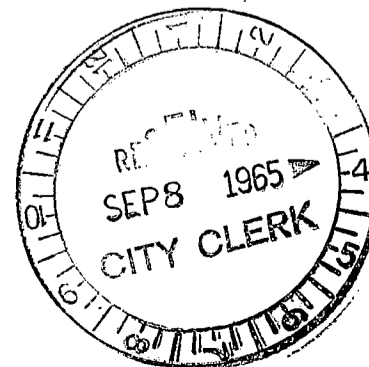


AGENDA  
CITY PLANNING COMMISSION  
September 9, 1965

- CALL TO ORDER: 7:30 P.M., in the Council Chambers of City Hall,  
Las Vegas, Nevada
- ROLL CALL:
- MINUTES: Approval of the Minutes of the regular meeting of  
August 12, 1965.
- NEW BUSINESS: PUBLIC HEARINGS
1. Z-50-65 Application of VEGAS VALLEY CORPORATION for the reclassification of property generally located on the west side of Las Vegas Boulevard North between Adams Avenue and Foremaster Lane, from C-1 to C-2.
  2. Z-51-65 Application of JOHN C. GRAYSON for the reclassification of property generally located on the northeast corner of Lawry Avenue and Highland Drive, from R-2 to C-1.
  3. Z-52-65 Application of GEORGE HEYER for the reclassification of property generally located on the southeast corner of Rancho Road and Bonanza Road, from R-E to C-1.
  4. Z-53-65 Application of JACK DOYLE SR. & M. A. CLEMENS for the reclassification of property generally located on the west side of Shadow Lane between Pinto Lane and Goldring Avenue, from R-1 to C-1.
  5. Z-54-65 Application of FRANK McCORMICK & CLAUDE F. BAILEY for the reclassification of property generally located on the south side of West Charleston Boulevard between Rancho Drive and Pahor Drive, from R-E to C-1.
  6. Z-55-65 Application of W. S. & MARJORIE ROBINSON for the reclassification of property generally located on the southwest corner of Cincinnati Street and Fairfield Avenue extending nine (9) lots west, from R-3 to C-1.
- VACATION & ABANDONMENTS
7. VAC-6-65 Petition of W. S. ROBINSON, ET AL, to vacate property generally located between Sahara Avenue and Cincinnati Street west of Fairfield Avenue.
  8. VAC-7-65 Petition of MARIAN RADLER, ET AL, to vacate the northsouth 20' alley generally located on the east side of "C" Street between Wilson Avenue and Bonanza Road.



OLD BUSINESS:

9. Z-41-65  
Plot Plan  
Review  
Approved application of HENRY W. REESE for the reclassification of property generally located on the southeast corner of Wilson Avenue and "H" Street, from R-3 to C-1.
10. Z-47-65  
Application of ROYAL E. HOLMES for the reclassification of property generally located on the north side of East Charleston Boulevard between Pecos Road and Shiloah Drive, from R-1 and R-2 to C-1.
11. Z-66-64  
Review of  
Condition  
Approved application of THE CITY OF LAS VEGAS concerning property located at 101 Mohave Road, land use zone M.
12. Z-30-65  
Application of FRANCISCO BUILDING COMPANY for the reclassification of property generally located on the east side of Decatur Boulevard between Lake Mead Boulevard and Smoke Ranch Road, from R-1 to C-1.
13. Z-4-65  
Plot Plan Review  
& Request for  
Extension of  
Time  
Approved application of PARDEE-PHILLIPS for the reclassification of property generally located on the north side of San Pedro Street between Maryland Parkway and Maroney Avenue, in land use zone C-1.
14. Z-14-65  
Request for  
Extension of  
Time  
Approved application of CLARENCE G. SHANK, ET AL, for the reclassification of property generally located on the west side of Bruce Street between Ogden Avenue and Fremont Street, from R-1 to C-1.
15. Z-100-64  
Plot Plan  
Review  
Submitted by SOUTHWEST BLOOD BANK for property at 812 South Second Street.
16.  
Review of Zoning Ordinance relative to Thrift Shops.
17.  
CLARK COUNTY SHERIFF'S JEEP POSSE - Use review - Club liquor license.
18. VAC-9-65  
Review  
Review - Belrose Drive vacation.

RESOLUTION OF INTENT  
TIME LIMIT EXPIRATIONS:

- Z-108-64  
Property generally located on the north side of East Charleston Boulevard, 300 feet east of Pecos Road, from R-2 to C-1.
- Z-3-65  
Property generally located on the west side of Maroney Avenue between San Pedro Street and Sahara Avenue, from R-2 to P-R.
- ~~Z-4-65  
Property generally located on the north side of San Pedro Street between Maryland Parkway and Maroney Avenue, from R-2 to C-1.~~

M I N U T E S

CITY PLANNING COMMISSION

September 9, 1965

A regular meeting of the City Planning Commission was called to order by Chairman Cahlan at 7:30 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

PRESENT: Chairman Cahlan, Vice-Chairman Tiberti, Messrs. Matteucci, Johnston, Gilday, Uehling, Ward, Stewart and City Manager Trelease.

ABSENT: None.

STAFF PRESENT: Senior Planner Harold P. Foster and Recording Secretary Dixie Austin.

MINUTES: The minutes of the regular meeting of August 12, 1965, were approved by reference upon motion by Mr. Johnston and seconded by Mr. Matteucci.

Chairman Cahlan welcomed Mr. George Ward to the City Planning Commission as a new member of the Board.

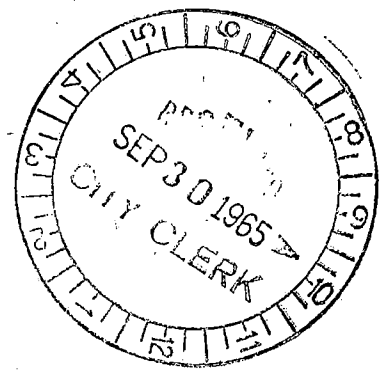
NEW BUSINESS: PUBLIC HEARINGS:

- 1. Z-50-65
- Abeyance

Application of VEGAS VALLEY CORPORATION for reclassification of property legally described as the North 139.75 feet of the South 755.25 feet of the East 360.0 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 27, T20S, R61E, MDB&M, and generally located on the west side of Las Vegas Boulevard North between Adams Avenue and Foremaster Lane, from C-1 to C-2.

Mr. Foster pointed out the general location stating that it was previously zoned R-1 and is now C-1 by means of Resolution of Intent. The applicant proposes to establish a used car lot which would only occupy the easterly 100'. However, the application involves the entire parcel from Las Vegas Boulevard North to North Fourth Street. Mr. Foster also stated that immediately to the south there was an application for C-2 zoning for an air-conditioning operation. The property owners protested C-2 zoning but had no objection to C-1 zoning. The application was therefore amended and approved to the C-1 classification. There are no protests on record concerning this application.

Staff feels that since the easterly portion of this parcel is only to be utilized at this time, that the application be amended to only reclassify the easterly 100' of the parcel to C-2, and that it be approved by means of a Resolution of Intent subject to a six months time limit; dedication of proper rights-of-way as required by the Department of Public Works, installation of offsite improvements and conformance to the plot plan as submitted. Chairman Cahlan declared the public hearing open. No-one was present to represent the applicant. OWEN JOSEPH appeared stating that he was not in opposition to a used car lot but would oppose a car wash. THOMAS WASHINGTON, North Fourth Street, appeared stating that he agreed with staff's recommendation. Chairman Cahlan declared the public hearing closed.



After a brief discussion on whether the easterly 100 feet of the parcel would be adequate for a used car lot Mr. Johnston moved that the application of VEGAS VALLEY CORPORATION for the reclassification of property generally located on the west side of Las Vegas Boulevard North between Adams Avenue and Foremaster Lane, from C-1 to C-2, be held in abeyance to the next regular meeting in order for the applicant to be present.

Mr. Gilday seconded the motion and it was carried by a unanimous vote.

2. Z-51-65

Denied

Application of JOHN C. GRAYSON for the reclassification of property legally described as Lots #61-A, 61-B & 61-C, Vegas Heights Tract, Unit #4, and generally located on the northeast corner of Lawry Avenue and Highland Drive, from R-2 to C-1.

Mr. Foster stated that this parcel is in a subdivision known as Vegas Heights. He indicated Highland School to the northwest and also commercial on Miller Avenue to the north. He added that several months ago the City Commission reclassified the entire area from R-E to R-2 excepting those lots zoned commercial. He pointed out the existing commercial at "H" and Lake Mead Boulevard stating that there have been several applications for commercial zoning on Lake Mead Boulevard and this Commission has recommended denial.

Staff feels that the characteristics of this area on Highland are essentially the same as on Lake Mead. The plot plan indicates that the applicant proposes a market along the easterly portion of the property and the westerly portion will be utilized for parking. Staff feels that this area should be maintained for residential use due to the intended preservation of low density residential use to the east and strongly recommends that this application be denied.

Chairman Cahlan declared the public hearing open. GRANT HOLLAND, representing the applicant, appeared pointing out that immediately south of the property there is a garage that is in operation. He further maintained that the general characteristics of the property now should be commercial.

BOB FAIMAN, proposed developer of the commercial stores, appeared stating there is a new public housing project directly across from the property and there is a definite need for shopping within walking distance of this project.

Chairman Cahlan declared the public hearing closed. Discussion followed wherein Mr. Foster stated that on the southwest corner of Kinsella and Highland there is a small market nearing completion.

After discussion, Mr. Tiberti moved that the application of JOHN C. GRAYSON for the reclassification of property generally located on the northeast corner of Lawry Avenue and Highland Drive, from R-2 to C-1, be denied on the basis of spot zoning.

Mr. Uehling seconded the motion and it was carried by a unanimous vote.

3. Z-52-65

Abeyance

Application of GEORGE HEYER for reclassification of property legally described as the North 367.08 feet of the West 200.0 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and that portion of the North 367.08 feet of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 29, T20S, R61E, MDB&M, lying east of Rancho Road and south of

Bonanza Road and generally located on the southeast corner of Rancho Road and Bonanza Road, from R-E to C-1.

Mr. Foster pointed out the general location stating that the other three corners of this intersection are zoned commercial. Shopping centers exist to the north and the West Freeway Expressway is immediately to the south of this parcel. The area on both sides of Bonanza, between Highland and Rancho Road, is transitioning to multi-family usage. There is a service station on the corner of this parcel and exists as a permitted use by a Variance. At this time no development plans have been submitted and staff recommends the application be held in abeyance until development plans are submitted. There are no protests of record.

Chairman Cahlan declared the public hearing open. ROBERT E. JONES, representing the applicant, appeared pointing out that the parcel is surrounded on three sides by commercial and it is a major traffic artery. It is not suited for any kind of residential. He stated that he had no present plans for development. Chairman Cahlan pointed out that the reason for requiring development is to do away with speculative development and that there is further a six month time limitation so that construction would have to commence within this time.

Mr. Jones stated that they couldn't begin development within six months.

The applicant, GEORGE HEYER, appeared informing the Board that he had owned the property since 1948 and had no intentions to sell.

The Chairman declared the public hearing closed. There was further discussion. After which, Mr. Gilday moved that the application of GEORGE HEYER for the reclassification of property generally located on the southeast corner of Rancho Road and Bonanza Road be held in abeyance for thirty days pending submittal of plot plans. Mr. Uehling seconded the motion and it was carried unanimously.

4. Z-53-65

Approved

Application of JACK DOYLE SR. AND M. A. CLEMENS for reclassification of property legally described as the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) and the East 180.0 feet of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 33, T20S, R61E, MDB&M, and generally located on the west side of Shadow Lane between Pinto Lane and Goldring Avenue, from R-1 to C-1.

Mr. Foster stated that several months ago there was a request for R-4 zoning on this same parcel. Now this application is to permit a nursing home with medical offices on the property. He stated that to the north a hospital was approved according to the number of beds permitted in an R-1 zone and also medical offices which fronted on Alta, a major secondary street. To the south is the County hospital that will expand to the north, although, almost all of the traffic will come from Charleston Boulevard. The new County Health Center is being constructed across the street and the juvenile facility that presently exists will be removed to their new building on East Bonanza Road. The general area is predominantly single-family residential and staff feels there is every indication that it will remain

this way. Staff further feels that this parcel should not be zoned commercial because it may be used as an argument for additional commercial zoning in the area. Staff does recognize that the Health Center will generate some traffic in this area and that it could justify R-2 zoning on this parcel. R-2 zoning would permit twice as many patient beds as in the present R-1 zone. Therefore, staff recommends that the application be amended to R-2 classification, by means of a Resolution of Intent subject to six months time limit, dedication of necessary rights-of-way and installation of offsite improvements as required by the Public Works Department, conformance to plot plan as submitted and conformance to the requirements of Fire and Building Departments. There is a petition of protest with seventy-seven names and another petition with one name for a total of 78 on record.

Chairman Cahlan declared the public hearing open. ROBERT PETRONI appeared to protest stating that primarily it is a residential neighborhood and it is one-half block from his house. He added that there are many children in this neighborhood and that another hospital is not needed. He was opposed to any change in zoning.

Chairman Cahlan asked for a raise of hands of those who were in opposition to any change in the zoning. Fifteen persons raised their hands and no-one indicated they were in favor of amending the application to R-2 classification.

JOHN MENDOZA appeared, representing the applicant, stating that he would have no objection to amending the application to R-2 if they could apply for a Variance to increase the number of beds. He said they would ask for 240 beds. He further pointed out that there are also shacks in that area along with the expensive homes. He indicated that, in his opinion, it would be good planning and that approximately 150 people would be employed.

TOM TURNER, the architect, appeared and presented the proposed floor plan and elevations to the Board for their review stating that they would be ready to commence building within six months to a year.

MRS. PETRONI appeared to protest on the basis that it is a residential area and the hospital should be in another location.

JACK RUGGLES appeared to protest stating that Pinto is a dusty street. If the traffic increases the homes will have more dust than there is now. He also stated that it is the quietest neighborhood in town.

JOANNE O'GORMAN appeared in protest stating that it would be spot zoning and would lower the value of adjacent properties.

Chairman Cahlan declared the public hearing closed. After discussion Mr. Matteucci moved that the application of JACK DOYLE SR. AND M.A. CLEMENS for the reclassification of property generally located on the west side of Shadow Lane between Pinto Lane and Goldring Avenue, from R-1 to C-1, be approved by means of a Resolution of Intent subject to the following conditions:

- (1) That the application be amended to include only the south 330 feet of the property.
- (2) That this Resolution of Intent be restricted to a six (6) months time limit.

- (3) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (4) Dedication of proper rights-of-way as required by the Department of Public Works.
- (5) Conformance to the requirements of the Fire and Building Departments for this type occupancy.
- (6) Conformance to the plot plan and elevations.

Mr. Johnston seconded the motion and it was carried by a unanimous vote.

5. Z-54-65

Approved

Application of FRANK McCORMICK AND CLAUDE F. BAILEY for the reclassification of property legally described as beginning at the Northwest corner of Section 4, Township 21 South, Range 61 East, MDB&M, thence South along the west line of said Section 4, a distance of 40 feet to a point on the south line of Charleston Boulevard, thence East along the South line of Charleston Boulevard a distance of 914.25 feet to the true point of beginning; thence South at right angles to Charleston Boulevard a distance of 620 feet to a point; thence East parallel to Charleston Boulevard a distance of 136.5 feet to a point; thence North along a line at right angles to Charleston Boulevard a distance of 318.5 feet to a point, thence East parallel to Charleston Boulevard a distance of 4 feet; thence North along a line at right angles to Charleston Boulevard a distance of 301.5 feet to a point on the south line of Charleston Boulevard; thence West along the south line of Charleston Boulevard a distance of 140.5 feet to the true point of beginning, and generally located on the South side of West Charleston Boulevard between Rancho Drive and Pahor Drive, from R-E to C-1.

Mr. Foster stated that the proposed use is essentially the same as the previous application and is for a 100-bed convalescent and nursing care center. The plot plan shows driveways on each side, 30 off-street parking spaces, landscaping and a one-story facility. The Ordinance under the C-1 zone requires 34 parking spaces so there will have to be four additional spaces. Staff feels that in this particular location that it is proper and recommends approval by means of a Resolution of Intent in conformance to the plot plan amended to include the four additional parking spaces, a block wall along the east, south and west property lines and conformance to the requirements of Fire, Building and Public Works Departments.

A brief discussion followed as to previous P-R zoning on this parcel.

Chairman Cahlan declared the public hearing open. LEO ENGLISH appeared, representing the applicant, stating that the developer was here and they had no objection to the block wall or the additional parking spaces. They also had no objection to a six months time limit and they will submit revised plot plans before development starts.

There were no protests.

Chairman declared the public hearing closed.

After discussion Mr. Matteucci moved that the application of FRANK McCORMICK AND CLAUDE F. BAILEY for reclassification of property generally located on the south side of West Charleston Boulevard between Rancho Drive and Pahor Drive, from R-E to C-1, be approved by means of a Resolution of Intent subject to the following conditions:

- (1) That it be restricted to a nine months time limit.
- (2) Being in accord with the plot plan amended to show:
  - (a) Four additional off-street parking spaces for a total of thirty-four.
  - (b) A six foot block wall along the east, south and west property lines.
  - (c) That the final plot plan be submitted to the Planning Commission for their review prior to development.
- (3) Conformance to the requirements of the Fire and Building Departments.
- (4) Dedication of proper rights-of-way as required by the Department of Public Works.
- (5) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.

Mr. Gilday seconded the motion and it was carried unanimously.

6. Z-55-65

Approved

Application of W. S. AND MARJORIE ROBINSON for reclassification of property legally described as Lots 1 through 9, Block 9, Meadows Addition (Re-Sub) and generally located on the southwest corner of Cincinnati Street and Fairfield Avenue extending nine (9) lots west, from R-3 to C-1.

Mr. Foster pointed out the general location stating that the plot plan indicates a 16-story structure with retail stores on the first floor, offices on the second floor and apartments on the remaining floors. There will be 804 off-street parking spaces in the center of the building. In this block the lots fronting on Sahara are already zoned C-1 and the east-west alley is proposed to be vacated. Staff feels that this reclassification and the proposed high-rise structure is proper at this particular location and recommends approval.

There are no protests of record.

Chairman Cahlan declared the public hearing open.

W. S. ROBINSON appeared and answered the Board's questions.

Chairman Cahlan declared the public hearing closed.

After discussion Mr. Gilday moved that the application of W. S. AND MARJORIE ROBINSON for the reclassification of property generally located on the southwest corner of Cincinnati Street and Fairfield Avenue extending nine (9) lots west, from R-3 to C-1, be approved by means of a Resolution of Intent subject to the following conditions:

- (1) Being in accord with the plot plan amended to show:
  - (a) 804 off-street parking spaces.
- (2) That it be restricted to a six months time limit.
- (3) Vacation of the east-west alley.
- (4) Dedication of the proper rights-of-way as required by the Department of Public Works.
- (5) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Department of Public Works.
- (6) Conformance to the requirements of the Fire and Building Departments.

Mr. Matteucci seconded the motion and it was carried by a unanimous vote.

7. VAC-6-65

Approved

Petition of W. S. ROBINSON, ET AL, to vacate the east-west alley generally located between Sahara Avenue and Cincinnati Street west of Fairfield Avenue.

Mr. Foster pointed out the general location stating that the applicant proposes to remove the existing apartments and construct a sixteen-story high-rise apartment building. The utility companies have no objection to this vacation if the utilities are re-located at the owner's expense. The Fire Department requests an 8" water main to surround the block and several fire hydrants. Staff recommends approval subject to the alley being realigned to the north to Cincinnati Street with all right-of-way and turning radius coming from this block, conformance to the utility companies, Public Works and Fire Departments. After discussion, Mr. Gilday moved that the vacation of the east-west alley located between Sahara Avenue and Cincinnati Street, west of Fairfield Avenue, be approved subject to the following conditions:

- (1) Conformance to the requirements of the utility companies involved.
- (2) Conformance to the requirements of the Public Works Department relative to sanitary sewers and offsite improvements.
- (3) Dedication of the necessary right-of-way to extend the existing twenty foot alley at the west end of the property north to Cincinnati with a proper turning radius.
- (4) Conformance to the requirements of the Fire Department.
- (5) That the Order of Vacation shall not be recorded until construction has started in accord with the approved plot plan for Z-55-65.

Mr. Trelease seconded the motion and it was carried by a unanimous vote.

8. VAC-7-65

Approved

Petition of MRS. MARIAN RADLER, ET AL, to vacate the north-south 20' alley lying between Lots 3 and 4 through 8, Block 2, Original Las Vegas Townsite Subdivision and generally located on the east side of "C" Street between Wilson Avenue and Bonanza Road.

Mr. Foster stated that the Salvation Army has leased the property to the east of the alley and there are several homes to the west. There are no utilities in the alley, except for a water main, and the Las Vegas Valley Water District requests that it be re-located at the owner's expense.

Staff recommends approval subject to the requirements of the Las Vegas Valley Water District.

Mr. Uehling stated that the Public Works Department had no objection to the vacation but he suggested that the property owner, making the application, pay the entire cost. A brief discussion followed as to its feasibility.

The applicant, MRS. MARIAN RADLER, appeared stating that her property is to the west and, further, that she was not interested in paying for moving the water line. She added that the vacation was requested by the Salvation Army and she was acting in that capacity. She pointed out that the alley is of no value to her.

MR. WHITELEY of the Salvation Army appeared stating that they had just raised money for the building and

they would attempt to raise further money for their half of the removal of the main. After discussion, it was decided that an easement would be sufficient and the water main would not have to be relocated.

Mr. Stewart moved that the petition of MRS. MARIAN RADLER, ET AL, to vacate the north-south twenty foot alley located on the east side of "C" Street between Wilson Avenue and Bonanza Road be approved subject to the following condition:

- (1) Reserving an easement as required by the Las Vegas Valley Water District.

Mr. Ward seconded the motion and it was carried by a unanimous vote.

Chairman Cahlan declared a five minute recess at 9:18 P.M.

OLD BUSINESS:

9. Z-41-65

Plot Plan  
Review

Approved

Approved application of HENRY W. REESE for the reclassification of property legally described as Lots 15, 16, 17 and 18, in Block 7 of Original Plat of Las Vegas Townsite and generally located on the southeast corner of Wilson Avenue and "H" Street, land use zone C-1.

Mr. Foster stated that several months ago this application was approved for commercial development and the plot plan only indicated one building. A revised plot plan has now been submitted proposing additional buildings on the property. Staff recommends approval subject to dedication of right-of-way as required by the Public Works Department and provision of twelve off-street parking spaces. After discussion Mr. Matteucci moved that the plot plan of HENRY W. REESE concerning property on the southeast corner of Wilson Avenue and "H" Street be approved subject to the following conditions:

- (1) Dedication of proper rights-of-way as required by the Department of Public Works which was required on the original approval.
- (2) That the plot plan be amended to show twelve off-street parking spaces.

Mr. Stewart seconded the motion and it was carried by a unanimous vote.

10. Z-47-65

Abeyance

Application of ROYAL E. HOLMES for reclassification of property legally described as the West 151.70 feet of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of Section 31, Township 20 South, Range 62 East, MDB&M, and generally located on the North side of East Charleston Boulevard between Pecos Road and Shiloah Drive, from R-1 and R-2 to C-1.

Mr. Foster stated that this item was held in abeyance from the last meeting for submittal of plot plans. Chairman Cahlan asked if the applicant were present. JERRY LANE, representing the applicant, appeared stating that the applicant had been ill, unable to submit plot plans and requests that this item be held in abeyance.

Mr. Gilday moved that the application of ROYAL E. HOLMES for reclassification of property generally located on the north side of East Charleston Boulevard between Pecos Road and Shiloah Drive, from R-1 and R-2 to C-1, be held in abeyance pending submittal

of plot plans.

Mr. Matteucci seconded the motion and the vote was carried unanimously.

11. Z-66-64

Review of  
Condition

Approved

Approved application of THE CITY OF LAS VEGAS concerning property at 101 Mojave Road, land use zone M. Mr. Foster stated that this was held in abeyance from the last regular meeting to determine if the property owner would be willing to post a bond to insure the installation of the required landscaping strip in front of their property when Mojave Road is improved.

SEBASTIAN MIKULICH appeared stating that he wouldn't post a bond until Mojave Road is improved. Discussion followed as to how soon the street would be improved and the feasibility of obtaining a bond. Mr. Stewart moved that the request to defer the installation of the required ten foot landscaping strip along the front of the property at 101 Mojave Road be granted until Mojave Road is improved, providing a new bond is submitted covering the street lighting and the landscaping. Mr. Uehling seconded the motion and it was carried by a unanimous vote.

12. Z-30-65

Approved

Application of FRANCISCO BUILDING COMPANY for the reclassification of property legally described as Tract "E" and Lots 1 through 15, Block 1, College Heights No. 3A, and West 200.0 feet of the North 1326.28 feet of Section 19, Township 20 South, Range 61 East, MDB&M, and generally located on the east side of Decatur Boulevard between Lake Mead Boulevard and Smoke Ranch Road, from R-1 to C-1. Mr. Foster stated that this had been held in abeyance by request of the property owners until the City works out the details of acquiring a parcel of land for the intersection of Lake Mead Boulevard and Decatur Boulevard. The applicant is involved in this matter as he is participating in the purchase of this parcel for a portion of it. The application is to change the lots on the east side of Decatur between Smoke Ranch Road and Lake Mead Boulevard to commercial zoning. Commercial zoning already exists on the west side of Decatur from Lake Mead Boulevard to Eugene. There is no immediate program of development. Staff recommends approval of the application amended to include only Tract E, Lots 1 through 15, Block 1, College Heights No. 3A, with a one-year time limit, a six foot block wall along the east line of the alley, conformance to the requirements of the Public Works Department and that notice be posted in Francisco Building Co. sales office that the property is zoned commercial. Applicant appeared stating he was willing to go along with any recommendations of the Planning Commission as to constructing a block wall, etc. Mr. Uehling stated that the Public Works Department intends to go ahead with the development of Decatur. After discussion Mr. Matteucci moved that the application of FRANCISCO BUILDING COMPANY for reclassification of property generally located on the east side of Decatur Boulevard between Lake Mead Boulevard and Smoke Ranch Road be approved by means of a Resolution of Intent subject to the following conditions:

- (1) That the application be amended to include only Tract E, Lots 1 through 15, Block 1, College Heights No. 3-A.

- (2) That it be restricted to a one-year time limit.
- (3) That a six foot masonry wall be constructed along the east line of the alley.
- (4) Signing an agreement and posting a bond for the installation of offsite improvements as required by the Public Works Department with a specific agreement that the applicant participate in acquiring the Cooper parcel at the intersection of Lake Mead and Decatur for the amount of \$1,248.00 plus 5.8% of the new appraisal.
- (5) Dedication of proper rights-of-way as required by the Department of Public Works.
- (6) That Francisco Building Company show in their sales office that this property is zoned commercial.

Mr. Ward seconded the motion and it was carried by a unanimous vote.

13. Z-4-65

Plot Plan Review  
and Request for  
Extension of  
Time

Approved

Approved application of PARDEE-PHILLIPS for reclassification of property legally described as Lots 10 through 18 (inclusive), Block 4, Francisco Park No. 1, and generally located on the north side of San Pedro Street between Maryland Parkway and Maroney Avenue, land use zone C-1.

Mr. Foster stated that the applicant had requested several changes from the original plot plan. It originally showed parking to the rear and there was a condition on the approval that whenever the commercial conversion is started all residential use must cease. The applicant now requests that they be permitted to start with the building to the west and convert it to commercial usage and retain the other residential until there is a demand for their conversion. Originally the car ports were not utilized and now they are requesting their use for employee parking only. The parking on the south would remain as shown on the original plot plan. Staff has no particular objection to the extension or removal of the parking on the north side since there is ample parking on San Pedro.

GEORGE PARDEE stated that this request was instigated due to the engineer needing more time and the fact that the parking in the rear was not necessary. There was discussion relative to speculative development. Mr. Johnston moved that the plot plan be approved subject to the same conditions as outlined in the original approval of Planning Commission meeting of February 11, 1965, and that the time limit be extended an additional six (6) months, i.e., from August 17, 1965, to February 17, 1966. Mr. Matteucci seconded the motion and it was carried by a unanimous vote.

14. Z-14-65

Request for  
Extension of  
Time

Approved

Approved application of CLARENCE G. SHANK, ET AL, for reclassification of property legally described as Lots 18 through 21, inclusive, Block 4, Mayfair Tract No. 3, and generally located on the west side of Bruce Street between Ogden Avenue and Fremont Street, land use zone C-1.

Mr. Foster stated that the applicant is requesting an extension of time for converting these residences to office use, until after Bruce Street is widened. He has indicated that construction will be completed

within 120 days. Staff has no objections to a six months time limit extension. After discussion Mr. Gilday moved that the request to extend the time limit an additional six months, i.e., from September 17, 1965, to March 17, 1966, be granted. Mr. Matteucci seconded the motion and it was carried by a unanimous vote.

15. Z-100-64  
Plot Plan Review  
Approved
- Plot Plan Review submitted by SOUTHWEST BLOOD BANK for property legally described as Lots 25, 26, Block 24, Clark's Las Vegas Townsite and located within the commercial zoning for the downtown area that is bounded by Bonanza Road, Main Street, Las Vegas Boulevard and Charleston Boulevard, in land use zone C-2. This particular property is located at 810 South Second Street. Mr. Foster stated that staff has reviewed the plot plan and feels that it is in accord with the intended development for this area. The plot plan shows nine off-street parking spaces and staff recommends approval subject to being in conformance with the plot plan. After discussion Mr. Gilday moved that the plot plan submitted by SOUTHWEST BLOOD BANKS, INC. concerning their property at 810 South Second Street be approved as submitted. Mr. Johnston seconded the motion and it was carried by a unanimous vote.
16. THRIFT SHOP  
ZONING ORDINANCE  
Approved
- Interpretation of Ordinance relative to Second Hand Stores and Thrift Shops. Mr. Foster stated that staff has constantly been faced with requests for thrift shops by charitable organizations in commercial zones. The Ordinance classifies thrift shops with second-hand stores which are only permitted in C-M and M zones. Mr. Foster continued that staff feels that a distinction should be made between second-hand stores and thrift shops and he further stated that the License Department has indicated that there would be no conflict with the licensing Ordinance relative to thrift shops. Staff recommends preparation of an amendment to the Zoning Ordinance permitting thrift shops in commercial zones with the stipulation that (1) they only be operated by charitable organizations and (2) that they cannot purchase items on the premises. After discussion Mr. Gilday moved that the Planning Department prepare an amendment to the Zoning Ordinance permitting thrift shops in commercial zones with the above stipulations. Mr. Johnston seconded the motion and it was carried by a unanimous vote.
17. CLARK COUNTY  
SHERIFF'S JEEP  
POSSE -  
Use Review  
Approved
- Mr. Foster stated that the original plot plan did not indicate a cocktail lounge for the use of their members. Since the Planning Commission reviews all uses in civic zones staff felt this use should be reviewed. The JEEP POSSE proposes to establish a cocktail lounge serving drinks as set forth by Ordinance governing a club license. Staff feels this use is proper if there is no advertising for the sale of liquor due to the close proximity of Fantasy Park to the west. After discussion Mr. Gilday moved that the Commission has no objections for said use on the premises of CLARK COUNTY SHERIFF'S JEEP POSSE at 1608 Gragson Drive subject to the following condition:

(1) That there be no advertising for the sale of liquor.

Mr. Tiberti seconded the motion and it was carried by a majority vote. Mr. Matteucci abstained.

18. Z-16-65  
Request for Extension of Time  
Approved
- Approved application of DAVID C. McCOIG for reclassification of property legally described as Lots 3 through 6, inclusive, Block 1, Paradise Village Tract No. 1, and generally located on the east side of Paradise Road between Sahara Avenue and St. Louis Avenue, from R-2 to P-R.  
Mr. Foster stated that the applicant has started converting the existing duplex for professional office usage and, therefore, staff has no objections to granting the extension of time.  
Mr. Johnston moved to extend the time limit concerning the application of DAVID C. McCOIG on property generally located on the east side of Paradise Road between Sahara Avenue and St. Louis Avenue, from R-2 to P-R, an additional six months, i.e., from September 17, 1965, to March 17, 1966.  
Mr. Gilday seconded the motion and it was carried by a unanimous vote.
19. HERBERT T. GERSON PARK  
Request for Public Hearing  
Approved
- Request to initiate action to reclassify HERBERT T. GERSON PARK of the Las Vegas Public Housing Authority, generally located on the northwest corner of Lake Mead Boulevard and Highland Drive, from R-2 and C-1 to R-3.  
Mr. Foster stated that this public housing project is being built to an R-2 density. However, the proper zoning for this type of use is R-3. Staff requests permission to initiate action to change the classification to R-3.  
After discussion Mr. Stewart moved that staff initiate an application to reclassify the property generally located on the northwest corner of Lake Mead Boulevard and Highland Drive, from R-2 and C-1 to R-3.  
Mr. Johnston seconded the motion and it was carried by a unanimous vote.
20. HARRY LEVY TERRACE  
Request for Public Hearing  
Approved
- Request to initiate action to reclassify HARRY LEVY TERRACE of the Las Vegas Public Housing Authority, generally located on the west side of "H" Street, between Owens Avenue and Doolittle Avenue, from R-T and R-4 to R-3.  
Mr. Foster stated that this is another public housing project that should be reclassified to R-3. Staff requests permission to also initiate action on this parcel to change the reclassification to R-3.  
Mr. Stewart moved that staff initiate an application to reclassify the property generally located on the west side of "H" Street between Owens Avenue and Doolittle Avenue, from R-T and R-4 to R-3.  
Mr. Johnston seconded the motion and it was carried by a unanimous vote.
21. RESOLUTION  
Approved
- Chairman Cahlan read a Resolution Commending Mr. L. A. Longley, Sr. for his Services to the City of Las Vegas as a member of the Planning Commission.  
Mr. Matteucci moved that the Resolution be approved as read. Mr. Johnston seconded the motion and it was carried unanimously.


EXPIRED TIME  
LIMITS:

Mr. Foster stated that the following Resolution of Intent items have expired and that, upon expiration of the time limit, the property automatically reverts back to the previous classification:

- (1) Z-108-64 - property generally located on the north side of East Charleston Boulevard, 300 feet east of Pecos Road, from R-2 to C-1.
- (2) Z-3-65 - property generally located on the west side of Maroney Avenue between San Pedro Street and Sahara Avenue, from R-2 to P-R.

ADJOURNMENT:

Upon motion duly made, seconded and carried by a unanimous vote, the regular meeting of the City Planning Commission was adjourned at 10:15 P.M.

  
HAROLD P. FOSTER  
Acting Secretary

HPF:da