall along the north property line and a proposed six foot high screening masonry wall at the southeast corner of the site which will separate this development from the existing uses at the northwest corner of Sahara Avenue and Valley View Boulevard. Access is via seven driveways, two each from Sahara Avenue and Las Verdas Street and three from Valley View Boulevard. The 485 parking spaces exceed Ordinance requirements. Staff recommended approval, subject to the conditions.

GREG BEVER, Lundin Development, 16400 Pacific Coast Highway, #207, Huntington Beach, California, appeared and represented the applicant. He concurred with staff's conditions. This is the same site that was before the Planning Commission in October.

LARRY ROSS, Church Engineering, 6600 West Charleston Boulevard, appeared and represented the applicant.

JOSEPHINE SCHUPA, 3812 El Camino Avenue, appeared to obtain

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28. Z-101-91 (CONTINUED)

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the property.
9. Driveways shall be designed in accordance with Standard Drawing #222a as required by the Department of Public Works.
10. Remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
11. Conformance to the plot plan and building elevations as amended by the above conditions.
12. Standard Conditions 1, 3 - 9, 11 and 12.

PROTESTS: 1

NOTICES MAILED: 77

additional information. She asked if the applicant is purchasing homes on El Camino Avenue and was concerned about the block wall.

GREG BEVER said the property that will be redeveloped consists of only what is paved and developed now with the existing Payless Drug Store. The existing block wall will be increased to six feet and have a new finish. We will be demolishing the existing buildings.

To be heard by the City Council on 12/18/91.

(8:45-8:54)

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COMMISSION ACTION

29. Z-102-91

Applicant: CITY OF LAS VEGAS
 Application: Zoning Reclassification
 From: N-U
 To: C-V
 Location: Southwest corner of Oakey Boulevard and Torrey Pines Drive
 Proposed Use: Flood Control Detention Basin
 Size: 27.4 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The perimeter of the site shall be landscaped as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Dedicate an additional five feet for a total radius of 20 feet at the southeast corner of Oakey Boulevard and Redwood Street and at the northwest corner of Torrey Pines Drive and O'Bannon Drive and an additional five feet for a total radius of 25 feet at the southwest corner of Torrey Pines Drive and Oakey Boulevard as required by the Department of Public Works.
3. Construct half-street improvements on Oakey Boulevard, Torrey Pines Drive, O'Bannon Drive and Redwood Street as required by the Department of Public Works.
4. Submit a vacation application for Sorrel Street and El Parque Avenue adjacent to this site as required by the Department of Public Works.
5. Construct half-street improvements on Sorrel Street and El Parque Avenue (unless vacated) as required by the Department of Public Works.
6. Standard Conditions 1, 3, 4, 6, 8 and 11.

PROTESTS: 0

NOTICES MAILED: 226

Moffitt -
 ABEYANCE UNTIL THE 1/9/92 PLANNING COMMISSION MEETING.
 Unanimous
 (Dixon excused)

MR. GENZER said the Department of Public Works may want to hold this item in abeyance.

TOM CHIATOVICH, Department of Public Works, said that when he came to this meeting he found there are several citizens who wish to have more time to discuss this request and the Department of Public Works would be willing to hold this item in abeyance. This request is to build a detention basin that is on the Clark County Regional Flood Control Master Plan.

CHAIRMAN HUDGENS brought up the issue of dust.

TOM CHIATOVICH doesn't feel dust will be a problem.

CHAIRMAN HUDGENS asked who owns the land.

TOM CHIATOVICH said the City has right-of-way, but the Bureau of Land Management is the owner.

CHAIRMAN HUDGENS asked what the consequences would be if this detention basin were not put in this area.

TOM CHIATOVICH said the Master Plan would have to be revised. He was unaware of any other land that could be used for a detention basin. If this land was not available, larger pipes would have to be utilized all the way along Oakey Boulevard to the freeway. The construction period is scheduled for nine months.

COMMISSIONER SEGERBLOM was concerned what would happen if this basin overflowed.

TOM CHIATOVICH said this basin is designed for a hundred year flood.

MARK BROWN, 1924 Eliminator Drive, requested a thirty day extension.

TOM CHIATOVICH agreed to a thirty day extension.

To be heard by the Planning Commission on 1/9/92. (8:54-9:09)

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ITEM

COMMISSION ACTION

DIRECTOR'S BUSINESS:

AMENDMENT TO THE PLANNING COMMISSION RULES AND REGULATIONS REGARDING REGULAR MONTHLY MEETINGS.

Moffitt -
APPROVED PLANNING COMMISSION
REGULAR MONTHLY MEETINGS TO BE
HELD ON THE SECOND AND FOURTH
THURSDAYS OF EACH MONTH.

Unanimous
(Dixon excused)

(9:10-9:11)

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:11 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



ROBERT GENZER, PRINCIPAL PLANNER

/10