

AGENDA

AUGUST 27, 1992

City of Las Vegas

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 229-6301

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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 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 July 23, 1992 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.

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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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A. CONSENT ITEMS:

CONSENT ITEMS 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 APPLICANT SO DESIRES.

- | | | |
|--|--|---|
| A-1. TENTATIVE MAP
LONE MOUNTAIN
VILLAGE
(ABEYANCE ITEM)
TM-31-92 | Applicant:
Location:

Zone:

Size:
No. of Lots | LONE MOUNTAIN PROPERTIES, LTD.
South side of Lone Mountain Road, west
side of the Oran K. Gragson Highway
N-U (under Resolution of Intent to
R-CL)
45.3 Acres
255 |
| A-2. TENTATIVE MAP
SILVER CREEK
ESTATES
(ABEYANCE ITEM)
TM-48-92 | Applicant:
Subdivider:
Location:

Zone:

Size:
No. of Lots: | HAROLD L. ROBISON FAMILY TRUST
Shannon Development, Inc.
Southeast corner of Ducharme Avenue
and Cimarron Road
N-U (under Resolution of Intent to
R-CL)
2.5 Acres
18 |
| A-3. TENTATIVE MAP
PUEBLO HILLS
(COMMERCIAL
SUBDIVISION)
TM-51-92 | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Lots: | W. P., NEVADA LIMITED PARTNERSHIP
Smith's Food & Drug Center
Northwest corner of Lake Mead
Boulevard and Rampart Boulevard
PC
11.6 Acres
1 |
| A-4. TENTATIVE MAP
RAINBOW VISTA
(COMMERCIAL
SUBDIVISION)
TM-52-92 | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Lots: | PAN PACIFIC DEVELOPMENT
SNIC II
Northeast corner of Rainbow Boulevard
and Charleston Boulevard
C-1
6.5 Acres
8 |
| A-5. TENTATIVE MAP
SUMMERLIN VILLAGE
7 - THE TRAILS
TM-53-92 | Applicant:
Location:

Zone:
Size:
No. of Lots: | HOWARD HUGHES PROPERTIES
Bounded by Town Center Drive,
Hillpointe Road, Summerlin Parkway,
Lake Mead Boulevard and Anasazi Drive
PC
603.3 Acres
35 |

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|-------|--|--|---|
| A-6. | TENTATIVE MAP
ELKHORN SPRINGS
TM-54-92 | Applicant:
Subdivider:
Location:

Zone:

Size:
No. of Lots: | WATT-MORADI CO
Watt/LV, Inc.
South of Grand Teton Drive, between
Durango Drive and Pioneer Way
R-E and C-2 (under Resolution of
Intent to R-PD6, C-1 and C-2)
479.8 Acres
29 |
| A-7. | FINAL MAP
TENNINGTON RIDGE -
PHASE 2
FM-45-92 | Applicant:
Subdivider:
Location:

Zone:

Size:
No. of Lots: | JAMES B. McCALL AND GERALDINE E. SILVA
Stanpark Construction
West side of Tenaya Way, north of
Washington Avenue
N-U (under Resolution of Intent to
R-CL)
10.25 Acres
63 |
| A-8. | FINAL MAP
TENNINGTON RIDGE -
PHASE 3
FM-55-92 | Applicant:
Subdivider:
Location:

Zone:

Size:
No. of Lots: | JAMES B. McCALL AND GERALDINE E. SILVA
Whittier Development
North side of Washington Avenue, west
of Tenaya Way
N-U (under Resolution of Intent to
R-CL)
5.8 Acres
40 |
| A-9. | FINAL MAP
TENNINGTON RIDGE -
PHASE 5
FM-56-92 | Applicant:
Subdivider:
Location:

Zone:

Size:
No. of Lots: | JAMES B. McCALL AND GERALDINE E. SILVA
Stanpark Construction
Southwest corner of Braswell Drive and
Tenaya Way
N-U (under Resolution of Intent to
R-CL)
10.3 Acres
64 |
| A-10. | FINAL MAP
WINDCHIME -
PHASE 2
FM-57-92 | Applicant:
Location:

Zone:

Size:
No. of Lots: | DURABLE HOMES
Southwest corner of Holly Avenue and
Simmons Street
R-1 (under Resolution of Intent to
R-CL)
5.1 Acres
38 |
| A-11. | FINAL MAP
TENNINGTON RIDGE -
PHASE 4
FM-58-92 | Applicant:
Subdivider:
Location:

Zone:

Size:
No. of Lots: | JAMES B. McCALL AND GERALDINE E. SILVA
Whittier Development
Northwest corner of Washington Avenue
and Tenaya Way
N-U (under Resolution of Intent to
R-CL)
5.9 Acres
34 |

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- | | | | |
|-------|---|---|---|
| A-12. | FINAL MAP
THE SUMMIT AT
PECCOLE RANCH -
PHASE IIA
FM-59-92 | Applicant:
Location:

Zone:
Size:
No. of Lots: | PACIFIC SOUTHWEST SUMMIT LTD.
West side of Preakness Pass, east of
Grand Canyon Drive
R-PD7
5.3 Acres
33 |
| A-13. | FINAL MAP
CANYON GATE
COUNTRY CLUB
EMERALD HILL
ESTATES
FM-61-92 | Applicant:
Location:

Zone:
Size:
No. of Lots: | WEST SAHARA PARTNERSHIP
North of Sahara Avenue, between Fort
Apache Road and Durango Drive
R-PD4
11.4 Acres
27 |
| A-14. | FINAL MAP
THE VINING
CONDOMINIUMS
FM-65-92 | Applicant:
Subdivider:
Location:

Zone:
Size:
No. of Units: | AMERICAN PACIFIC, INC.
Robert V. Jones Corp.
Southwest corner of Carmen Boulevard
and Jones Boulevard
R-3
4.4 Acres
102 |
| A-15. | FINAL MAP
MARINA ESTATES
FM-67-92 | Applicant:
Location:

Zone:
Size:
No. of Lots: | W. M. LAND DEVELOPMENT
South side of Oakey Boulevard, between
Tioga Way and Pioneer Way
R-E (under Resolution of Intent to
R-PD2)
10.8 Acres
20 |
| A-16. | FINAL MAP
SEDONA UNIT 6
FM-68-92 | Applicant:
Location:

Zone:
Size:
No. of Lots: | AMERICAN WEST DEVELOPMENT
East side of Buffalo Drive, north of
Craig Road
R-E (under Resolution of Intent to
R-1)
6.3 Acres
27 |
| A-17. | FINAL MAP
THE SUMMIT AT
PECCOLE RANCH -
PHASE IIB
FM-71-92 | Applicant:
Location:

Zone:
Size:
No. of Lots: | PACIFIC SOUTHWEST SUMMIT LTD.
West side of Preakness Pass, east of
Grand Canyon Drive
R-PD7
4.9 Acres
30 |
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| A-18. | EXTENSION OF TIME
TENTATIVE MAP
CIMARRON RIDGE
(REVISED)
TM-15-91 | Applicant:
Location:
Zone:
Size:
No. of Lots:
No. of Units: | BIVINS CONSTRUCTION CO., INC.
Between Vegas Drive and Carmen
Boulevard, west of Cimarron Road
N-U (under Resolution of Intent to
R-CL, R-PD16 and C-1)
69.2 Acres
344
224 |
| A-19. | SALES OFFICE
SO-22-92 | Applicant:
Location:
Zone: | LEWIS HOMES OF NEVADA
920 Torington Drive
R-CL |
| A-20. | ANNEXATION
A-8-92(A) | Applicant:
Application:
Location:
Size: | 6772, INC.
Petition of Annexation
Southwest corner of Buckskin Avenue
and Serene Drive
2.5± Acres (Approximately) |
|
<u>B. NON-PUBLIC HEARING ITEMS:</u> | | | |
| B-1. | EXTENSION OF TIME
VAC-31-90(2) | Applicant:
Application:
Location: | BAILEY & McGAH
Petition of Vacation to vacate a
portion of the west thirty feet (30')
of Tioga Way
Between Gowan Road and Gilmore Avenue |
| B-2. | ADMINISTRATIVE
VARIANCE
AV-11-92 | Applicant:
Application:
Location:
Zone: | CATHERINE SWALWELL
Request to allow an existing 7' 4"
block wall on the rear property line
where 6' is the maximum allowed.
6429 Faith Peak Drive
R-1 |
| B-3. | C-D REVIEW
CD-1-92 | Applicant:
Application:
Location:
Zone: | MARTIN H. PADILLA
Proposed Video Rental Store
701 North Eastern Avenue
C-D |
| B-4. | AESTHETIC REVIEW
AR-7-92 | Applicant:
Application:
Location:
Zone: | TY-DE DEVELOPMENT, INC.
Proposed Retail Building for Weber
Bread
Northwest corner of Rancho Drive and
Gowan Road
C-2 |

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| B-5. | PLOT PLAN AND
BUILDING ELEVATION
Z-29-65(1) | Applicant:
Application:
Location:
Zone: | TEXACO REFINING AND MARKETING, INC.
New Convenience Store and Fueling
Islands
1500 West Charleston Boulevard
C-1 |
| B-6. | PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-20-74(8) | Applicant:
Application:
Location:
Zone: | MIDAS REALTY CORP.
Proposed Restaurant (Sonic Drive In)
West side of Nellis Boulevard,
approximately 1300 feet south of
Bonanza Road
C-2 |
| B-7. | PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-45-88(10) | Applicant:
Application:
Location:
Zone: | SILVER STATE SCHOOL FEDERAL CREDIT
UNION
Proposed Credit Union Office
North side of Sahara Avenue,
approximately 440 feet east of Rainbow
Boulevard
N-U (under Resolution of Intent to
C-1) |
| B-8. | PLOT PLAN AND
BUILDING ELEVATION
REVIEW
Z-79-88(5) | Applicant:
Application:
Location:
Zone: | BIG WEST DEVELOPMENT GROUP, INC.
Proposed Retail Pet Store and
Veterinarian Clinic
North side of Sahara Avenue, east of
Fort Apache Road
C-1 |
|
C. PUBLIC HEARING ITEMS: | | | |
| C-1. | PLOT PLAN AND
BUILDING ELEVATION
REVIEW AND REVIEW
OF CONDITION
Z-120-89(3) | Applicant:
Application:
Location:
Zone: | K. C. SHIN
Proposed Medical Office Building
and Request to Delete the Requirement
That No Windows and Doors Be Allowed
on East Wall of the Building
North side of Westcliff Drive, east
of Tenaya Way
N-U (under Resolution of Intent to
C-1) |

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|------|---|---|--|
| C-2. | PLOT PLAN AND
BUILDING ELEVATION
REVIEW AND
REVIEW OF
CONDITION
Z-15-92(1) | Applicant:
Application:

Location:

Zone: | AMERICAN PACIFIC, INC.
Proposed Condominium Development and
Request to Delete the Condition Which
Limits the Three Buildings Along Oakey
Boulevard to One Story
Northwest corner of Santa Margarita
Street and Oakey Boulevard
R-E (under Resolution of Intent to
R-PD17) |
| C-3. | VAC-16-92 | Applicant:
Application:

Location: | CITY OF LAS VEGAS
Petition of Vacation to vacate El
Parque Avenue and Sorrell Street
East of Redwood Street, North of
O'Bannon Drive |
| C-4. | Z-59-92 | Applicant:
Application:

Location:

Proposed Use: | SANDCASTLE ENTERPRISES, INC.
Zoning Reclassification
From: P-R To: C-1
Northeast corner of Rainbow Boulevard
and Cheyenne Avenue
Take-Out Restaurant (Hot-N-Now) |
| C-5. | GENERAL PLAN
AMENDMENT
GPA-18-92 | Applicant:
Application:

Location:

From:

To: | NORTHWEST PARTNERS
Request to amend a portion of
the Northwest Sector of the General
Plan
Northwest and Southeast corners of the
proposed intersection of Gowan Road
and Cimarron Road
L (Low Density Residential) and
L/ML (Low/Medium-Low Density
Residential)
SC (Service Commercial) |
| C-6. | Z-57-92 | Applicant:
Application:

Location:

Proposed Use:

Size: | NORTHWEST PARTNERS
Zoning Reclassification
From: N-U To: R-PD9 and C-1
Between Durango Drive and Buffalo
Drive, Alexander Road and Cheyenne
Avenue
Single Family Dwellings, Condominiums,
Townhouses and Commercial
122.2 Acres |

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**C-7. GENERAL PLAN
AMENDMENT
GPA-19-92**

Applicant: CITY OF LAS VEGAS
Application: Request to amend a portion of the Southwest Sector of the General Plan
Location: Southwest corner of Ducharme Avenue and Villa Monterey Drive
From: ML (Medium-Low Density Residential)
To: P/S/R/OS (Parks/Schools/Recreation/Open Space)

C-8. Z-58-92

Applicant: CITY OF LAS VEGAS
Application: Zoning Reclassification
From: N-U **To:** C-V
Location: Southwest corner of Ducharme Avenue and Villa Monterey Drive
Proposed Use: Park
Size: 15.6 Acres

D. CITIZEN'S PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

AGENDA

AUGUST 27, 1992

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

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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:

Mark Solomon -	
Acting Chairman	- Present
Eric Jordan	- Present
Brian Moffitt	- Excused
Marilyn Moran	- Present
Marsha Pippin	- Present
Gary Reese	- Present
Richard Segerblom	- Excused

ANNOUNCEMENT:

Satisfaction of Open Meeting Law
 Requirements.

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 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 July 9,
 1992 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.

ACTING CHAIRMAN SOLOMON called the
 meeting to order at 7:04 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, City Attorney
 Linda Owens, Deputy City Clerk

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

Reese -
 APPROVED
 Unanimous
 (Moffitt, Pippin and Segerblom
 excused)

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

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

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ITEM

COMMISSION ACTION

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;

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

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PLANNING COMMISSION
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ITEM

COMMISSION ACTION

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 Applications:

Tentative Maps:

1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, 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.

Vacations 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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ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

AUGUST 27, 1992

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

A. CONSENT ITEMS:

CONSENT ITEMS 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 APPLICANT SO DESIRES.

A-1. TENTATIVE MAP - LONE MOUNTAIN VILLAGE (ABEYANCE ITEM) - TM-31-92

Applicant: LONE MOUNTAIN PROPERTIES, LTD.
Location: South side of Lone Mountain Road, west side of the Oran K. Gragson Highway
Zone: N-U (under Resolution of Intent to R-CL)
Size: 45.3 Acres
No. of Lots 255

ACTING CHAIRMAN SOLOMON stated Items A-3 thru A-20 are considered routine and can be approved as consent items by one motion.

Reese -
ABEYANCE UNTIL THE 9/24/92
PLANNING COMMISSION MEETING
Unanimous
(Moffitt, Pippin and Segerblom excused)

ACTING CHAIRMAN SOLOMON stated the applicant has requested this item be held in abeyance until the 9/24/92 Planning Commission meeting.

To be heard by the Planning Commission on 9/24/92.

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

AUGUST 27, 1992

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

A-2. TENTATIVE MAP - SILVER CREEK ESTATES
(ABEYANCE ITEM) - TM-48-92

Applicant: HAROLD L. ROBISON FAMILY TRUST
Subdivider: Shannon Development, Inc.
Location: Southeast corner of Ducharme Avenue and Cimarron Road
Zone: N-U (under Resolution of Intent to R-CL)
Size: 2.5 Acres
No. of Lots: 18

Reese -
ABEYANCE UNTIL THE 9/24/92
PLANNING COMMISSION MEETING
Unanimous
(Moffitt, Pippin and Segerblom excused)

ACTING CHAIRMAN SOLOMON stated the applicant has requested this item be held in abeyance until the 9/24/92 Planning Commission meeting.

To be heard by the Planning Commission on 9/24/92.

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

AUGUST 27, 1992

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

A-3. TENTATIVE MAP - PUEBLO HILLS (COMMERCIAL SUBDIVISION) - TM-51-92

Applicant: W. P., NEVADA LIMITED PARTNERSHIP
Subdivider: Smith's Food & Drug Center
Location: Northwest corner of Lake Mead Boulevard and Rampart Boulevard
Zone: PC
Size: 11.6 Acres
No. of Lots: 1

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. Conformance to the Conditions of Approval for Summerlin Review Application SV-17-91.
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. An amendment to the accepted Drainage Plan/Study must be submitted to and approved by the Department of Public Works prior to recordation of a Final Map.
5. Standard Conditions 1 - 3.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20, subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom excused)

ACTING CHAIRMAN SOLOMON stated this is a consent item.

This is final action.

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COMMISSION ACTION

A-4. TENTATIVE MAP - RAINBOW VISTA
(COMMERCIAL SUBDIVISION) - TM-52-92

Applicant: PAN PACIFIC DEVELOPMENT
Subdivider: SNIC II
Location: Northeast corner of
Rainbow Boulevard and
Charleston Boulevard
Zone: C-1
Size: 6.5 Acres
No. of Lots: 8

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-80-78 and to the subsequent Plot Plan and Building Elevation Reviews.
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. The Final Map must provide all right-of-way dedications recommended in the Traffic Impact Analysis as required by Condition No. 8 of Plot Plan Review Application Z-80-78(5) as required by the Department of Public Works.
4. Standard Conditions 1 - 4.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

A-5. TENTATIVE MAP - SUMMERLIN VILLAGE 7 - THE TRAILS - TM-53-92

Applicant: HOWARD HUGHES PROPERTIES
 Location: Bounded by Town Center Drive, Hillpointe Road, Summerlin Parkway, Lake Mead Boulevard and Anasazi Drive
 Zone: PC
 Size: 603.3 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. Conformance to the Conditions of Approval for Summerlin Development Plan Review SDP-1-92.
3. Construct street improvements on all internal and perimeter streets; all public and private street improvements shall be in accordance with the Summerlin Improvement Standards and/or City of Las Vegas Standards. Paved access shall be provided to each individual development site prior to occupancy of any buildings within each individual area. Street improvements shall be constructed adjacent to each individual parcel as it develops. Any incomplete street improvements on any streets proposed with this development may be required by the Department of Public Works when traffic demands and/or other factors warrant their installation.
4. Performance security shall be provided prior to the recordation of a Final Map for the installation of off-site street improvements for all future controlled access, arterial and collector streets both internal and perimeter to this site in the amount required by the Department of Public Works.
5. The developer must request the Master Plan of Streets and Highways be modified, as necessary, if the approved development plan for this site does not fit the current Master Plan requirements as required by the Department of Public Works.
6. A Master Traffic Impact Analysis must be submitted to and approved by the

Reese -
 APPROVED Items A-3 thru A-20, subject to staff's conditions.
 Unanimous
 (Moffitt, Pippin and Segerblom excused)

ACTING CHAIRMAN SOLOMON stated this is a consent item.

This is final action.

PLANNING COMMISSION

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COMMISSION ACTION

A-5. TENTATIVE MAP - SUMMERLIN VILLAGE 7 -
THE TRAILS - TM-53-92 (CONTINUED)

APPROVED - See Page 8

Department of Public Works within one year of any Final Map being recorded on a parcel within the boundaries of this site. The approved Traffic Impact Analysis is to include: A schedule detailing project phasing; a schedule detailing which phase of development or at what traffic volume level each recommended traffic mitigation improvement should be constructed; the location of all proposed traffic and pedestrian signal locations and a schedule detailing payment of monies for both traffic and pedestrian signal installations and all other traffic mitigation improvements. Prior to the recordation of a Final Map on this site, the developer is required to enter into a written agreement that will obligate this site to either construct or to be financially responsible for all traffic mitigation recommendations within the approved Traffic Impact Analysis. If recommended by the approved Traffic Impact Analysis, this development may be required to develop in phases subject to compliance with the traffic mitigation improvements required.

7. A Master Pedestrian Circulation Plan identifying the location and width of proposed major sidewalk/walkway corridors, based upon public safety concerns, shall be submitted by the Master Developer and approved by the Department of Public Works prior to the recordation of a Final Map on this site.
8. A Master Drainage Plan and Technical Drainage Study is required to be submitted to and approved by the Department of Public Works prior to approval of a Final Map. Site specific drainage plans/studies will be required with each phase of development activity.
9. A Master Sanitary Sewer Plan must be submitted to and approved by the Department of Public Works prior to the execution of any Sewer Agreements between the developer and the City. Sanitary sewer lines shall be extended as each individual site develops with final alignment determined at such time. The proposed curved sewers are subject to approval of the Department of Public Works.
10. All landscaping and private improvements

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COMMISSION ACTION

A-5. TENTATIVE MAP - SUMMERLIN VILLAGE 7 -
THE TRAILS - TM-53-92 (CONTINUED)

located in public rights-of-way shall be maintained by the Master Developer. Encroachment approval shall be obtained from the City Council prior to installation.

11. 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.

12. Standard Conditions 1 - 3.

PROTESTS: N/A

APPROVED - See Page 8

PLANNING COMMISSION

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ITEM

COMMISSION ACTION

A-6. TENTATIVE MAP - ELKHORN SPRINGS TM-54-92

Applicant: WATT-MORADI CO.
Subdivider: Watt/LV, Inc.
Location: South of Grand Teton Drive, between Durango Drive and Pioneer Way
Zone: R-E and C-2 (under Resolution of Intent to R-PD6, C-1 and C-2)
Size: 479.8 Acres
No. of Lots: 29

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the Conditions of Approval for Zoning Application Z-75-90 and all subsequent review actions.
2. Approval of a Development Agreement for this site.
3. Provide the right-of-way dedications shown except that 30' must be dedicated for Pioneer Way as required by the Department of Public Works.
4. All existing public rights-of-way in conflict with this Tentative Map layout must be vacated prior to any Final Map recordation which incorporates such existing rights-of-way as required by the Department of Public Works.
5. Submit an application to amend the Master Plan of Streets and Highways for all proposed alignments in conflict with the existing Master Plan prior to the recordation of any Final Map that includes such streets as required by the Department of Public Works. If the Master Plan is not amended, certain alignments shown on this Tentative Map must be revised prior to recordation of any Final Map.
6. Provide both onsite and off-site public sewer easements for all public sewers not located within public street rights-of-way as required by the Department of Public Works.
7. Provide written verification from the Nevada Department Of Transportation that access to Rancho Drive (U.S. 95) will be allowed, and provide all public rights-of-way for off-site access road requirements to connect this site to Rancho Drive prior to the recordation of any Final Map on this site. Construct a minimum of two lanes of paving on the

Reese -
APPROVED Items A-3 thru A-20, subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom excused)

ACTING CHAIRMAN SOLOMON stated this is a consent item.

This is final action.

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COMMISSION ACTION

A-6. TENTATIVE MAP - ELKHORN SPRINGS -
TM-54-92 (CONTINUED)

APPROVED - See Page 11

off-site access road and a widened intersection at Rancho Drive to accommodate left and right turn movements concurrent with the first phase of development. Obtain an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public rights-of-way as required by the Department of Public Works.

8. A Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to approval of a Final Map. Site specific drainage plans/studies will be required with each phase of development activity.
9. A Homeowner's Association must be established to maintain all common areas, common area landscaping and all private landscaping and improvements legally located within public rights-of-way with an Encroachment Agreement as required by the Department of Public Works.
10. Site development to be in compliance with the conditions of approval of the approved Traffic Impact Analysis as required by the Department of Public Works.
11. 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.
12. Standard Conditions 1 - 3.

PROTESTS: N/A

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COMMISSION ACTION

A-7. FINAL MAP - TENNINGTON RIDGE - PHASE 2 FM-45-92

Applicant: JAMES B. McCALL AND
GERALDINE E. SILVA
Subdivider: Stanpark Construction
Location: West side of Tenaya Way,
north of Washington
Avenue
Zone: N-U (under Resolution of
Intent to R-CL)
Size: 10.25 Acres
No. of Lots: 63

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of Approval
for the Tentative Map.
2. Prior to recordation, this Final Map must
show all required easements and right-of-
way dedications and must coincide with the
approved construction plans as required by
the Department of Public Works.
3. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

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COMMISSION ACTION

**A-8. FINAL MAP - TENNINGTON RIDGE - PHASE 3
FM-55-92**

Applicant: JAMES B. McCALL AND
GERALDINE E. SILVA
Subdivider: Whittier Development
Location: North side of Washington
Avenue, west of Tenaya
Way
Zone: N-U (under Resolution of
Intent to R-CL)
Size: 5.8 Acres
No. of Lots: 40

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of Approval
for the Tentative Map.
2. The Final Map for Tennington Ridge - Phase
1 must be recorded prior to recordation of
this Final Map.
3. Prior to recordation, this Final Map must
show all required easements and right-of-
way dedications and must coincide with the
approved construction plans as required by
the Department of Public Works.
4. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

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COMMISSION ACTION

**A-9. FINAL MAP - TENNINGTON RIDGE - PHASE 5
FM-56-92**

Applicant: JAMES B. McCALL AND
GERALDINE E. SILVA
Subdivider: Stanpark Construction
Location: Southwest corner of
Braswell Drive and Tenaya
Way
Zone: N-U (under Resolution of
Intent to R-CL)
Size: 10.3 Acres
No. of Lots: 64

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of
Approval for the Tentative Map.
2. Prior to recordation, this Final Map
must show all required easements and
right-of-way dedications and must
coincide with the approved construction
plans as required by the Department of
Public Works.
3. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

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COMMISSION ACTION

A-10. FINAL MAP - WINDCHIME PHASE 2 - FM-57-92

Applicant: DURABLE HOMES
Location: Southwest corner of Holly Avenue and Simmons Street
Zone: R-1 (under Resolution of Intent to R-CL)
Size: 5.1 Acres
No. of Lots: 38

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. Prior to recordation, this Final Map must show all required easements and right-of-way dedications and must coincide with the approved construction plans as required by the Department of Public Works.
3. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

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COMMISSION ACTION

A-11. FINAL MAP - TENNINGTON RIDGE - PHASE 4 FM-58-92

Applicant: JAMES B. McCALL AND
GERALDINE E. SILVA
Subdivider: Whittier Development
Location: Northwest corner of
Washington Avenue and
Tenaya Way
Zone: N-U (under Resolution of
Intent to R-CL)
Size: 5.9 Acres
No. of Lots: 34

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of
Approval for the Tentative Map.
2. The Final Map for Tennington Ridge -
Phase 2 or Tennington Ridge - Phase 3
must be recorded prior to the
recordation of this Final Map.
3. Prior to recordation, this Final Map
must show all required easements and
right-of-way dedications and must
coincide with the approved construction
plans as required by the Department of
Public Works.
4. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

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COMMISSION ACTION

**A-12. FINAL MAP - THE SUMMIT AT PECCOLE RANCH
PHASE IIA - FM-59-92**

Applicant: PACIFIC SOUTHWEST SUMMIT LTD.
Location: West side of Preakness Pass, east of Grand Canyon Drive
Zone: R-PD7
Size: 5.3 Acres
No. of Lots: 33

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. Prior to recordation, this Final Map must show all required easements and right-of-way dedications and must coincide with the approved construction plans as required by the Department of Public Works.
3. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

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COMMISSION ACTION

**A-13. FINAL MAP - CANYON GATE COUNTRY CLUB
EMERALD HILL ESTATES - FM-61-92**

Applicant: WEST SAHARA PARTNERSHIP
Location: North of Sahara Avenue,
between Fort Apache Road
and Durango Drive

Zone: R-PD4
Size: 11.4 Acres
No. of Lots: 27

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of
Approval for the Tentative Map.
2. The Reversionary Map for Canyon Gate
Country Club Gray Eagle Estates must be
recorded prior to recordation of this
Final Map.
3. Prior to recordation, this Final Map
must show all required easements and
right-of-way dedications and must
coincide with the approved construction
plans as required by the Department of
Public Works.
4. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

PLANNING COMMISSION

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COMMISSION ACTION

A-14. FINAL MAP - THE VINING CONDOMINIUMS FM-65-92

Applicant: AMERICAN PACIFIC, INC.
Subdivider: Robert V. Jones Corp.
Location: Southwest corner of
Carmen Boulevard and
Jones Boulevard
Zone: R-3
Size: 4.4 Acres
No. of Units: 102

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The Reversionary Map for a portion of the Hillview Subdivision must be recorded prior to the recordation of this Final Map.
3. Tentative Map Condition No. 2 concerning traffic signal funding and Condition No. 11 concerning drainage study requirements shall be deleted as requirements for the development of this parcel per the Department of Public Works.
4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications and must coincide with the approved construction plans as required by the Department of Public Works.
5. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

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COMMISSION ACTION

A-15. FINAL MAP - MARINA ESTATES - FM-67-92

Applicant: W. M. LAND DEVELOPMENT
Location: South side of Oakey
Boulevard, between Tioga
Way and Pioneer Way
Zone: R-E (under Resolution of
Intent to R-PD2)
Size: 10.8 Acres
No. of Lots: 20

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of
Approval for the Tentative Map.
2. Prior to recordation, this Final Map
must show all required easements and
right-of-way dedications and must
coincide with the approved construction
plans as required by the Department of
Public Works.
3. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

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COMMISSION ACTION

A-16. FINAL MAP - SEDONA UNIT 6 - FM-68-92

Applicant: AMERICAN WEST DEVELOPMENT
Location: East side of Buffalo
Drive, north of Craig
Road
Zone: R-E (under Resolution of
Intent to R-1)
Size: 6.3 Acres
No. of Lots: 27

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Conformance to all Conditions of
Approval for the Tentative Map.
2. Prior to recordation, this Final Map
must show all required easements and
right-of-way dedications and must
coincide with the approved construction
plans as required by the Department of
Public Works.
3. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

PLANNING COMMISSION

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COMMISSION ACTION

**A-17. FINAL MAP - THE SUMMIT AT PECCOLE RANCH
PHASE IIB - FM-71-92**

Applicant: PACIFIC SOUTHWEST SUMMIT LTD.
Location: West side of Preakness Pass, east of Grand Canyon Drive
Zone: R-PD7
Size: 4.9 Acres
No. of Lots: 30

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all Conditions of Approval for the Tentative Map.
2. The Final Map for Peccole Ranch - Phase IIA must be recorded prior to recordation of this Final Map.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications and must coincide with the approved construction plans as required by the Department of Public Works.
4. Standard Condition No. 1.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

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COMMISSION ACTION

A-18. EXTENSION OF TIME - TENTATIVE MAP
CIMARRON RIDGE (REVISED) TM-15-91

Applicant: BIVINS CONSTRUCTION CO.,
INC.
Location: Between Vegas Drive and
Carmen Boulevard; west of
Cimarron Road
Zone: N-U (under Resolution of
Intent to R-CL, R-PD16
and C-1)
Size: 69.2 Acres
No. of Lots: 344
No. of Units: 224

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. The Tentative Map will expire on August
27, 1993.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's condition.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

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COMMISSION ACTION

A-19. SALES OFFICE - SO-22-92

Applicant: LEWIS HOMES OF NEVADA
Location: 920 Torington Drive
Zone: R-CL

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The Sales Office Use shall cease in two years or whenever the last unit is sold, whichever occurs first.

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20,
subject to staff's condition.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

This is final action.

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COMMISSION ACTION

A-20. ANNEXATION - A-8-92(A)

Applicant: 6772, INC.
Application: Petition of Annexation
Location: Southwest corner of
Buckskin Avenue and
Serene Drive
Size: 2.5± Acres (Approximately)

STAFF RECOMMENDATION: APPROVAL

PROTESTS: N/A

Reese -
APPROVED Items A-3 thru A-20.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

ACTING CHAIRMAN SOLOMON stated
this is a consent item.

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COMMISSION ACTION

B. NON-PUBLIC HEARING ITEMS:

B-1. EXTENSION OF TIME - VAC-31-90(2)

Applicant: BAILEY & MCGAH
Application: Petition of Vacation to vacate a portion of the west thirty feet (30') of Tioga Way
Location: Between Gowan Road and Gilmore Avenue

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The Extension of Time shall expire on August 1, 1993.

PROTESTS: N/A

Reese -
APPROVED, subject to staff's condition.
Unanimous
(Moffitt, Pippin and Segerblom excused)

MR. GENZER stated this is the applicant's second request for an Extension of Time to record the Order of Vacation. Recordation has not taken place because original Condition No. 2 requires that the Order not be recorded except in conjunction with the final subdivision map which includes the vacation areas. The applicant has indicated that unforeseen delays in developing the initial phase of the project has delayed recordation of the Final Map which includes the vacation areas. Staff recommended approval, subject to the condition.

BILL HOPE, 1532 Odette Lane, appeared and represented the applicant. He concurred with staff's condition.

This is final action.

(7:09-7:10)

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COMMISSION ACTION

B-2. ADMINISTRATIVE VARIANCE - AV-11-92

Applicant: CATHERINE SWALWELL
 Application: Request to allow an existing 7' 4" block wall on the rear property line where 6' is the maximum allowed.
 Location: 6429 Faith Peak Drive
 Zone: R-1

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to the plot plan.

PROTESTS: N/A

Reese -
 APPROVED, subject to staff's condition.
 Unanimous
 (Moffitt, Pippin and Segerblom excused)

MR. GENZER stated this request is to allow an existing 7' 4" rear property line wall to remain along a major traffic carrier street in lieu of the limitation of six feet. The applicant feels this would maintain privacy and protection for her property. The existing wall is a combination of split faced and smooth faced blocks. There are similar height walls in the block to the west of Jadestone Avenue along Craig Road. Staff feels the wall is needed in order to provide some amount of noise, dust and visual screening from the traffic along Craig Road and for additional security and protection for the property. Staff recommended approval, subject to the condition.

CATHERINE SWALWELL, 6429 Faith Peak Drive, appeared and represented the application. She concurred with staff's condition.

This is final action.

(7:10-7:12)

PLANNING COMMISSION

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ITEM

COMMISSION ACTION

B-3. C-D REVIEW - CD-1-92

Applicant: MARTIN H. PADILLA
Application: Proposed Video Rental Store
Location: 701 North Eastern Avenue
Zone C-D

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

1. Install 24 inch box trees with shrubs and ground cover in the new landscape planters along both street frontages and maintain the existing onsite landscaping adjacent to the building and in the planter at the corner of Wilson Avenue and Eastern Avenue as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. All new driveways shall be designed in accordance with Standard Drawing #222a as required by the Department of Public Works.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
4. Install a handicap ramp on the northwest corner of the intersection of Eastern Avenue and Wilson Avenue as required by the Department of Public Works.
5. Standard Conditions 2 - 9 and 11.

PROTESTS: N/A

Reese -
ABEYANCE UNTIL THE 9/10/92
PLANNING COMMISSION MEETING.
Unanimous
(Moffitt, Pippin and Segerblom excused)

MR. GENZER stated this request is to expand the list of acceptable uses in the C-D zone to allow a video rental business. This specific proposal will also include the sale of soda pop and candy. There is an existing building on the site which was formerly a printing business. The exterior is stucco with a mansard flat wood shingle roof line. This site has existing block walls on the north and west property lines adjacent to existing single family homes. The ingress and egress is via an entrance only driveway from Wilson Avenue and an exit only driveway out to Eastern Avenue. The plan depicts new landscaping planters along both street frontages. Staff feels this use has the potential of attracting significant vehicular traffic which could have a negative impact on residential parcels which are often located adjacent to C-D zoned properties. Staff recommended denial.

MARTIN H. PADILLA, 701 North Eastern Avenue, appeared and represented the application. There will not be a lot of vehicular traffic coming to this store. They have another store in Los Angeles which is set up in the same manner. A lot of the traffic is foot traffic from the residents surrounding the store. He received permission to open this store temporarily.

ACTING CHAIRMAN SOLOMON felt it was unusual that the applicant would have a business license without the proper zoning. Staff is concerned about the amount of traffic this store would generate.

MARTIN H. PADILLA pointed out they will not have as much traffic as Blockbuster, etc.

MR. GENZER said if this request is approved this type of business could be allowed in a C-D zone anywhere in the City.

COMMISSIONER JORDAN was concerned

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B-3. C-D REVIEW - CD-1-92 (CONTINUED)

that the store was already open.

MARTIN H. PADILLA explained that before he purchased the property he was verbally informed by the City that it was zoned for a video store. However, when he made the application with the City he was then told he would have to receive approval. He has a temporary business license.

MR. GENZER said staff was not aware of the fact he had a temporary business license and the store was already open.

ACTING CHAIRMAN SOLOMON suggested holding this item in abeyance until the next Planning Commission meeting to allow staff to look into what is taking place with this application.

MARTIN H. PADILLA said he was willing to have this item held in abeyance since he has a temporary business license to keep the store open.

To be heard by the Planning Commission on 9/10/92.

(7:12-7:20)

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ITEM

COMMISSION ACTION

B-4. AESTHETIC REVIEW - AR-7-92

Applicant: TY-DE DEVELOPMENT, INC.
Application: Proposed Retail Building for Weber Bread
Location: Northwest corner of Rancho Drive and Gowan Road
Zone: C-2

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Install 24 inch box trees 40 feet on center with shrubs and ground cover in the landscape planters along both street frontages as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Construct all incomplete half-street improvements on Rancho Drive and on Gowan Road adjacent to the entire commercial corner parcel prior to occupancy of any portion of the commercial site as required by the Department of Public Works.
3. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Rancho Drive and Gowan Road prior to the issuance of building or off-site permits as required by the Department of Public Works.
4. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site as required by the Department of Public Works.
5. Obtain an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site as required by the Department of Public Works.
6. Driveways shall be designed in accordance with Standard Drawing #222a as required by the Department of Public Works.
7. A Conceptual Drainage Plan 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.
8. Parcel Map Application PM-40-89 must be recorded prior to the issuance of any building permits on this site as required by the Department of Public Works.

Reese -
APPROVED, subject to staff's conditions.
Unanimous
(Moffitt, Pippin and Segerblom excused)

MR. GENZER stated this request is for a one story 4,526 square foot Weber Bread retail outlet store. The elevations depict stucco exteriors with a flat roof line. The submitted plot plan depicts existing apartments and a wall along the west property line which does not exist, but is proposed to be built concurrently with this retail building and the proposed paint store to the north. The plan also indicates an on-site 10 foot wide landscaping planter along Rancho Drive behind the drainage channel and a 10 foot wide planter along Gowan Road. The 28 on-site parking spaces exceed Ordinance requirements for the proposed use. Access is via two driveways from Gowan Road and a shared driveway with the proposed paint store to the north, from Rancho Drive. Staff recommended approval, subject to the conditions.

NEIL DEXTER, 3867 South Valley View Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(7:20-7:22)

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B-4. AESTHETIC REVIEW - AR-7-92 - (CONTINUED)

9. Standard Conditions 2 - 8 and 11.

PROTESTS: N/A

APPROVED - See Page 31

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ITEM

COMMISSION ACTION

**B-5. PLOT PLAN AND BUILDING ELEVATION REVIEW
Z-29-65(1)**

Applicant: TEXACO REFINING AND
MARKETING, INC.
Application: New Convenience Store
and Fueling Islands
Location: 1500 West Charleston
Boulevard
Zone: C-1

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Provide a minimum 5 foot wide landscaping planter along the north property line and install 24 inch box drought tolerant evergreen trees 20 feet on center in the planter as required by the Department of Community Planning and Development.
2. Maintain the existing landscaping in the planters along the three street frontages as required by the Department of Community Planning and Development.
3. All exterior lighting shall be directed away from the residential property to the north with no ray of light shining directly onto any residential lot.
4. Locate any trash enclosure a minimum of 50 feet away from the residential property to the north as required by the Department of Community Planning and Development.
5. All new driveways and modifications to existing driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. Remove all unused driveway cuts adjacent to this site, if any, and replace with new 'L' curb and sidewalk meeting current City Standards as required by the Department of Public Works.
7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
10. Standard Conditions 3 - 8 and 11.

PROTESTS: N/A

Reese -
APPROVED, subject to staff's
conditions with Condition No. 4
amended.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

MR. GENZER stated this request is to replace the existing Texaco convenience store and car wash with a new one story 2,500 square foot convenience store. The existing canopy over the gasoline islands will remain with two existing and two new fueling islands. The elevations show fluted masonry block exteriors and a flat roof line. There is an existing block wall on the north property line and existing landscaping along the three street frontages. Staff would like the width of the new landscaping planter along the north property line increased to a minimum of 5 feet and installation of evergreen landscaping in the planter to help mitigate possible negative impacts on the adjacent residential site to the north. Staff recommended approval, subject to the conditions.

GREGG LAMBRIDE, Architekton, Tempe, Arizona, appeared and represented the applicant. It would be difficult to relocate the trash enclosure and meet City requirements, unless it is located next to the street. The existing trash enclosure backs up to residential. The noise will be reduced by removing the car wash.

MR. SCHLEGEL suggested putting the trash enclosure on the south side of the building near the street.

GREGG LAMBRIDE said it was possible the trash enclosure could be located on the Desert Lane side of the property, but he would have to check the clearances for traffic.

MR. GENZER suggested rewording Condition No. 4 as follows: "Relocate any trash enclosure as required by the Department of Community Planning and Development."

This is final action.
(7:22-7:27)

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COMMISSION ACTION

B-6. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-20-74(8)

Applicant: MIDAS REALTY CORP.
Application: Proposed Restaurant
(Sonic Drive In)
Location: West side of Nellis
Boulevard, approximately
1300 feet south of
Bonanza Road
Zone: C-2

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Install four 24 inch box drought tolerant evergreen trees evenly spaced along the west property line as required by the Department of Community Planning and Development.
2. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
3. All new driveways shall be designed in accordance with Standard Drawing #222a as required by the Department of Public Works.
4. Conformance to the plot plan as amended by the above conditions.
5. Conformance to the building elevations.
6. Standard Conditions 3 - 9 and 11.

PROTESTS: N/A

Reese -
APPROVED, subject to staff's
conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

MR. GENZER stated this request is for a one story 1,144 square foot Sonic restaurant which will include drive through service and 24 canopy covered parking spaces for car hop service. The elevations show stucco exteriors with vinyl canopies over the windows and a flat roof line and a metal canopy over the car hop service spaces. Access is via a 32 foot wide driveway and a driveway shared with the Midas Muffler business on the neighboring parcel to the south. Staff recommended approval, subject to the conditions.

GRAIG GRIFFIN, Diversified Realty, 3885 South Decatur Boulevard, appeared and represented the applicant. Staff recommended approval, subject to the conditions.

This is final action.

(7:27-7:28)

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COMMISSION ACTION

B-7. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-45-88(10)

Applicant: SILVER STATE SCHOOL
FEDERAL CREDIT UNION
Application: Proposed Credit Union
Office
Location: North side of Sahara
Avenue, approximately 440
feet east of Rainbow
Boulevard
Zone: N-U (under Resolution of
Intent to C-1)

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Provide a minimum 15 foot wide landscaping planter along Sahara Avenue and install 24 inch box trees 40 feet on center with boulders, shrubs, berms and ground cover in the street frontage landscape planter as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Provide a Joint Use Access and Parking Agreement with the surrounding shopping center parcels as required by the Department of Community Planning and Development.
3. Construct sidewalk on Sahara Avenue adjacent to this site as required by the Department of Public Works.
4. Redesign the driveways, entry aisles and parking lot layout to meet the approval of the Traffic Engineer. All new driveways shall be designed in accordance with Standard Drawing #222a as required by the Department of Public Works.
5. The driveway to the east of this site on Sahara Avenue shall be constructed concurrent with the development of 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 3 - 9 and 11.

PROTESTS: N/A

Reese -
APPROVED, subject to staff's
conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

MR. GENZER stated this request is for a two story 8,905 square foot Silver State Schools Federal Credit Union building. The elevations show a combination of brick and stucco exteriors with a tile roof line. This site is part of a larger property which has some existing on-site development consisting of retail shops, a HomeBase outlet and a McDonalds restaurant. The plan indicates a 5' wide planter along Sahara Avenue. Original zoning conditions require a minimum 15' wide planter along all street frontages which the existing commercial developments on this site have complied with. Access is via unconstructed off-site shopping center driveways which will require this applicant to secure a Joint Use Access Agreement with the surrounding parcels. Staff recommended approval, subject to the conditions.

CHIC LEE, Architect, 2525 South Wadsworth Boulevard, Denver, Colorado, appeared and represented the applicant. He concurred with staff's conditions with one clarification. There is excess right-of-way on Sahara Avenue. They will provide a 15' green buffer, part may be on the right-of-way, part on their land.

To be heard by the City Council on
9/16/92.

(7:28-7:31)

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COMMISSION ACTION

B-8. PLOT PLAN AND BUILDING ELEVATION REVIEW Z-79-88(5)

Applicant: BIG WEST DEVELOPMENT
GROUP, INC.
Application: Proposed Retail Pet Store
and Veterinarian Clinic
Location: North side of Sahara
Avenue, east of Fort
Apache Road
Zone: C-1

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Provide a Joint Use Parking and Access Agreement between this parcel and the adjacent shopping center parcels as required by the Department of Community Planning and Development.
2. Standard Conditions 2 - 8 and 11.

PROTESTS: N/A

Jordan -
APPROVED, subject to staff's
conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

MR. GENZER stated this request is
for a 3,000 square foot
Veterinarian Clinic and a 1,800
square foot retail pet store in
the same building. The elevations
depict a one story building with
stucco exteriors and a tile roof
line to match the other existing
shopping center buildings. The
vet clinic will have three
doctors, but will not provide
overnight boarding. Access to the
site is via existing driveways
within the shopping center
parcels. A Joint Use Agreement is
needed between this parcel and the
adjacent shopping center parcels
for access and parking because a
portion of the drive lane access
for some of the parking spaces is
off-site. Staff recommended
approval, subject to the
conditions.

STAN WASSERKRUG, Big West
Development, 4335 South Industrial
Road, appeared and represented the
applicant. He concurred with
staff's conditions. There will
not be any overnight boarding as a
common practice. However,
occasionally there will be
emergency surgeries which will be
a cause for overnight boarding.

MR. GENZER said staff does not
have a problem with occasional
emergency overnight boarding.

This is final action.

(7:31-7:33)

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ITEM

COMMISSION ACTION

C. PUBLIC HEARING ITEMS:

C-1. PLOT PLAN AND BUILDING ELEVATION REVIEW AND REVIEW OF CONDITION - Z-120-89(3)

Applicant: K. C. SHIN
 Application: Proposed Medical Office Building and Request to Delete the Requirement That No Windows and Doors Be Allowed on East Wall of the Building
 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. All second story windows on the east side of the building shall be translucent as required by the Department of Community Planning and Development.
2. No doors shall be allowed on the east side of the building as required by the Department of Community Planning and Development.
3. Install 24 inch box drought tolerant evergreen trees 20 feet on center (adjacent to the east property line) and 15 gallon Italian Cypress Trees 10 feet on center (adjacent to the building) with evergreen ground cover in the 20 foot wide landscaping planter on the east side of the property as required by the Department of Community Planning and Development.
4. Install 24 inch box trees 40 feet on center with shrubs and ground cover in the 10 foot wide landscape planter along Westcliff Drive as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
5. All outdoor lighting shall be shielded and directed away from the residential properties to the east with no ray of light shining directly onto any adjacent residential lot.
6. Relocate the trash enclosure to the west side of the parcel away from the east property line as required by the Department of Community Planning and Development.

Reese -
 APPROVED, subject to staff's conditions.
 Unanimous
 (Moffitt, Pippin and Segerblom excused)

MR. GENZER stated this request is for a two story 6,305 square foot Urgent Care Center and Dental office and for a Review of Condition to allow windows and doors on the east side of the proposed building. The elevations depict a combination of plaster, accent tiles and accent color bands with a variable height flat roof line and standing seam metal roof over the entrance area. Staff has some concerns about the second story windows and any doors on the east side of the structure because of the close proximity of single family residences. Staff recommends no doors on the east side of the medical facility and requiring the use of translucent windows on the second story of the east side of the building in order to limit the potential negative impacts these uses may have on the dwellings to the east. Staff also has concerns about the amount of parking for the proposed use. If more than two doctors are in business concurrently on the property the nineteen proposed parking spaces will not meet Ordinance requirements. Staff would recommend relocating the proposed trash enclosure to the west side of the parcel away from the dwellings adjacent to the east property line. The Department of Fire Services has indicated that the driveway turning radii are not adequate for their emergency vehicles. Staff recommended approval, subject to the conditions.

RICHARD GARIAGOS, Garapich Architects, 2225 East Flamingo Road, appeared and represented the applicant. He requested the windows on the first floor to be clear. He concurred with staff's conditions.

MR. GENZER said staff planned to have clear windows on the first floor.

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C-1. PLOT PLAN AND BUILDING ELEVATION REVIEW
AND REVIEW OF CONDITION - Z-120-89(3)
(CONTINUED)

7. All driveway radii shall conform to the
requirements of the Department of Fire
Services.

8. Conformance with original Zoning
Condition Nos. 7 and 8 and all
subsequent Extension of Time conditions
as required by the Department of Public
Works.

9. Conformance to the plot plan and
building elevations as amended by the
above conditions.

10. Standard Conditions 3 - 9 and 11.

NOTICES MAILED: 12

PROTESTS: 0

There was no one present in
opposition.

To be heard by the City Council on
9/16/92.

(7:33-7:39)

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COMMISSION ACTION

C-2. PLOT PLAN AND BUILDING ELEVATION REVIEW AND REVIEW OF CONDITION - Z-15-92(1)

Applicant: AMERICAN PACIFIC, INC.
Application: Proposed Condominium
Development and Request
to Delete the Condition
Which Limits the Three
Buildings Along Oakey
Boulevard to One Story
Location: Northwest corner of Santa
Margarita Street and
Oakey Boulevard
Zone: R-E (under Resolution of
Intent to R-PD17)

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Original Zoning Condition No. 1 shall be amended to delete the one story building height limit along Oakey Boulevard.
2. Conformance to the new plot plan and building elevations.
3. Conformance to the remaining Conditions of Approval for Zoning Application Z-15-92.

NOTICES MAILED: 27

PROTESTS: 0

APPROVALS: 1 (Speaker - 8-27-92 Meeting)

Reese -
APPROVED, subject to staff's
conditions.
Unanimous
(Moffitt, Pippin and Segerblom
excused)

MR. GENZER stated this request is to allow a for-sale condominium project consisting of 14 two story buildings with 84 units at a gross density of 16.28 units per acre and for a Review of Condition to allow all the buildings to be two stories in lieu of the original zoning condition which limited the buildings along Oakey Boulevard to only one story. The elevations depict stucco exteriors and tile roofs. There are existing block walls on the north and west property lines. Staff feels that six foot high decorative walls set back for landscaping should be constructed along both street frontages to help screen the complex from the neighboring single family dwellings to the east and south which was a requirement of the original zoning condition. Staff recommended approval, subject to the conditions.

TOM MOSS, 4041 East Sunset Road, Henderson, Nevada, appeared and represented the applicant. He concurred with staff's conditions.

There was no one present in opposition.

PEGGY POE, 6811 West Oakey Boulevard, appeared in favor. She objected to this project in the past, but after looking at the new plans she has no objection to two stories.

COMMISSIONER REESE asked staff why two stories were approved.

MR. GENZER answered that the original application had the one story limit as a way of bringing down the density of the project. Ninety units were originally proposed, but the one story limit brought that down to eighty-four units. This new plan only has eighty-four units.

To be heard by the City Council on
9/16/92 (7:39-7:43)

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COMMISSION ACTION

C-3. VAC-16-92

Applicant: CITY OF LAS VEGAS
 Application: Petition of Vacation to vacate El Parque Avenue and Sorrell Street
 Location: East of Redwood Street, North of O'Bannon 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. Standard Conditions 1 and 2.
3. 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.
4. Standard Condition 4.

NOTICES MAILED: 29

PROTESTS: 1 (Speaker - 8/27/92 Meeting)
 8 (Petition - 8/27/92 Meeting)

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

MR. GENZER stated this request is to vacate El Parque Avenue from the east right-of-way line of Redwood Street easterly approximately 635 feet, and to vacate Sorrell Street from the north right-of-way line of O'Bannon Drive northerly approximately 715 feet, including all radius corners. Neither of these streets physically exist and there are no current plans for construction. The Department of Public Works made this request after the City Council approved a related request to rezone the property to the north and east of these streets to C-D for a flood control detention basin which does not generate traffic. The adjacent property to the south and west is designated as an elementary school site, however, staff feels that ample street frontage will still exist to meet the needs of the school and elimination of these streets will reduce the development costs of both the detention basin and the school. Staff recommended approval, subject to the conditions.

JOHN McNELLIS, Department of Public Works, said he concurred with staff's conditions.

MARIA GRANT, 6609 O'Bannon Drive, appeared in protest. The original application for the flood control project was made several years ago. The area where this project is proposed has changed considerably. The Bureau of Land Management has not given the land to the City. BLM has requested an Environmental Impact Statement from the City. The residents are requesting a public hearing from the BLM once the City complies with the BLM request. Therefore, she requested this item be held in abeyance.

ACTING CHAIRMAN SOLOMON said these streets are not through streets.

JOHN McNELLIS said the detention basin has been totally designed, received favorable zoning, and

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C-3. VAC-16-92 (CONTINUED)

will go out to bid in the next few months. The detention basin will probably go forward with or without this street vacation. The City is trying to get rid of street right-of-ways that exist on paper only.

The City Council will set a date for a Public Hearing on this item at their 9/2/92 meeting. The Public Hearing will be held on 9/16/92.

(7:43-7:51)

NOTE: Commissioner Pippin arrived at the meeting at 7:48 P.M.

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COMMISSION ACTION

C-4. Z-59-92

Applicant: SANDCASTLE ENTERPRISES, INC.
Application: Zoning Reclassification
From: P-R To: C-1
Location: Northeast corner of Rainbow Boulevard and Cheyenne Avenue
Proposed Use: Take-Out Restaurant (Hot-N-Now)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide minimum 10 foot wide landscaping planters along Cheyenne Avenue and Rainbow Boulevard and install 24 inch box trees 40 feet on center with shrubs and ground cover in the landscaping planters as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
2. Provide a Joint Use Agreement for parking and access with the adjacent property to the east as required by the Department of Community Planning and Development.
3. All new driveways shall be designed in accordance with Standard Drawing #222a as required by the Department of Public Works.
4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
5. Contribute \$5,000 to partially reimburse the City for the installation of the traffic signal system at the intersection of Cheyenne Avenue and Rainbow Boulevard prior to the issuance of building or off-site permits 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 - 9 and 11.

NOTICES MAILED: 60

PROTESTS: 0

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

MR. GENZER stated this request is for a one story 963 square foot Hot-N-Now take out restaurant building. The elevations depict a combination of stucco and glazed tile exteriors and a standing seam metal roof line. Access is via two driveways, one each from Cheyenne Avenue and Rainbow Boulevard and a connecting driveway with the existing Veterinarian Clinic parcel to the east. A Joint Use Agreement will be necessary with the neighboring property to the east for reciprocal use of the parking and access. Staff recommended approval, subject to the conditions.

SCOTT BAKER, 1725 South Rainbow Boulevard, appeared and represented the applicant.

There was no one present in opposition.

To be heard by the City Council on 9/16/92.

(7:51-7:55)

PLANNING COMMISSION

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

COMMISSION ACTION

C-5. GENERAL PLAN AMENDMENT - GPA-18-92

Applicant: NORTHWEST PARTNERS
 Application: Request to amend a portion of the Northwest Sector of the General Plan
 Location: Northwest and Southeast corners of the proposed intersection of Gowan Road and Cimarron Road
 From: L (Low Density Residential) and L/ML (Low/Medium-Low Density Residential)
 To: SC (Service Commercial)

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

1. Amend the General Plan to Service Commercial.

NOTICES MAILED: 666

PROTESTS: 14 (2 Telephone, 12 Letters)
 10 (Speakers - 8/27/92)

Reese - (Not compatible with the surrounding area)
 DENIED
 Unanimous
 (Moffitt and Segerblom excused)

MR. GENZER stated only the requested C-1 parcels are part of the General Plan Amendment, not the entire project. The General Plan Amendment resulted from the applicant's request to change the zoning classification of the properties from N-U to C-1 for the purpose of providing some commercial services for a related residential development. Staff feels the applicant has not provided adequate justification to amend the General Plan. The proposed change will allow commercial parcels at the corner of two secondary 80 foot wide streets. Staff feels that would establish an undesirable precedent for this area as it would be preferable to locate commercial activity on the section line, 100 foot wide primary street corner intersections. Staff recommended denial.

MEL LACQUEMENT, MRL, Inc., 2300 West Sahara Avenue, appeared and represented the applicant. The change in the density alignments from the General Plan to an overall R-PD9 is well within the General Plan allocation. He showed slides of the surrounding area.

CLIFF ROGERS, Chairman, Lone Mountain Citizens Advisory Council, 4140 North Durango Drive, appeared in protest. In the General Plan there is no commercial for this area. There is sufficient commercial nearby to service this area.

CLAYTON LEAVITT, Desert Shores, 7808 Lou Harbor Court, appeared in protest. The commercial uses that are being proposed do not fit within the General Plan. The property north of Gowan Road up to Alexander Road was to be low density so there would be a gradual transition from the R-E. Just south of Gowan Road it was designated to be low and medium-low density to buffer the residents along Buffalo.

BEVERLY SALHANICK, 7445

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C-5. GENERAL PLAN AMENDMENT - GPA-18-92
(CONTINUED)

Constantinople, appeared in protest. She was primarily concerned about the commercial development and the increase in traffic this project would generate.

REX LEWIS, 2295 Renaissance, appeared in protest. He was a partner with the Vista Group who developed Hollow Creek Estates adjacent to this property. They complied with the General Plan with their development and this project should also be made to comply.

LEO CONNOLLY, President, Northwest Citizens Association, 5785 North Durango Drive, appeared in protest. He was concerned about a green area and the trail system.

LORELL NELSON, Far West Water Users, 4125 Tomsik, appeared in protest. She was concerned about the water situation.

NETRA SUNDELL, 7525 Constantinople, appeared in protest. This will set a precedent for the area.

VERONA CASTANETTA, 7525 West Gowan Road, appeared in protest. She was concerned about the traffic situation.

DAN VOLLEY, 8375 Florine, appeared in protest. He purchased his home based on what the General Plan stated for the area.

GEORGE LEAVITT, 7535 West Gowan Road, appeared in protest. The homeowners need to be more informed about this project.

MEL LACQUEMENT appeared in rebuttal. This project is in conformance with the General Plan. The General Plan for the Northwest area indicates this is low to medium-low density. Any development that complies with the General Plan will increase traffic on Gowan Road. The General Plan has taken into account the traffic situation.

To be heard by the City Council on 9/16/92.

755-948

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COMMISSION ACTION

C-6. Z-57-92

Applicant: NORTHWEST PARTNERS
 Application: Zoning Reclassification
 From: N-U
 To: R-PD9 and C-1
 Location: Between Durango Drive and Buffalo Drive, Alexander Road and Cheyenne Avenue
 Proposed Use: Single Family Dwellings, Condominiums, Townhouses and Commercial
 Size: 122.2 Acres

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The application be amended to R-PD9 for the entire site.
2. A maximum of 1,082 residential units shall be permitted.
3. Approval of plot plans and building elevations for each separate site by the Planning Commission prior to development.
4. The setbacks for all single family detached dwellings shall be 20 feet in the front, 15 feet in the rear, 5 feet for the interior side yards and 10 feet on the street side of all corner lots.
5. Dedicate 40 feet/ 80 feet of right-of-way for Gowan Road and 50 feet of right-of-way for Durango Drive as required by the Department of Public Works. Additional right-of-way dedications will be determined and required as future development plans are reviewed.
6. A Master Drainage Plan and Technical Drainage Study shall be submitted to and approved by the Department of Public Works prior to issuance of any grading or building permits or the recordation of any parcel or Final Maps on this site. Site specific drainage plans/studies will be required concurrent with each development site.
7. A Master Traffic Impact Analysis shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of any parcel or Final Maps on this site. The approved Traffic Impact Analysis is to include: A section addressing access to this site and the possible need for upgrading such access; a schedule

Reese -
 APPROVED, subject to staff's conditions but with Condition No. 4 deleted and a condition added stating "Submit an application to amend the Master Plan of Streets and Highways to allow realignment of Cimarron Road between Gowan Road and Cheyenne Avenue as required by the Department of Public Works."
 Motion carried with Solomon and Moran voting "No."
 (Moffitt and Segerblom excused)

MR. GENZER stated this request is to rezone 10.5 acres to C-1 and 112 acres to R-PD9. The plan proposes two commercial tracts and six residential tracts with densities varying from 5 to 17 units per acre and an overall density of 8.4 units per acre. The proposed total of 990 units is 294 units less than the maximum of 1,284 single family units permitted under the General Plan. There are 542 units proposed north of Gowan Road which are divided in four residential areas varying in density from 10 to 17 units per acre. The maximum number allowed by the General Plan is 514 single family unit equivalents for this area. There are 448 units proposed south of Gowan Road divided between two residential areas varying in density from 5 to 10 units per acre. The maximum number permitted by the General Plan is 770 single family equivalents. The applicant is proposing to shift density from the areas south of Gowan Road to the areas north of Gowan Road with the overall density remaining below the maximum number of permitted units. Staff is concerned about the proposed locations of the two commercial parcels. Staff recommended approval, subject to the conditions.

MEL LACQUEMENT, MRL, Inc., 2300 West Sahara Avenue, appeared and represented the applicant. He concurred with staff's conditions except Condition No. 1. He had slides shown depicting the area. There will only be two acres of retail. They felt the 12 units per acre on the south portion are not appropriate because of the elementary schools. There should be more single family around the

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COMMISSION ACTION

C-6. Z-57-92 (CONTINUED)

detailing project phasing; a schedule detailing which phase of development or at what traffic volume level each recommended traffic mitigation improvement should be constructed; and a schedule detailing payment of monies for all traffic signal and traffic mitigation improvements recommended by the approved Traffic Impact Analysis. Prior to any division of this site, the developer is required to enter into a written agreement with the City that will obligate this site/developer to either construct or to be financially responsible for all traffic mitigation recommendations. If recommended by the approved Traffic Impact Analysis, this development may be required to develop in phases subject to compliance with the required traffic mitigation conditions.

8. Construct street improvements as project phasing requires and construct paved access to each individual phase of this development prior to occupancy of any units within each phase as required by the Department of Public Works.
9. Additional conditions of approval may be imposed by the Department of Public Works at the time of development of each individual area or phase.
10. Standard Conditions 1, 6 and 11.

NOTICES MAILED: 666

PROTESTS: 14 (2 Telephone, 12 Letters)
10 (Speakers - 8/27/92)

schools, which is why they are asking for a reversal. Tract No. 1 is 10.5 acres of condominiums at a gross density of 17 units per acre. Tract No. 2 is 12.5 acres of townhouses at a density of 10 units per acre. Tract No. 3 is 10.5 acres of townhouses at 12 units per acre. Tract No. 4 is 14 acres of townhouses at 12 units per acre. Tract No. 5 is the combination of R-V storage, mini-storage on the south and retail neighborhood service on the north. Tract No. 6 is 8 acres of commercial with 3 to 4 acres of a day care center and the remainder in the R-V and mini storage. Tract No. 7 is 49.5 acres of single family detached units at 5 units per acre. Tract No. 8 is 20 acres of townhouses at 10 units per acre. In the project there will be open spaces and a park.

CLIFF ROGERS, Chairman, Lone Mountain Citizens Advisory Council, 4140 North Durango Drive, appeared in protest. In the General Plan there is no commercial for this area. There is sufficient commercial nearby to service this area. He was concerned that once the property is zoned commercial other types of businesses can be put in other than what is being proposed. He was concerned about flood control and traffic. Will the power easement be considered a park so the applicant will not have to pay a Park Impact Fee? Has this applicant been involved with the Trails Committee? This property was considered a buffer zone between his area and the surrounding areas.

CLAYTON LEAVITT, Desert Shores, 7808 Lou Harbor Court, appeared in protest. When he purchased his house he was under the impression that property abutting his would be developed 0 to 6 units of single family homes. The homeowners were not contacted by the applicant regarding this proposal.

BEVERLY SALHANICK, 7445 Constantinople, appeared in protest. She requested the commercial be eliminated and the developer be responsible for traffic mitigation. There is a water problem in the area. She

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C-6. Z-57-92 (CONTINUED)

was concerned that the Buffalo/Gowan intersection will be unable to carry the traffic, concerned about the increase in traffic next to the proposed elementary schools, concerned about the environmental impact and that the views will be impaired by multi-story and condominiums. There are no indications the retail development will be limited to what the developer has proposed.

REX LEWIS, 2295 Renaissance Drive, appeared in protest. He represented his homeowners association.

LEO CONNOLLY, President, Northwest Citizens Association, 5785 North Durango Drive, appeared in protest. He would like a 40 foot easement, 20 feet for green belt and 20 feet for the multi-purpose trail.

LORELL NELSON, Far West Water Users, 4125 Tomsik, appeared in protest. She was concerned this project will cause a severe water shortage for the area. She thought the area should be kept equestrian and recreational for the entire city.

NETRA SUNDELL, 7525 Constantinople, appeared in protest. This will set a precedent for the entire area. This area cannot handle a lot of additional traffic.

VERONA CASTANETTA, 7525 West Gowan Road, appeared in protest. Gowan Road is already congested and her children walk to school. There is no other access to the schools except on Gowan Road.

DAN VOLLEY, 8375 Florine, appeared in protest. His home backs up to Durango Drive. He was concerned about increased traffic. He put four homes on a 2.5 acre parcel. They purchased their home based on what the General Plan said for the area.

CLIFF ROGERS appeared again to say that with the power line easement the developer must have purchased this property at a very good price. The developer is making a profit at the expense of the surrounding homeowners. The

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C-6. Z-57-92 (CONTINUED)

residents in the area have already made a sacrifice to have the Gowan Detention Basin in the area.

GEORGE LEAVITT, 7535 West Gowan Road, appeared in protest. None of the homeowners have been contacted regarding this proposal.

MEL LACQUEMENT appeared in rebuttal. He met with Dave Mortensen four times who lives on Atwood Avenue and was part of the homeowners association for this area east of Buffalo. At one meeting there was an individual who lives around Alexander and Buffalo. They would be willing to meet with any person or groups. There are no rental units in this project. They are willing to coordinate the trail systems as required. The day care center is compatible with the school. There will not be any liquor stores nor gaming establishments. Tract No. 5 can be amended to show the 2.5 acres would be R-V storage and no retail. They would approach the other 2.5 acres once it is annexed. They will abide by the City Park Fees.

CLIFF ROGERS asked why the applicant is requesting a zone change since he is following the General Plan.

MR. GENZER clarified that when staff sent out the public hearing notices they were aware of the commercial uses based on what the applicant had presented to staff. However, those uses were not included as part of the application because specific site plans were not available. The only consideration staff is giving to the commercial is whether some type of commercial should be in the proposal.

MR. STANDERFER said as far as density transfers are concerned there are a series of Zoning Districts in the Zoning Ordinance called RPD's. The intent of those districts is to allow densities, side yard setbacks and height restrictions to be varied. Shifting densities from one side of Gowan Road to the other is permissible.

MEL LACQUEMENT felt the density should be shifted because the

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C-6. Z-57-92 (CONTINUED)

large tract of land is in the south quadrant which is more conducive to a single family layout and secondly because of the elementary school. This will be a walled community.

COMMISSIONER REESE felt 0 to 6 units would be more appropriate next to the school than 6 to 12 units.

MEL LACQUEMENT said that could be considered.

COMMISSIONER REESE also felt the commercial in Tract Nos. 5 and 6 should not be on a section line road.

COMMISSIONER PIPPIN asked if there was a plan for Tract Nos. 5 and 6 if they were not zoned commercial.

MEL LACQUEMENT said they would have to go back to residential. There is no alternative plan at the present time.

COMMISSIONER MORAN asked what was developed in surrounding areas.

MEL LACQUEMENT said there are only two areas adjacent to this property that are developed.

COMMISSIONER MORAN asked what schools are in the area.

MEL LACQUEMENT said there is an elementary school and a proposed middle school.

COMMISSIONER JORDAN was concerned about the density.

MR. STANDERFER said this application is under the cap designated in the Land Use Plan. The applicant is requesting to have the density locations shifted. The applicant will be locked into densities if this is approved, but not how those zones will be specifically developed.

To be heard by the City Council on 9/16/92.

(7:55-9:45)

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ITEM

COMMISSION ACTION

C-7. GENERAL PLAN AMENDMENT - GPA-19-92

Applicant: CITY OF LAS VEGAS
Application: Request to amend a portion of the Southwest Sector of the General Plan
Location: Southwest corner of Ducharme Avenue and Villa Monterey Drive
From: ML (Medium-Low Density Residential)
To: P/S/R/OS (Parks/Schools/Recreation/Open Space)

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Amend the General Plan to Parks/Schools/Recreation/Open Space.

NOTICES MAILED: 262

PROTESTS: 1 (Letter)

FAVOR: 2 (Letters)
1 (Speaker - 8/27/92 Meeting)

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

MR. GENZER stated this request is to amend the General Plan from medium-low density to parks, schools, recreation and open space and to rezone the property from N-U to C-V for a 15.6 acre City park facility. Staff recommended approval, subject to the condition.

DAVID KUIPER, Director, Parks and Leisure Activities, appeared and represented the application. He concurred with staff's condition.

There was no one present in opposition.

DONALD CRAWFORD, 7816 Ducharme Avenue, appeared in favor.

To be heard by the City Council on 9/16/92.

(9:45-9:51)

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COMMISSION ACTION

C-8. Z-58-92

Applicant: CITY OF LAS VEGAS
Application: Zoning Reclassification
From: N-U To: C-V
Location: Southwest corner of
Ducharme Avenue and Villa
Monterey Drive
Proposed Use: Park
Size: 15.6 Acres

STAFF RECOMMENDATION: APPROVAL, subject to
the following:

1. Approval of a General Plan Amendment to make the proposed zoning consistent with the plan.
2. Dedicate 25 feet of right-of-way for Cherry River Drive and for Villa Monterey Drive and 30 feet for Ducharme Avenue, and 15 foot radii at the southwest corner of Ducharme Avenue and Villa Monterey Drive and at the northwest corner of Villa Monterey Drive and Cherry River Drive as required by the Department of Public Works.
3. Construct half-street improvements on Ducharme Avenue, Cherry River Drive and Villa Monterey Drive as required by the Department of Public Works.
4. Construct all required street improvements on Ducharme Avenue for the entire length of this site concurrent with Phase I development as required by the Department of Public Works.
5. Conformance to the plot plan.
6. Standard Conditions 1, 3 - 8, 10 and 11.

NOTICES MAILED: 262

PROTESTS: 1 (Letter)

APPROVALS: 2 (Letters)
1 (Speaker - 8/27/92 Meeting)

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

MR. GENZER stated development of this park will occur in phases. Phase 1 will contain 7 acres and include a tot lot, sand volleyball courts, 18 parking spaces and pagoda. Future phases will include additional parking spaces, restrooms, jogging path, soccer field, pedestrian/bike trail, playgrounds and open play area. This request reflects the community policy of joint use facilities with a school location which encourages efficient use of available land for school/park sites. Staff recommended approval, subject to the conditions.

DAVID KUIPER, Director, Parks and Leisure Activities, appeared and represented the application. They want to meet the conditions as they build each phase. They want to put in the streets and half-street improvements as each phase is developed.

JOHN McNELLIS, Department of Public Works, clarified that the total frontage of Ducharme Avenue would be in Phase 1.

DONALD CRAWFORD, 7816 Ducharme Avenue, appeared in favor. This is vacant property that has a lot of trash on it.

There was no one present in opposition.

To be heard by the City Council on
9/16/92.

(9:51-9:52)

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COMMISSION ACTION

D. CITIZEN'S PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

NONE

NOTE: Election of officer(s) is to be placed on the 9/10/92 Planning Commission meeting agenda.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:52 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



ROBERT GENZER, PRINCIPAL PLANNER

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