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A G E N D A

CITY PLANNING COMMISSION  
July 26, 1960

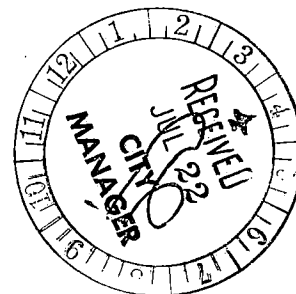
CALL TO ORDER:

ROLL CALL:

MINUTES: Approval of minutes of July 14, 1960.

OLD BUSINESS:

1. Z-27-60  
From: R-1  
To: M-1  
James L. and Joan K. Gordon for reclassification of property legally described as the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, MDB&M, excepting therefrom a Right-of-Way and Easement for road purpose over and across the West 30 feet. Generally described as between Highland and Desert Lane and south of Alta as extended and Pinto.
2. Z-28-60  
From: R-1  
R-4  
To: R-3  
The City of Las Vegas for reclassification of property legally described as Parcel I of the East 300 feet of the West half of Section 33, Township 20 South, Range 61 East, save and except the South 803.00 feet thereof which is in Buena Vista Addition and those parcels now zoned R-3. Parcel II of the East 300 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 28, Township 20 South, Range 61 East, save and except the North 423.37 feet, which is property fronting on Bonanza Road owned at this time by Kermit R. and Ethel L. Booker, and Albert O. Rust, Jr. and Vera K. Clement, and also that portion of Bonanza Road south of the 1/16 Section Line. Generally described as north of the Buena Vista Addition to approximately 300 feet south of Bonanza Road and from Highland Drive west 300 feet.
3. Z-21-60  
From: R-E  
To: R-1  
R-3  
R-4  
E. F. Lied for reclassification of property legally described as the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 6, Township 21 South, Range 61 East, save and except those portions now zoned C-1. Generally located on the southside of West Charleston Blvd, between Valley View Blvd. and Hinson Street.
4. Z-22-60  
From: R-4  
To: C-2  
N. and F. Conway for reclassification of property legally described as the South 450' of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 21, Township 20 South, Range 61 East, MDB&M, save and except that portion now zoned C-2. Generally located between "H" and "J" Streets north of Owens Avenue.
5. Z-23-60  
From: C-2  
R-3  
To: R-4  
N. and F. Conway for reclassification of property legally described as all of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 21, Township 20 South, Range 61 East, MDB&M, save and except the South 450' and also those portions now zoned R-4. Generally located between "H" and "J" Streets and north of Owens Avenue.
6. Z-29-60  
From: R-4  
To: C-2  
M. D. Close for a reclassification of property legally described as Lots 17 and 18, Block 4, Meadows Addition. Generally located on the south side of Boston Avenue between Fairfield Avenue and Las Vegas Blvd. South.

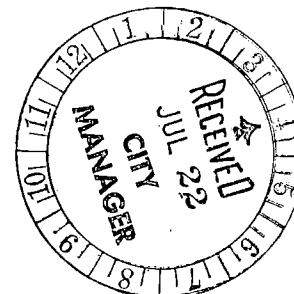


OLD BUSINESS (CONT.)

7. Z-30-60                    Jessie M. O'Day for reclassification of property legally described as Lots 22 and 23, Block 13, Clark's Las Vegas Townsite. Generally located at 222 South Second Street.  
From: C-1  
To: C-2
8. Z-32-60                    R. J. Kaltenborn for reclassification of property legally described as the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), Section 32, Township 20 South, Range 61 East, MDB&M, and that portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 32, lying west of Highway 95. Generally located on the west side of Rancho Road between Rancho Circle and Bonanza Road.
9. Z-20-60                    Jacob William Garehime, Jr. for reclassification of property legally described as Artesian Acres, Lots 4 and 5, Block 8, generally located north of Stewart Avenue between 25th and 28th Streets.  
From: R-E  
To: R-3
10. Z-24-60                    Earl Younker Enterprises for reclassification of property legally described as Lots 4, 5, and 6, Block 7, Artesian Acres. Generally located on the north side of Stewart Street, between 28th and 30th Streets.  
From: R-E  
To: R-3
11. Z-8-60                    Eugene Haspray for reclassification of property legally described as Lot 2, Block 1, Charleston Square No. 3. Generally located south of Charleston on the east side of 17th Street.  
From: R-4  
R-2  
To: C-1
12. Z-19-60                    Lucille and Nathaniel Hughes for reclassification of property legally described as the East 267.17 feet of the North 409.75 feet of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 28, Township 20 South, Range 61 East, MDB&M, Generally located on the Southwest corner of Owens Avenue and "J" Street.  
From: R-E  
To: C-1
13. V-6-60                    Peter E. and Patricia E. Peterson for a Variance to conduct a duplex at 1405 East Bridger Avenue between Fourteenth and Fifteenth Streets legally described as Lot 11, Block E, Subdivision Las Vegas Development Company Addition, in Land Use Zone R-1.
14.                            Policy on major streets.

NEW BUSINESS:

1. Fremont Estates - Tentative Map
2. Charleston Heights No. 12-B - Final Map
3. Charleston Heights No. 12-C - Final Map
4. Richfield Village No. 2 - Final Map
5. Charleston Heights 22 - Final Map
6. Land Use and Zoning study - San Francisco Boulevard
7. Vac-3-60                    Fremont Hotel alley
8. Master plan of streets and highways - 25th Street and Mohave
9. Subdivision ordinance - review by Planning Commission



M I N U T E S  
CITY PLANNING COMMISSION

July 26, 1960

A regular meeting of the City Planning Commission was called to order at 7:35 P. M. by Chairman Cahlan in the Council Chambers, City Hall, Las Vegas, Nevada, July 26, 1960.

PRESENT: Chairman Cahlan, Vice-Chairman Tiberti, Messrs. Phelps, Longley, Sharp, Garth, and Crawford.

ABSENT: Mr. Empey and City Manager Kennedy.

STAFF: Director of Planning Franklin J. Bills, Deputy Director of Planning Don J. Saylor, Planner George Charchalis, and Recording Secretary Lenore Long.

OTHERS PRESENT: City Attorney Mr. Taylor.

MINUTES: Upon motion by Phelps, seconded by Garth, the minutes of the regular meeting of July 14, 1960 were approved.

OLD BUSINESS:

1. Z-27-60  
From: R-1  
To: M-1

Director of Planning Bills presented the application of James L. and Joan K. Gordon for reclassification of property legally described as the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, MDB&M, excepting therefrom a Right-of-Way and Easement for road purpose over and across the West 30 feet. Generally described as between Highland and Desert Lane and south of Alta as extended and Pinto, from R-1 to M-1. A discussion followed. He pointed out that this application was not in accordance with the Master Plan and asked that it be denied. Mr. Tiberti moved that the application be denied. Mr. Phelps seconded the motion, and it was carried unanimously.

2. Z-28-60  
From: R-1  
R-4  
To: R-3

Director of Planning Bills presented the application of the City of Las Vegas for reclassification of property legally described as Parcel I of the East 300 feet of the West half of Section 33, Township 20 South, Range 61 East, save and except the South 803.00 feet thereof which is in Buena Vista Addition and those parcels now zoned R-3. Parcel II of the East 300 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 28, Township 20 South, Range 61 East, save and except the North 423.37', which is property fronting on Bonanza Road owned at this time by Kermit R. & Ethel L. Booker & Albert O. Rust, Jr. & Vera K. Clement, & also that portion of Bonanza Road south of the 1/16 Section Line. Generally described as north of the Buena Vista Addition to approximately 300 feet south of Bonanza Road & from Highland Drive west 300 feet, from R-1 & R-4 to R-3. The general master plan recommends the area for low-density residential use. A discussion followed, and it was recommended by the Staff that the entire area described above, West of Highland be zoned R-3 instead of R-1 and R-4. The Chairman asked if there was anyone who wished to be heard on this matter. Attorney Calvin Cory, representing the Union Pacific Railroad Company, appeared in protest. Also, Mr. Tom Beam, owner of a portion of the property in question, appeared in protest of the application. Mr. Phelps moved that this matter be held in abeyance for further study. Mr. Garth seconded the motion, and it was carried unanimously.

3. Z-21-60  
From: R-E  
To: R-1  
R-3  
R-4

Director of Planning Bills presented the application of E. F. Lied for reclassification of property legally described as the North-east Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the North-east Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 6, Township 21 South, Range 61 East, save and except those portions now zoned C-1. Generally located on the south side of west Charleston Blvd. between Valley View Blvd. and Hinson Street, from R-E to R-1, R-3, R-4. He stated that this application was re-referred to this Board from the City Commission. The Staff recommended that this matter be held in abeyance for further study. The Chairman presented a letter to the Commission from Mrs. D. E. Hahn which was in protest to the application. Mr. Phelps moved that this matter be held in abeyance for further study. Mr. Tiberti seconded the motion, and it was carried unanimously.

4. Z-22-60  
From: R-4  
To: C-2

Director of Planning Bills presented the application of N. and F. Conway for reclassification of property legally described as the South 450' of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 21, Township 20 South, Range 61 East, MDB&M, save and except that portion now zoned C-2. Generally located between "H" and "J" Streets north of Owens Avenue, from R-4 to C-2. He gave the Staff report recommending that the application be amended to C-1 and be approved. Mr. Conway appeared in agreement with this proposal. Mr. Tiberti moved that the application be amended to C-1 rather than C-2, and that it be approved. Mr. Garth seconded the motion, and it was carried unanimously.

5. Z-23-60  
From: C-2  
R-3  
To: R-4

Director of Planning Bills presented the application of N. and F. Conway for reclassification of property legally described as all of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 21, Township 20 South, Range 61 East, MDB&M, save and except the South 450' and also those portions now zoned R-4. Generally located between "H" and "J" Streets and north of Owens Avenue, from C-2 & R-3 to R-4. He gave the Staff report recommending that the application be amended to provide approximately 400' of R-4 zoning north of the commercial, and approximately 400' of R-3 zoning north of the R-4. Mr. Conway appeared together with Mr. R. J. Kaltenborn, and they indicated that they were in agreement with this proposal, but that they did not have firmed-up plans as yet; and consequently, they might require a certain flexibility in the zoning. The Commission indicated that it would upon its own motion be agreeable to adjustments that might be necessary to fit the zoning to the proposed development. Mr. Garth moved that the application be amended to a change of R-3 for the north 400' and R-4 for the North 400' of the south 950' of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 21, Township 20 South, Range 61 East in approximately equal amounts and that it be approved. Mr. Sharp seconded the motion, and it was carried unanimously.

6. Z-29-60  
From: R-4  
To: C-2

Director of Planning Bills presented the application of M. D. Close for reclassification of property legally described as Lots 17 and 18, Block 4, Meadows Addition. Generally located on the south side of Boston Avenue between Fairfield Avenue and Las Vegas Blvd. South, from R-4 to C-2. He gave the Staff report recommending that the application be amended to a C-1 zoning rather than C-2. He further advised the Board that they had requested an opinion from the Traffic and Parking Commission relative to the desirability of off-street parking, the advisability of vacating the existing East-West alley, and the advisability of seeking an access from Boston Avenue south to the existing alley. He explained that the Traffic and Parking Commission had not met due to a lack of quorum. However, he had

OLD BUSINESS: (CONT'D)

a report from the Traffic Engineer which stated that off-street parking should be required and the alley should not be vacated; however, it would not be desirable to extend the alley east to Las Vegas Blvd. South. Mr. Close appeared in his own behalf and stated that he wanted to have the property re-zoned so that he could install a laundromat. Mr. Murray Peterson, the owner of property immediately adjacent to the West, appeared in protest stating that if he was sure it would be a laundromat, he would withdraw his objection. The Chairman then asked Mr. Close if he was agreeable to the use of the property being limited to a laundromat. Mr. Close stated that he was not agreeable. Mr. Phelps moved that the application be denied. Mr. Garth seconded the motion, and it was carried unanimously.

7. Z-30-60  
From: C-1  
To: C-2

Director of Planning Bills presented the application of Jessie M. O'Day for reclassification of property legally described as Lots 22 and 23, Block 13, Clark's Las Vegas Townsite. Generally located at 222 South Second Street, from C-1 to C-2. Mr. Bills advised the Commission that this application had been referred back to them by the Board of City Commissioners for further study, and he requested permission to advertise for a public hearing for a change from C-1 to C-2 for all of the property between Carson and Bridger and the alley between first and second and the alley between Fourth and Fifth, save and except that portion presently zoned C-2 and the Courthouse property. Mr. Tiberti moved that this matter be held in abeyance until a public hearing could be held. Mr. Phelps seconded the motion, and it was carried unanimously.

8. Z-32-60  
From: R-E  
To: R-1

Director of Planning Bills presented the application of R. J. Kaltenborn for reclassification of property legally described as the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), Section 32, Township 20 South, Range 61 East, MDB&M, and that portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 32, lying west of Highway 95. Generally located on the west side of Rancho Road between Rancho Circle and Bonanza Road, from R-E to R-1. Chairman Cahlan indicated that he had a personal interest in this property and vacated the Chair to Vice-Chairman Tiberti. Mr. Bills gave the Staff report recommending approval provided that the necessary restrictions sufficient to insure development compatible with existing developments be imposed. Mr. Bruce Beckley, representing several of the property owners in Rancho Circle, appeared and presented several petitions of protest. He further stated that a majority of these protestants have indicated that they will withdraw their objections if certain conditions relative to the proposed development are imposed. Mr. Kaltenborn appeared and gave further evidence of the withdrawal of objections and stated that he was agreeable to the suggested conditions. Mr. Phelps moved that the application be approved subject to the recording of restrictive covenants. Mr. Longley seconded the motion, and the vote was as follows:

AYE  
Tiberti  
Sharp, Garth  
Phelps, Longley  
Crawford

NAY  
None

ABSTAIN  
Cahlan

9. Z-20-60  
From: R-E  
To: R-3

Director of Planning Bills presented the application of Jacob William Garehime, Jr. for reclassification of property legally described as Artesian Acres, Lots 4 and 5, Block 8, generally located north of Stewart Avenue between 25th and 28th Streets, from R-E to R-3. Mr. Bills reviewed this item with the Commission and reiterated the Staff position that he felt the installation

OLD BUSINESS: (CONT'D)

of off-site improvements was a very necessary part of the development. The Chairman and Commissioner Sharp stated that they felt the question before them was one of proper zoning rather than off-site improvements. Mr. Garehime appeared in his own behalf. Director of Public Works Sauer stated emphatically that he recommended that the installation of off-site improvements be required. Mr. Phelps moved that the application be approved. Mr. Tiberti seconded the motion, and the vote was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Cahlan, Tiberti	None	Garth
Sharp, Phelps		
Longley, Crawford		

10. Z-24-60  
From: R-E  
To: R-3

Director of Planning Bills presented the application of Earl Younker Enterprises for reclassification of property legally described as Lots 4, 5, and 6, Block 7, Artesian Acres. Generally located on the north side of Stewart Street, between 28th and 30th Streets. The Chairman stated that Mr. Younker had requested that this be held in abeyance and he so ordered.

11. Z-8-60  
From: R-4  
To: C-1

Director of Planning Bills presented the application of Eugene Haspray for reclassification of property legally described as Lot 2, Block 1, Charleston Square No. 3, generally located south of Charleston on the east side of 17th Street, from R-4 to C-1. He advised the Commission that this was a public hearing and reviewed with them the previous actions and stated that he recommended approval. The Chairman declared the public hearing open. Larry Stecher appeared and stated that he represented all of the people that had opposed this reclassification of Lots 2-7 inclusive and that as their representative he withdrew their objections. The Chairman declared the public hearing closed. Mr. Tiberti moved that the application be approved. Mr. Longley seconded the motion, and it was carried unanimously.

12. Z-19-60  
From: R-E  
To: C-1

Director of Planning Bills presented the application of Lucille and Nathaniel Hughes for reclassification of property legally described as the East 267.17' of the North 409.75' of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 28, Township 20 South, Range 61 East, MDB&M. Generally located on the Southwest corner of Owens Avenue and "J" Street, from R-E to C-1. Mr. Bills requested that this matter be held in abeyance. Mr. Phelps moved that the application be held in abeyance. Mr. Tiberti seconded the motion, and it was carried unanimously.

13. V-6-60

Director of Planning Bills presented the application of P. E. and P. E. Peterson for a Variance for property legally described as as Lot 11, Block E, Subdivision Las Vegas Development Company Addition, in Land Use Zone R-1. He advised the Commission that this was an application for a Variance that had been recommended for denial by the Board of Zoning Adjustment and which had then been referred to the Planning Commission by the Board of City Commissioners. He further stated that the applicant had alleged that this area contained numerous non-conforming uses; however, the Staff inspection revealed the existence of only two duplexes, one of them being Mr. Peterson's which was illegally achieved, and one directly across the street which had been in existence for some 15 years. Mr. Tiberti moved that it be recommended to the Board of City Commissioners that the recommendation of the Board of Zoning Adjustment for denial be upheld; and furthermore, that action be taken to abate the two existing duplex uses.

14. Policy on  
Major Streets.

Deferred until the next regular meeting on August 11, 1960.

NEW BUSINESS:

1. Fremont Estates - Tent. Map  
Director of Planning Bills presented the tentative map of Fremont Estates legally described as the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 25, Township 20 South, Range 60 East, MDB&M, and recommended that it be approved subject to the condition that Sugarfoot be extended West to connect with Michael Way. Mr. Phelps moved that the tentative map of Fremont Estates Subdivision be approved subject to a condition that Sugarfoot Avenue be extended to provide access from the Southwest portion of the tract. Mr. Tiberti seconded the motion, and it was carried unanimously.
2. Chas. Heights #12-B Final Map  
Mr. Bills presented the final map of Charleston Heights #12-B located in the South one-half of Section 35, Township 20 South, Range 60 East, MDB&M, City of Las Vegas and stated that it was in conformity with the approved tentative map. Mr. Phelps moved, Mr. Tiberti seconded, and it was unanimously voted by the Commission that the Final Map of Charleston Heights #12-B be approved as being in conformity with the tentative map, and the Secretary authorized to certify this approval on the map.
3. Chas. Heights #12-C Final Map  
Mr. Bills presented the final map of Charleston Heights #12-C located in the South one-half of Section 35, Township 20 South, Range 60 East, MDB&M, City of Las Vegas and stated that it was in conformity with the approved tentative map. Mr. Phelps moved and Mr. Tiberti seconded, and it was unanimously voted by the Commission that the final map of Charleston Heights #12-C be approved as being in conformity with the tentative map, and the Secretary authorized to certify this approval on the map.
4. Richfield Village #2 - Final Map  
Mr. Bills presented the final map of Richfield Village #2 located in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 8, Township 20 South, Range 61 East, MDB&M, City of Las Vegas and recommended that it be held in abeyance until the property is annexed to the City. Mr. Garth moved, Mr. Phelps seconded, and it was unanimously voted by the Commission that the final map of Richfield Village #2 be held in abeyance until the property is annexed to the City.
5. Chas. Heights #22 Tent. Map  
Mr. Bills presented the tentative map of Charleston Heights #22 located in the south one-half of Section 35, Township 20 South, Range 60 East, MDB&M, City of Las Vegas and recommended that it be approved. Mr. Phelps moved, Mr. Tiberti seconded, and it was unanimously voted that the tentative map of Charleston Heights #22 be approved.
6. Land Use & Zoning Study San Francisco  
The Commission asked that this matter be deferred until the next regular meeting on August 11, 1960.
7. Vac-3-60 Fremont Hotel Alley  
Mr. Bills presented this matter to the Commission. Attorney Herbert Jones appeared on behalf of the Fremont Hotel. A discussion followed, and it was the general feeling of the Commission that this matter be referred to the City Commission with no recommendation. When the City Commission holds a public hearing on this matter, the Planning Commission wishes to be present at that time and act on the proposal after they have heard the public reaction to it. Mr. Phelps moved, Mr. Tiberti seconded, and it was unanimously voted that this matter be referred to the City Commission with no recommendation pending the conduct of the legally required public hearing.

8. Master Plan of Streets and Highways - 25th and Mohave

Mr. Bills discussed this matter briefly. No specific action was taken. The matter will be discussed again at the next regular meeting on August 11, 1960.

9. Subdivision Ordinance - review by Planning Commission

Mr. Bills presented each of the members with a brief analysis of changes or proposed amendments to the Subdivision Ordinance for further study.

10. Twin Lakes Village Tract #7 Final Map

Mr. Bills presented the final map of Twin Lakes Village Tract #7 located in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 29, Township 20 South, Range 61 East, MDB&M, City of Las Vegas and stated that it was in conformity with the approved tentative map. Mr. Garth moved, Mr. Phelps seconded, and it was unanimously voted that the final map of Twin Lakes Village Tract #7 be approved as being in conformity with the tentative map and the secretary authorized to certify said approval on the map.

Interstate Freeway Interchange proposals

The Director of Public Works discussed with the Commission the 5 interchange proposals as submitted by the consultants and recommended that proposal No. 1 as amended be adopted. He explained that the amendment consisted of moving the interchange a short distance East and that the Freeway go over Gass-Alta. This would eliminate the necessity for a re-alignment of Highland at Alta and would present the interchange design which would provide the most benefit to the City. Upon motion by Mr. Tiberti, seconded by Mr. Garth, the Commission voted to approve Plan No. 1 as amended.

Industrial Development City Property E. Chas. Blvd.

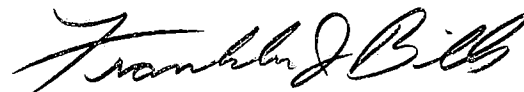
The Planning Director reviewed briefly with the Commission recent negotiations involving City officials in the Southern Nevada Industrial Foundation and prospective industrial developers regarding the possibilities for the development of a highly controlled light industrial park on City owned property in Section 36, Township 20 South, Range 61 East, in the general vicinity of the intersection of East Charleston and Mohave Road. Mr. Bills noted that the general master plan indicates two desirable potential uses for this land:

- a. For the long-range development of a State Governmental Complex.
- b. Controlled light industrial development.

This property is now zoned R-1 and therefore, any industrial use would require a reclassification probably to M-1. Without voting on any specific action the Planning Commission indicated its general preliminary approval of such industrial development of a controlled nature at this location. It indicated that it would promptly review and process any re-zoning application as soon as details of the proposal have been worked out to the point where a specific zoning action would be necessary and desirable.

ADJOURNMENT:

Upon motion duly made and seconded the regular meeting of the City Planning Commission adjourned at 10:45 P.M.



FRANKLIN J. BILLS  
Secretary