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CITY MANAGER  
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A G E N D A  
CITY PLANNING COMMISSION  
February 24, 1976

CALL TO ORDER:

7:30 P.M. in the Commission Chambers of City Hall,  
400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

MINUTES:

Approval of the Minutes of the regular meeting  
of December 11, 1975.

NEW BUSINESS:

1. Z-5-76

Application of HATTIE MAY PAVLO for reclassification  
of property generally located on the west side of  
Fifteenth Street between Fremont Street and Ogden  
Avenue, from R-4 to C-2.

2. Z-6-76

Application of RICHARD J. AND MARY JO LESENSKI for  
reclassification of property located on the south  
side of East Marlin Avenue between North Eastern  
Avenue and North 23rd Street at 2410 East Marlin  
Avenue, from R-2 to R-3.  
Proposed Use: Triplex Dwelling Units

3. Z-7-76

Application of NORMAN J. HEGELSON for reclassification  
of property generally located on the west side of Las  
Vegas Boulevard North between Adams Avenue and  
Foremaster Lane, approximately 320 feet north of  
Adams Avenue, from R-T to C-2.  
Proposed Use: Offices and Commercial Storage  
Units

4. Z-8-76

Application of LAWRENCE AND MAY MUSHKIN for reclassi-  
fication of property located at 2421 West Charleston  
Boulevard, on the south side of West Charleston  
Boulevard between South Rancho Road and Strong Drive,  
from R-1 to C-D. ✓  
Proposed Use: Offices

5. Z-9-76

Application of CHARLES F. TEEL AND DOROTHY F. TEEL  
for reclassification of property generally located  
on the south side of West Charleston Boulevard between  
South Rancho Drive and Pahor Drive, approximately 350  
feet east of Rancho Drive, extending south 410 feet  
at 2220 West Charleston Boulevard, from R-E to C-1. ✓  
Proposed Use: Restaurant

6. Z-10-76

Application of NORMAN E. AND GERALDINE E. NASH for  
reclassification of property located at 1805 and 1809  
South Eastern Avenue on the east side of South Eastern  
Avenue between St. Louis Avenue and East Oakey Boulevard,  
from R-1 to P-R.  
Proposed Use: Offices

7. Z-12-76

Application of RANCHO SAHARA FASHION CENTER for reclassi-  
fication of property generally located on the northwest  
corner of El Cortez Avenue and Rancho Drive running  
west from Rancho Drive approximately 600 feet, from R-1  
to C-1. ✓  
Proposed Use: Accessway for Proposed Shopping  
Center

8. Z-13-76

Application of RICHFIELD DEVELOPMENT, INC. AND ETHNEY  
TAM for reclassification of property located on the  
south side of West Sahara Avenue between Teddy Drive  
and Richfield Boulevard approximately 300 feet west of  
Teddy Drive and extending south 182 feet, from R-4 to  
C-1.  
Proposed Use: Restaurant

9. Z-66-75  
(Referred back  
from City Commission  
February 4, 1976)
- Application of BANK OF NEVADA, EXECUTOR OF THE  
ESTATE OF ARCHIE C. GRANT, DECEASED, AND TRUSTEE  
U/W OF ZORA FAYE GRANT for reclassification of  
property located on the northwest corner of South  
7th Street and Gass Avenue, from R-1 to R-3.  
Proposed Use: Apartments (8 units)
10. Z-83-70  
Plot Plan Review
- Submitted by PAUL M. STAFFORD concerning property  
located on the south side of Pennwood Avenue between  
Valley View Boulevard and Arville Street at 3111  
Chadford Place in Zoning District R-3 PUD to allow  
a storage room in the carport area.
11. Final Map  
LEWIS HOMES  
CHARLESTON #10B
- Property generally located on the east side of  
Lorenzi Street south of the Las Vegas Expressway.  
Owner/Subdivider: Lewis Homes  
No. of Lots: 30

DIRECTOR'S BUSINESS:

Discussion

Proposed Ordinance Amendment establishing the R-E(T)  
District.

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MINUTES  
CITY PLANNING COMMISSION

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February 24, 1976

Chairman Jenkins called the regular meeting of the City Planning Commission to order at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Chairman Jenkins, Messrs. Busch, Tiberti, Miller and Mrs. Coleman.

ABSENT: Vice-Chairman Parker and Mr. Ward.

STAFF PRESENT: Don J. Saylor, AIP, Director of Community Development  
Harold P. Foster, Deputy Director of Community Development  
Howard A. Null, Supervisor of Planning and Zoning  
John Herbert, Planning Assistant  
Patricia Malizia, Recording Secretary

MINUTES: MRS. COLEMAN moved the minutes of the regular meeting of December 11, 1975, be APPROVED as mailed. The motion carried by unanimous vote.

NEW BUSINESS:

1. Z-5-76      Application of HATTIE MAY PAVLO for reclassification of property legally described as Lots A, B, C, D, E, F, G and H of the Resubdivision of Block 20, Ladd's Addition, together with vacated street known as Lon-Gene Court, generally located on the west side of Fifteenth Street between Fremont Street and Ogden Avenue, from R-4 to C-2.
- APPROVED

MR. SAYLOR pointed out the location of the property on the screen, which is commonly referred to as the Hamilton House property, located on the west side of 15th Street between Fremont Street and Ogden Avenue. There is a small cul-de-sac on this property with a series of units fronting on it. These units have been there for quite some time. The request is for a change from R-4 to C-1, and at this time the applicant doesn't know specifically what she plans to do with the property; however, due to the surrounding zoning pattern, which he pointed out on the display map, the commercial zoning immediately to the east, south and to the west, it would seem logical to allow the commercial under this rezoning action. Because there is no specific use proposed, staff would recommend that this application be a Resolution of Intent without a time limit, but subject to a condition of approval that any proposed development would have to first be presented to the Commission for approval. He added he didn't believe that there is any intent to tear down the existing buildings, so consequently any reuse would utilize the buildings. Thus the surrounding property owners would be adequately protected, and any development would first have to be approved to rule out any uses that might be out of harmony with the apartment house development that is to the immediate north and northwest. There is one letter of approval and three letters of protest on record. One of the protests was from the Towne and Country Apartments.

CHAIRMAN JENKINS declared the public hearing open and asked to hear from the applicant.

MS. HATTIE MAY PAVLO appeared and stated she was the owner of the Hamilton House, which is a motel which she built. This motel contains 32 one-bedroom units in 16 duplex structures. she indicated she felt the time had come when this property should be zoned the same as a good many properties in the surrounding area; she stated she would like to know that she had the commercial zoning when she goes to an architect or builder to have plans drawn up.

CHAIRMAN JENKINS asked if she had any immediate intentions for this property?

MS. PAVLO stated she had the intention of having something new in Las Vegas. She stated she would like to have the first woman's hotel, a hotel for women only. She informed the Commission in many large cities in this country there are women's hotels, and she pointed out some locations of these hotels. She stated there were a great number of women who wanted to stay in this type of place; they would have protection there. She stated there would be a reception room, and men visiting these women wouldn't be allowed to go back to the rooms or apartments. She stated this would be a first in Las Vegas, and she knew of many professional girls, such as secretaries that would like to stay in this type of hotel. She felt it would have an important place in this City.

MRS. COLEMAN asked if this property included the corner of Fremont and 15th or just the parking south of the Hamilton House?

MS. PAVLO explained the area that would be included in this application adding that the three lots on which the motel is located are the smallest part of the property.

MRS. COLEMAN asked regarding the piece of leased property which fronts on Fremont Street.

MS. PAVLO stated that was her property, and a Richfield Gas Station was located there. She stated she owned the 250' along 15th Street from the alley and 300' back to 14th Street. She informed the Commission there is 7,500 sq. ft. of property there. She added the cul-de-sac also belonged to her.

CHAIRMAN JENKINS declared the public hearing closed.

MR. TIBERTI moved Z-5-76 be APPROVED subject to the following conditions:

1. Prior to any portion of this property being utilized for commercial use the development plan shall first be approved by the Planning Commission. All commercial businesses shall be oriented toward North 15th Street or Fremont Street.
2. Installation of concrete sidewalks along the 14th Street, 15th Street and Ogden Avenue sides of the property as required by the Department of Public Works.
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 licence.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
5. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Busch, Coleman.  
"NOES": None

This item will be heard by the City Commission on March 17, 1976.

2. Z-6-76

APPROVED

Application of RICHARD J. AND MARY JO LESENSKI for reclassification of property legally described as Lots 17 and 18, Block 6, Boulder Dam Homesite Addition #4, located on the south side of East Marlin Avenue between North Eastern Avenue and North 23rd Street at 2410 East Marlin Avenue, from R-2 to R-3.  
Proposed Use: Triplex Dwelling Units

MR. SAYLOR pointed out the location of the property on the screen stating the property all along Marlin Avenue is zoned R-2 at the present time with the exception of property at the corner of Eastern which is zoned R-3. The property to the south is zoned R-3; and to the north the zoning is R-2, and further north there is R-1 zoning. From Marlin north this area will be within the freeway right-of-way. The property is zoned R-2 which allows the two existing units on the property. He indicated they were asking for a change to R-3 to convert the garage into a third unit, adding that adequate parking is provided. Staff recommends denial because they don't feel it would be proper to isolate one lot in this block and give it R-3 zoning. This lot is no different than the rest of the property along Marlin, and staff believes this would be spot zoning. There are no protests or approvals on record.

MR. TIBERTI asked if the freeway leg was going north of Marlin?

MR. SAYLOR replied affirmatively.

MR. HERBERT pointed out the location of the proposed leg of the freeway stating it would take in the whole tier of lots on the north side of Marlin.

MR. SAYLOR said it was conceivable that after the freeway evolves to a point where precise enough plans are presented the Commission may wish to go into the entire neighborhood and reevaluate the land use pattern. At this point in time the information on the freeway is not specific enough, and staff doesn't know where it is going to be.

MR. MILLER asked how many lots this lot was from the corner?  
Mr. Herbert commented it is located 9 or 10 lots from Eastern.

MRS. COLEMAN stated the residence at 2410 already has a unit built and occupied with three doors, like a triplex. She further commented that 2412 is being framed, and she didn't know what type of dwelling was going to be there.

MR. SAYLOR indicated this is already an existing building, and from his understanding he didn't suspect there were three units there already.

MRS. COLEMAN stated the three doors face Marlin.

MR. NULL stated the door closest to the alley leads into the garage.

MR. SAYLOR stated this property wasn't checked from the interior, but the plot plan does represent that the existing garage was proposed for the third apartment. He added if it is already an existing apartment, it is illegal.

CHAIRMAN JENKINS declared the public hearing open and asked to hear from the applicant.

MR. RICHARD LESENSKI, 6504 Celeste, appeared.

MR. BUSCH asked if the garage was already an existing unit?

MR. LESENSKI replied "no" the door into the garage is a convenience door.

MR. TIBERTI asked if he was going to convert the garage into an apartment unit?

MR. LESENSKI replied that is what he would like to do if he gets the R-3 zoning. He added the property next door is owned by a different individual.

MR. TIBERTI asked what the building next door was going to be?

MR. SAYLOR pointed out the location of the property on the screen stating the property all along Marlin Avenue is zoned R-2 at the present time with the exception of property at the corner of Eastern which is zoned R-3. The property to the south is zoned R-3; and to the north the zoning is R-2, and further north there is R-1 zoning. From Marlin north this area will be within the freeway right-of-way. The property is zoned R-2 which allows the two existing units on the property. He indicated they were asking for a change to R-3 to convert the garage into a third unit, adding that adequate parking is provided. Staff recommends denial because they don't feel it would be proper to isolate one lot in this block and give it R-3 zoning. This lot is no different than the rest of the property along Marlin, and staff believes this would be spot zoning. There are no protests or approvals on record.

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MR. SAYLOR replied affirmatively.

MR. HERBERT pointed out the location of the proposed leg of the freeway stating it would take in the whole tier of lots on the north side of Marlin.

MR. SAYLOR said it was conceivable that after the freeway evolves to a point where precise enough plans are presented the Commission may wish to go into the entire neighborhood and reevaluate the land use pattern. At this point in time the information on the freeway is not specific enough, and staff doesn't know where it is going to be.

MR. MILLER asked how many lots this lot was from the corner?  
Mr. Herbert commented it is located 9 or 10 lots from Eastern.

MRS. COLEMAN stated the residence at 2410 already has a unit built and occupied with three doors, like a triplex. She further commented that 2412 is being framed, and she didn't know what type of dwelling was going to be there.

MR. SAYLOR indicated this is already an existing building, and from his understanding he didn't suspect there were three units there already.

MRS. COLEMAN stated the three doors face Marlin.

MR. NULL stated the door closest to the alley leads into the garage.

MR. SAYLOR stated this property wasn't checked from the interior, but the plot plan does represent that the existing garage was proposed for the third apartment. He added if it is already an existing apartment, it is illegal.

CHAIRMAN JENKINS declared the public hearing open and asked to hear from the applicant.

MR. RICHARD LESENSKI, 6504 Celeste, appeared.

MR. BUSCH asked if the garage was already an existing unit?

MR. LESENSKI replied "no" the door into the garage is a convenience door.

MR. TIBERTI asked if he was going to convert the garage into an apartment unit?

MR. LESENSKI replied that is what he would like to do if he gets the R-3 zoning. He added the property next door is owned by a different individual.

MR. TIBERTI asked what the building next door was going to be?

MR. LESENSKI replied it is just framed, and work has been temporarily stopped. He thought it was going to be two units. He added he would like to have the R-3 and he indicated there have been no protests to this application. There is R-3 directly south of his property, including the complete block and also to the east. He informed the Commission the R-3 zoned lot to the south used the same alley for parking, and he didn't feel as far as traffic and parking there would be any problems.

MRS. COLEMAN asked how much room is in the back of the property adding there is a trailer parked there now.

MR. LESENSKI replied there is a trailer parked there now, and there is room for three vehicles at this time. He commented that another lot, that recently had a building constructed on it, has higher costs with regard to maintenance, etc.; and he added that if he could have another unit this would be a more profitable operation.

MR. SAYLOR clarified that he didn't want to mislead the people by stating this property was 9 lots from the corner. These are 25' lots, and there are two lots to each building so in fact between this 50' parcel and Eastern there are two more 50' parcels that are not zoned R-3 and approximately 110' at the corner of Eastern and Marlin that is zoned R-2.

MR. TIBERTI asked if there was any timetable regarding the freeway?

MR. SAYLOR replied he could give the Commission one, but it wouldn't be accurate. Up until 6 months ago it was at least 5 years down the road, but more recently there has been a substantial amount of pressure put on it; and the priorities have been changed to discontinue the west leg and to now work on the east leg. It could come about sooner, but it couldn't be determined when.

CHAIRMAN JENKINS declared the public hearing closed.

MR. TIBERTI moved Z-6-76 be APPROVED subject to the following conditions:

1. Conformance to the plot plan.
2. Paved parking shall be provided as required by the Department of Community Development.
3. Installation of sidewalk along Marlin Avenue and signing an Assessment District agreement for alley paving as required by the Department of Public Works.
4. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Busch, Coleman.  
"NOES": None

This item will be heard by the City Commission on March 17, 1976.

3. Z-7-76  
APPROVED

Application of NORMAN J. HELGESON for reclassification of property legally described as that portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast (NE $\frac{1}{4}$ ) of Section 27, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the southeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 27; thence North along the Section line 755.25 feet to the POINT OF BEGINNING; thence at right angles West 360 feet; thence at a right angle North 139.75 feet; thence at right angles East 360 feet; thence South along section line 139.75 feet to the POINT OF BEGINNING, generally located on the west side of Las Vegas Boulevard North

between Adams Avenue and Foremaster Lane, approximately 320 feet north of Adams Avenue, from R-T to C-2.

Proposed Use: Offices and Commercial Storage Units

MR. SAYLOR indicated the property is located on the west side of Las Vegas Boulevard North between Adams and Foremaster, and he pointed out the location of the property on the screen. He indicated immediately to the north is commercial, and to the south is commercial zoning which backs up to a mobile home park. There are some apartments in the area and even some single family homes; however, the continued existence of the single family homes is obviously a transitory type of thing. They are proposing to put in offices and commercial storage units which will be oriented toward Las Vegas Boulevard North. He pointed out the location of this proposal on the map, further pointing out the location of the commercial area and the mobile home park, stating further north is the mortuary. He added the rear of the property would abut 4th Street; however, there is a very severe grade difference from 4th to the Boulevard, in fact he stated he believed any access would require steps. There will be access from Adams. Staff recommends approval because it is in keeping with the existing zoning pattern. There were no protests and one letter of approval on record. In recommending the approval there are several stipulations staff would impose, specifically, the parking layout shall conform to the requirements of the Department of Community Development and any parking and driveway areas must be paved and any retaining walls would have to be in accord with the Department of Building and Safety. Staff also recommended the normal landscaping requirements, dedication of 10' of right-of-way for Las Vegas Boulevard North, and the provision for off-site improvements along Las Vegas Boulevard North as required by the Department of Public Works, including sidewalk along the Boulevard and conformance to any other code requirements and design standards of City Departments.

CHAIRMAN JENKINS declared the public hearing open and asked to hear from the applicant.

MR. NORMAN J. HELGESON appeared and stated he had no objections to staff's recommendations.

MR. BUSCH asked if Mr. Helgeson had any objections to the parking requirements, and Mr. Helgeson replied that he had already applied for the permits.

MRS. COLEMAN asked if the building was going to be put against the bluff and if the front portion was going to be used for the storage units?

MR. HELGESON indicated the front portion would probably be used for offices.

CHAIRMAN JENKINS declared the public hearing closed.

MR. BUSCH moved Z-7-76 be APPROVED subject to the following conditions:

1. Conformance to the plot plan.
2. The parking layout shall conform to the requirements of the Department of Community Development. All parking and driveway areas shall be paved.
3. Construction of retaining walls along the property lines as required by the Department of Building & Safety.
4. 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.

5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Dedication of 10' of right-of-way for Las Vegas Boulevard North as required by the Department of Public Works.
8. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Busch, Coleman  
 "NOES": None

This item will be heard by the City Commission on March 17, 1976.

4. Z-8-76  
 APPROVED

Application of LAWRENCE AND MAY MUSHKIN for reclassification of property legally described as Lot 4, Block 1, McNeil Tract No. 2, located at 2421 West Charleston Boulevard, on the south side of West Charleston Boulevard between South Rancho Road and Strong Drive, from R-1 to C-D.  
 Proposed Use: Offices

MR. SAYLOR indicated this was in an area going C-D; in fact, there is C-D immediately to the east and on the north side of Charleston and further west and on both sides of Charleston. The proposed use is for offices. He pointed out the location of the property on the board stating the plot plan did conform to the C-D requirements except for the tremendous amount of asphalt, and staff feels there should be more landscaping on the front portion of the property. Staff would stipulate the usual landscaping requirements but would require more landscaping in the front. Staff would also require a 6' block wall along the south property line and a 20' future alley reservation on this property, along with the other usual conditions of approval. There were no protests of approvals on record.

CHAIRMAN JENKINS declared the public hearing open and asked to hear from the applicant.

MR. LEONARD HAYNES appeared stating he will be purchasing the property from the Mushkins. He commented he had plans for a 5' strip of grass all across the front, and he thought grass would look a lot greener than shrubs.

MR. SAYLOR replied that grass would not satisfy the landscaping requirements for the C-D zone.

MR. HAYNES stated he would be happy to put in any landscaping that would be required.

MRS. COLEMAN asked if there was any existing landscaping?

MR. HAYNES replied the proposed use was for a dental office, and some landscaping is left on the property.

MR. BUSCH asked if he had any objections to the landscaping requirements?

MR. HAYNES asked if there was any concern about the type of shrubs?

MR. SAYLOR replied "yes".

MR. RAY BALLEW, 3668 Bronco, appeared in support of this application stating that he had known Mr. Haynes for six years and he had a dentistry office on Charleston Boulevard. He commented that he felt Mr. Haynes wanted to keep the landscaping low on the front of the property because at his property on Charleston shrubs caused a traffic problem. Regarding this application,

the existing shrubs and bushes will be staying and maintained with automatic sprinklers.

CHAIRMAN JENKINS declared the public hearing closed.

MR. TIBERTI moved Z-8-76 be APPROVED subject to the following conditions:

1. Conformance to the plot plan.
2. The south 20' of the property shall be dedicated as an easement for a future alley and that an Assessment District Agreement shall also be signed for the improvement of this alley as required by the Department of Public Works.
3. A 6' masonry wall shall be provided along the south property line.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission including additional landscaping along the front portion of the property 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.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Busch, Coleman.

"NOES": None

This item will be heard by the City Commission on March 17, 1976.

5. Z-9-76

APPROVED

Application of CHARLES F. TEEL AND DOROTHY F. TEEL for reclassification of property legally described as that portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 4, Township 21 South, Range 61 East, MDB&M, more particularly described as follows: Beginning at the Northwest corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section 4; thence South along the west line of said Section 4, a distance of 40 feet to a point in the south line of Charleston Boulevard; thence east along the said south line a distance of 350.00 feet to the TRUE POINT OF BEGINNING; thence south at right angles to the last mentioned south line of Charleston Boulevard, a distance of 620 feet to a point on the north line of the parcel of land conveyed by Peter Buol and Lorena V. Buol, his wife, to Alice Thompson Miller by deed dated November 23, 1911, and recorded January 22, 1913, in Book 3 of deeds, Page 1; thence east along said north line so conveyed to said Alice Thompson Miller a distance of 70.25 feet to a point; thence north along a line at right angles to said south line of Charleston Boulevard, a distance of 620.00 feet to a point in said south line of Charleston Boulevard; thence west along said last mentioned south line, a distance of 70.25 feet to the TRUE POINT OF BEGINNING, excepting the south 200 feet, generally located on the south side of West Charleston Boulevard between South Rancho Drive and Pahor Drive, approximately 350 feet east of Rancho Drive, extending south 410 feet at 2229 West Charleston Boulevard, from R-E to C-1.

Proposed Use: Restaurant

MR. SAYLOR commented he felt the Commission was acquainted with this parcel which is located immediately west of where David's Place is located. This proposal is located immediately east

of Stephanie Hurley's property, and he commented that there was a copy of a letter from Ms. Hurley expressing her approval of this application sent to each Commission member. He indicated this application was in keeping with the existing zoning pattern in the area. There were no protests on record, and staff recommends approval. Staff feels there are several conditions that should be part of the approval. One would be that the walls on the south and west property lines be installed prior to any construction, that the lighting of the parking lot strictly conform to zoning code regulations pertaining to candle power and be directed away from the residential property. There is a problem with the high front hedge between Ms. Hurley's property and this parcel which is going to cause a sight restriction if it stays at its present height. She does not want the bushes cut down except for a slight distance, and staff feels that it may be best to relocate the driveway to leave more room to allow a greater sight distance for people leaving the restaurant. We suggest this be a condition of approval or it could be treated as a general thing by working it out between the property owners. With those conditions and all other usual conditions in connection with commercial applications, such as screening the trash enclosures, staff recommends approval.

MRS. COLEMAN commented that she remembered a problem with the previous zoning application on the David's Place property regarding a complaint from a lady living at the Teel residence stating there was a problem with people climbing over the low part of the fence in the front portion of the property, and she suggested that on this application wrought iron be required on this portion to protect Ms. Hurley from this potential problem. The fence can be dropped down but require wrought iron so there will be no argument later on.

MR. BUSCH agreed with this recommendation.

CHAIRMAN JENKINS declared the public hearing open and asked to hear from the applicant.

MR. DAVID SILVERMAN, owner of David's Place, appeared representing the Teels, stating he was the future owner of their property. He stated all the conditions were fine with him, and he intended to put a 6' block wall, block-type structure, all the way down on the west side of that property. As far as the hedge was concerned, he added that he didn't feel there would be any problem in changing the entrance or exit driveway. He informed the Commission at this time he is proposing a 6,500 sq. ft. one-story structure instead of the 13,000 sq. ft. two-story structure which was proposed with this application. He also informed the Commission he was reducing the parking spaces from 10' to 9' in width thereby picking up an additional 20 to 22 parking spaces.

MRS. COLEMAN asked where he was proposing to put the restaurant now?

MR. SILVERMAN said he will use the combination of the two properties, and it will be a one-story structure.

MRS. COLEMAN asked if he was proposing to use neon signs with this new development?

MR. SILVERMAN showed the proposed plan to the Commission.

MR. BUSCH asked if he had discussed the lighting with Ms. Hurley?

MR. SILVERMAN replied the lighting will be 10' high, not as high as before, and it won't affect her property at all.

CHAIRMAN JENKINS declared the public hearing closed.

MR. BUSCH moved Z-9-76 be APPROVED subject to the following conditions:

1. Conformance to the plot plan.
2. This approval shall constitute plot plan approval under Z-25-74.
3. A 6' masonry wall shall be constructed along the west and south property lines prior to construction of the proposed restaurant. The west masonry wall shall be stepped-down to 4' in height on the north 30' (immediately south of West Charleston Boulevard) and the top 2' of the fence shall contain ornamental iron as required by the Department of Community Development.
4. All lighting shall be directed away from the residential property to the west and to the south.
5. The proposed westerly driveway serving as egress shall be located on the property to preclude any sight restrictions for motorists leaving the property. The entrance and exit driveways shall be indicated by low directional signs and no signs on the property shall contain exposed neon or flashing lights. The driveway locations and all signs shall conform to the requirements of the Department of Community Development.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Busch, Coleman  
 "NOES": None

This item will be heard by the City Commission on March 17, 1976.

6. Z-10-76  
 APPROVED

Application of NORMAN E. AND GERALDINE E. NASH for reclassification of property legally described as Lots 12 and 13, Block 1, Eastwood Tract No. 2, located at 1805 and 1809 South Eastern Avenue on the east side of South Eastern Avenue between St. Louis Avenue and East Oakey Boulevard, from R-1 to P-R.  
 Proposed Use: Offices

MR. SAYLOR indicated this proposal is in the area that has been approved generally for professional offices, and there is a pattern of professional office development. This property is located on the east side of Eastern Avenue where the front yards were drastically reduced. This application involves two lots which together will afford a much better circulation plan and parking layout. He pointed out the area on the plot plan. Staff recommends approval subject to the usual conditions and further stipulates if this property is ever divided into separate ownership, some type of perpetual agreement be provided for the joint utilization of the driveway which provides access to the property. There were no protests or approvals on record.

MRS. COLEMAN asked if the buildings were already built, and she asked where the landscaping would be provided?

MR. SAYLOR indicated the area to be landscaped; he stated it is in accord with the landscaping requirements.

MR. LARRY NORLAND, 5710 Madre Mesa, appeared representing the applicants and stated this property was purchased to be used for a temporary time for residential; about six months ago every window was broken, and we would like to get going with the P-R use.

MR. BUSCH asked if there were any objections to staff's recommendations?

MR. NORLAND stated "none".

MS. KATHERINE HALLENBECK, 1709 Eastern Avenue, appeared in protest. She asked if this property was purchased with the understanding that it would go P-R? She stated she didn't feel there was a trend for this area to go P-R, and she had been before the Commission before regarding the property next door to her going P-R. She stated that property, owned by Eileen Largo Carter, has stood vacant and is still vacant. She stated she was strongly opposed to this application because it is a bad situation for the young children in the area; they get blamed for the broken windows, etc.

CHAIRMAN JENKINS declared the public hearing closed.

MR. TIBERTI moved Z-10-76 be APPROVED subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. The parking layout shall be revised as required by the Department of Community Development.
4. If these two lots are divided in the future into separate ownership, a joint agreement relative to the common driveway between the buildings shall be created as required by the Department of Community Development.
5. 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. All area designated to be landscaped on the approved plot plan shall be installed.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Busch, Coleman  
"NOES": None

This item will be heard by the City Commission on March 17, 1976.

7. Z-12-76

APPROVED

Application of RANCHO SAHARA FASHION CENTER for reclassification of property legally described as that portion of the South One Half (S $\frac{1}{2}$ ) of Section 5, Township 21 South, Range 61 East, MDB&M, more particularly described as follows: Beginning at the Southeast corner of said Section 5; thence North 0 $^{\circ}$ 34'36" East, 1,874.25 feet; thence North 89 $^{\circ}$ 25'14" West, 60.00 feet to the TRUE POINT OF BEGINNING; thence North 0 $^{\circ}$ 34'36" East, 96.00 feet; thence North 89 $^{\circ}$ 25'14" West, 300.00 feet; thence with a circular arc left for a distance of 290.93 feet to a point, said curve having a radius of 448.00 feet (chord being South 65 $^{\circ}$ 34'46" West, 378.67 feet); thence South 40 $^{\circ}$ 34'46" West, 133.84 feet; thence due east 126.40 feet to a point; thence continuing due east to a point on the west line of Westwood Village Tract No. 2; thence North 0 $^{\circ}$ 54'04" East to the northwest corner of said Westwood Village Tract No. 2; thence South 89 $^{\circ}$ 25'14" East, 300.00 feet to the TRUE POINT OF BEGINNING, generally located on the northwest corner of El Cortez Avenue and Rancho Drive running west from Rancho Drive approximately 600 feet, from R-1 to C-1.

Proposed Use: Accessway for proposed Shopping Center

MR. SAYLOR commented that what we are talking about with this application is something we have talked about several times in the past. This is a small piece of commercial zoning being requested to allow access from Rancho into the shopping center. Commercial access drives are not allowed across residential property, and that is why they are requesting the C-1 zoning. It has been pretty well concluded that this additional access is needed not only in terms of the shopping center but actually it will greatly assist in the overall circulation pattern in the area. He pointed out the proposed design of the shopping center to the Commission. He indicated there is now a subdivision that backs up to Rancho. He pointed out the location of the proposed driveway adding that they need this access to connect Rancho to the shopping center. Staff is recommending approval subject to a Resolution of Intent tied to the development of the shopping center. When a specific design is arrived at it will be placed back on the agenda for the Commission's approval. Staff also feels there should be some stipulations put on it at this point in time. He pointed out the location of where the wall should be placed adding that there should be a condition that none of the area be used for anything else but access. This area should be landscaped and given aesthetic treatment. He commented that he felt sure the developers would have adequate landscaping but that will be a suggested condition. There were no protests or approvals on record.

MRS. COLEMAN asked if there was a chance that they would come back with an enlarged plan of this project extending to Oakey. She added there were single family homes proposed along El Cortez as a buffer to the commercial. She thought there were two or three homes on the end proposed to round out the residential street.

MR. BUSCH asked if the access was to include El Cortez Street?

MR. SAYLOR indicated this will be a private access to the shopping center and the City wouldn't want it for a public street.

MRS. COLEMAN asked if the parking for the employees was going to back up to the houses? She commented that the people were also concerned that El Cortez Street would be getting a lot of traffic because people coming to the shopping center would miss the turn and turn into the wrong street.

MR. SAYLOR stated that may happen, and he added that in the specific design this factor would be taken into consideration. Staff is well aware of the situation, and we will take whatever steps we can; there are two or three possibilities that can be considered; it could be made a one-way street, but staff would hesitate doing that without talking to the property owners. He

added there would be some separation between the properties and the paved area of the driveway, and the specific design will be brought back to the Commission when ready.

MRS. COLEMAN asked how many feet of frontage this was along Rancho? Mr. Saylor replied 96 feet.

MRS. COLEMAN suggested putting a restriction on this rezoning so that it could be used only for access to the shopping center.

MR. MILLER asked if there would be a traffic light at this location?

MR. SAYLOR commented he didn't know but he felt that if traffic warranted it there would be one installed.

CHAIRMAN JENKINS declared the public hearing open and asked to hear from the applicant.

MR. EDWARD H. TRICKER, Attorney with Vargas, Bartlett & Dixon, appeared representing the applicant. He informed the Commission that Sheldon Gordon was also present to answer any questions the Commission may have. He informed the Commission that his clients' concern was merely to obtain access to the proposed shopping center from Rancho Drive. He added that the applicant owns the area zoned commercial and all of the land north of that which is zoned R-1 so they won't be cutting into anyone else's land. He stated this area was zoned in 1963 on an intent to reclassify for a proposed shopping center. He commented that since that time Mr. Gordon has been negotiating with major tenants for this fashion center, and there will not be stores in this center that are located in any existing shopping center here. These will be nationally known stores coming into Las Vegas for the first time. He indicated that Mr. Gordon had received from the prospective tenants concern regarding this access. There is a need for sufficient traffic circulation around the shopping center. The tenants felt they did need access from the back side of the parcel in order to aid in the circulation into the shopping center. He added that they didn't feel that it was desirable to make that area anything other than an access, which will create an easy flow in and out of the shopping center. He commented regarding the traffic lights, stating that the State Environmental Commission did a study that included the requirement that they have this access, and it was their feeling that this access would lessen congestion and provide for a cleaner vehicle flow; this would eliminate pollution from cars idling in the area. He stated that this access would not cause any more traffic on Rancho Road because the people will already be coming down Rancho Road and will create a more fluid pattern. He added that traffic lights would be provided at that access point with fully automatic controls. He asked the Commission to take a look at the overall development plan which would indicate the need to reclassify this area. He commented that the access they are asking for would provide the necessary ingress and egress for a shopping center which will be a major regional center. He added if they are allowed this access it will create a lot of benefits and they will be able to go back to the major tenants and obtain their leases.

MRS. COLEMAN asked since they were asking for 90' plus of right-of-way, what kind of design were they planning, and was there going to be a median that will be landscaped?

MR. SHELDON GORDON, representing the firm of Phillip, Lyon and Gordon from Los Angeles, appeared explaining a lot of time had been spent on the traffic plan of this center, and the reason for the 90' was to provide four lanes of ingress and egress and a median strip with adequate landscaping; he added that they have no plans to use this area for commercial purposes or parking.

MRS. COLEMAN asked if this entrance would be similar to the Newport Center in Los Angeles?

MR. GORDON replied affirmatively. He added that they have been involved in shopping centers most of which have been fashion or high fashion centers with the difference being the size and quality of the tenant stores.

MR. MILLER asked if there was an entrance and exit proposed closer to Sahara or near Rancho; he added that there seems to be large gas storage tanks in that area.

MR. SAYLOR replied that area has been approved for a service station.

MR. GORDON added that area is not included as their property. He stated their plan was for the development to contain 100,000,000 sq. ft. for three department stores and specialty stores. He commented that they have done a market study, and it showed there was a need for this type of center in this area.

MR. DANIEL from the Rancho Del Monico Subdivision appeared and asked to see the map to find out how El Cortez would be affected.

MR. SAYLOR pointed out the section of the map in question.

MR. DANIEL stated all the residents of Rancho Del Monico approved the project provided they would come in with a planting area along the homes. He added these are \$90,000 to \$95,000 homes on El Cortez and Westland Drive, and Westland Drive could be a traffic problem. He explained when this rezoning was approved three years ago they proposed to plant this completely all the way around El Cortez making a cul-de-sac and putting homes in the cul-de-sac. He stated this was signed and agreed to three years ago and he asked why they want to change it now and suggested taking the three lots and building out farther. He added that all the residents are opposed to this. He stated that this area will become a raceway.

MRS. COLEMAN commented it was her understanding they would not be able to get on El Cortez from this access.

MR. SAYLOR commented there was no proposal for access to El Cortez from the driveway to the shopping center. Along El Cortez they are proposing landscaping and a block wall.

MR. DANIEL asked if the residents would be affected by the agreement made three years ago?

MR. SAYLOR replied that nothing has changed. He added that in order to have access to commercial property it would have to be across commercial property.

MR. DANIEL asked where the location of the wall was to be.

MR. TIBERTI added there would be landscaping behind the wall.

MR. DANIEL stated he would be in agreement with this application as long as they don't make El Cortez as access to the shopping center drive.

MR. GORDON indicated it was their intent to fully insulate the homes from the shopping center. He added they want to put the wall up to act as a barrier and also as a sound wall.

MR. DANIEL indicated he would be in agreement as long as there is no access to El Cortez.

MR. GORDON pointed out the right-of-way, location of the proposed accessway, and the landscaping area with the wall to Mr. Daniel.

MR. FRANKLIN SMITH, 1904 Westland, appeared in protest. He stated his lot abuts this property to the north. He asked how high the wall was going to be and how much landscaping was proposed? He asked if there were going to be two streets with double congestion with cars parked and backed up? He questioned if the property to the north was going commercial and if they could move the accessway further to the north. This would provide more space to isolate their property. He suggested that this item be sent back until something more detailed can be presented. He added that at this point he felt some restrictions should be put on this application; he felt it was too close to the homes. He added he thought it would create pollution and many more cars in the area.

MRS. COLEMAN asked what Mr. Smith's suggestion would be?

MR. SMITH suggested moving the accessway further north.

CHAIRMAN JENKINS asked what was proposed for the balance of the commercial between the accessway and the homes.

MR. SAYLOR indicated there would be 40' on each side of the center-line with landscaping down the median and on both sides.

MR. SMITH asked if that was a firm agreement; he commented he felt something concrete should be presented at this time.

MR. TIBERTI asked if Mr. Smith wanted 30' from the traffic?

MR. SMITH replied from the wall to where this street comes in. He added that these homes have been there for quite some time, and if this design is approved to have the street up next to the homes it will destroy the value of the homes.

CHAIRMAN JENKINS asked how much buffer would be provided?

MR. SAYLOR stated El Cortez would be a 50' wide street. He added that he didn't think there was a sidewalk on that side which would allow for landscaping between there and the wall.

MR. SMITH asked regarding the landscaping on the street and median area.

MR. SAYLOR replied there will be two lanes in and two lanes out with a median strip.

MR. SMITH commented if streets were allowed to be put next to each other this would create a problem and he reiterated that he felt a plan should be submitted so they know exactly what is going to be proposed.

MR. SAYLOR indicated he couldn't inform them of any more information regarding this proposal, and he suggested that this item be held in abeyance so as to bring in a detailed plan showing what has been discussed.

CHAIRMAN JENKINS asked about the block wall.

MR. SAYLOR commented there would be a 6' block wall which would be stepped down to allow adequate sight visibility.

MR. SMITH asked how much space would there be at the end of El Cortez? He added that he was also concerned about this area becoming a parking lot, and he wanted to know what type of landscaping will be provided.

MRS. COLEMAN indicated the same conditions on the first application will apply on this application, landscaping and a block wall will be provided.

MR. TIBERTI commented he felt this proposal would work very nicely.

MR. SMITH stated he was opposed to this application and he would appreciate the Commission's consideration.

MRS. COLEMAN indicated she felt Mr. Smith would be pretty well protected with El Cortez blocked off.

MR. SMITH replied there would be another entrance and the street itself was going to be used for that purpose.

MR. BUSCH indicated there was no street there now; they are going to make an entrance.

CHAIRMAN JENKINS declared the public hearing closed.

MR. BUSCH moved Z-12-76 be APPROVED subject to the following conditions:

1. The Resolution of Intent shall be subject to the proposed shopping center development as approved under Z-108-63.
2. The accessway layout to Rancho Drive and redesign of El Cortez Avenue shall be subject to Planning Commission approval and no commercial uses shall be allowed on this parcel of land except for the accessway.
3. A 6' masonry wall shall be constructed on the north and south sides of this property and shall be stepped-down at Rancho Drive as required by the Traffic Engineer.
4. The street opening design shall meet the requirements of the Department of Public Works.
5. The accessway shall be landscaped and all landscaping and the 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Busch, Coleman  
"NOES": None

This item will be heard by the City Commission on March 17, 1976.

8. Z-13-76  
APPROVED

Application of RICHFIELD DEVELOPMENT, INC. AND ETHNEY TAM for reclassification of property legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 8, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the northeast corner of Section 8, Township 21 South, Range 61 East, MDB&M; thence North 89 $^{\circ}$ 26'29" West, 1,776.32 feet; thence South 0 $^{\circ}$ 33'31" West, 75.00 feet to the TRUE POINT OF BEGINNING; thence continuing South 0 $^{\circ}$ 33'31" West, 182.00 feet; thence South 89 $^{\circ}$ 26'29" East, 120.00 feet; thence North 0 $^{\circ}$ 33'31" East, 182.00 feet; thence North 89 $^{\circ}$ 26'29" West, 120.00 feet to the TRUE POINT OF BEGINNING, located on the south side of West Sahara Avenue between Teddy Drive and Richfield Boulevard approximately 300 feet west of Teddy Drive and extending south 182 feet, from R-4 to C-1.  
Proposed Use: Restaurant

MR. SAYLOR indicated this property is located on the south side of Sahara Avenue. The property immediately to the west is zoned R-3 and developed with apartments; to the east is R-4 zoning

with apartment development. This is a vacant piece of land between the apartment houses; to the south it is all single family homes; further east and west there is commercial development. He added in this particular situation the developed portion immediately abuts the residential development. The request is to allow commercial zoning to put in a restaurant. There is one letter of protest from a property owner to the west. He indicated there is a private access street on both sides of this property which will be severed by this development; but this doesn't have any bearing on this application, and it will not create a problem on this site because access can be obtained from Sahara Avenue. Mr. Saylor pointed out the location of the area on the plot plan stating the service area and the kitchen will be located in the back. He pointed out the location of the garden area adding it will be screened from the public view. He pointed out the proposed sketch of the proposal. He stated there is commercial zoning on Sahara Avenue in both directions, but in the immediate vicinity of this application it is residential. Staff feels to allow a little bit of commercial would be contrary to good planning. Staff recommends denial. He indicated the plot plan does not have enough parking to satisfy the Ordinance requirements. He added that staff's recommendation of denial has nothing to do with the parking although it does not meet the minimum Ordinance requirements. He added this type of business of this magnitude will have greater parking demand than that which can be satisfied by the minimum parking requirements, but it has nothing to do with staff's recommendation of denial. Staff's recommendation of denial is predicated upon the fact that this area is completely surrounded by residential development.

CHAIRMAN JENKINS declared the public hearing open and asked to hear from the applicant.

MR. R. IAN ROSS, Attorney, appeared representing the applicants. He indicated that he also is representing Mr. Kazama who is the purchaser of the property and who will be developing it for the restaurant use. He stated there are essentially two issues before the Commission, one of zoning and the second issue would be what will the plot plan of the property contain. With regard to the zoning issue, he indicated the area from Rancho Drive at Sahara Avenue all the way to Valley View and much farther on both sides of Sahara Avenue, is presently zoned commercial except for a small area of three units that are zoned professional and the zoning that Mr. Saylor referred to of R-4 and R-3 adjacent to the property in question. He pointed out there is also commercial zoning a block away fronting on Sahara Avenue backing up to residential; he added that this pattern continues west on Sahara Avenue. He indicated that there is a vacant piece of property at the west end of the block that is also zoned commercial and which also contains the same kind of driveway or cut-through to Sahara Avenue; he added except for the residential uses adjacent to the property, this is the same situation. He indicated that the adjacent property owner, Mabel Austin to the east, controls or owns all of the apartments adjacent to the subject property to the next intersection to the east.

MR. TIBERTI asked how these apartments face?

MR. ROSS stated internally; there is a blank look to Sahara Avenue. He indicated he thought the units to the west faced internally also. He stated these units are flatroofed, single-story and owned by the First National Bank under the will of Albert L. Worley. He indicated that Mr. Saylor pointed out that FNB filed a written protest to this application; he added that there were no protests by any of the property owners other than that one. He stated in driving down Sahara Avenue you would see all commercial zoning except for the residential; he indicated that he felt the apartments should be considered spot zoning.

MR. SAYLOR stated everything is commercial on Sahara in this block, but a little further west beyond the commercial there are single family homes.

MR. ROSS clarified that he was talking in terms from Rancho to Valley View; he added he didn't feel in that mile length a restaurant at this location would offend the zoning. He read a letter addressed to Mr. Saylor, Department of Community Development, from the First National Bank withdrawing their objection to the proposed development; he indicated these are the apartment units to the west. (Copy of the letter on file in the Department of Community Development.)

MR. SAYLOR asked Mr. Ross why he opened the letter if it was addressed to him?

MR. ROSS stated the letter was entrusted to him to be delivered at the Planning Commission meeting. He further read a letter from Mabel Austin (copy on file in the Department of Community Development) stating that she had no objections to this proposed development and stating it would be an asset to the community. He indicated the second issue is the manner in which the plot plan is presented. He stated this building will be attractive with regard to the slope of the roof and the manner in which the building will be built, and in some ways it will look more residential than commercial. He indicated the proposed use is a Japanese restaurant, and the theme will be carried out architecturally with a fish pond immediately in front of the building behind the bamboo screen. They will have a Japanese style sign indicating to the public what the structure is. He indicated if there were any specific objections to the plot plan he was sure they could be readjusted. He indicated the parking could be moved around. He indicated a value judgement was made that this should be a very attractive project and should have extensive landscaping and should have large goldfish and be an attractive place for people to observe and come and have a quiet dinner. He stated they believe that this would be a satisfactory plot plan satisfying the needs of the neighborhood, the needs of the purchaser, and the developer of the restaurant.

MR. BUSCH asked what the seating capacity of this restaurant would be?

MR. ROSS indicated they could seat 100 for food at one time.

MR. MILLER asked regarding the parking.

MR. ROSS stated they have parking for 26 cars which will not be employee parking.

MR. SAYLOR asked regarding the comments that the restaurant will seat 100 and questioned the bar area of the restaurant.

MR. ROSS indicated there will be room for 100 sitting for food, and there is an additional waiting room. He stated there is confusion on the plot plan presented to the Commission, and he indicated he had a corrected plan. He indicated the plan on the board indicated seats at the bar, and he informed the Commission there will not be a bar with seats. He indicated this is not a supper club; it will be a restaurant.

MRS. COLEMAN asked if they would ever come back and have seats in the bar?

MR. ROSS stated he didn't know. He indicated he felt the owners wanted to do a lunch business and didn't want restrictions placed on it.

MRS. COLEMAN asked the hours of operation?

MR. BUSCH asked if they would be 11:00 A.M. to midnight?

MR. ROSS indicated he didn't know; he didn't know the demand for a Japanese restaurant.

MRS. COLEMAN asked if there would be parking on Sahara Avenue or would the overflow park on the access road where the apartment house people park now?

MR. ROSS indicated not entirely. He stated there is not going to be any access from this property; the frontal drive will be blocked off and this is one of the reasons why the adjacent property owners are in favor of the plan. He stated this only looks like a road, but it is a private drive.

MR. BUSCH commented that it is used as a road.

MR. ROSS indicated the apartments on each side will have a frontal drive to be used for parking and ingress and egress for the apartments. He also informed the Commission that the original protestants thought this was going to be a hot dog stand rather than a restaurant.

MRS. COLEMAN asked regarding the P-R zone where the model homes are located for this subdivision.

MR. ROSS indicated there are no homes on the frontal drive, and there is no reason to have through traffic from the frontal drive cross the street into the next frontal drive and go into Sahara Avenue. The only use of the frontal drive is for adjacent property and residential apartments.

MR. BUSCH stated he agreed that it should be cut off.

MRS. COLEMAN indicated she didn't agree stating that she felt it was going to create a traffic problem.

MR. BUSCH commented there is one now.

MR. SAYLOR indicated the frontal drive is private property for the property zoned R-4, and there is no obligation to maintain it. He indicated even if it did stay R-4 it doesn't guarantee it would exist.

MR. TIBERTI asked what would be done in the back of the restaurant with regard to the trash cans, etc.

MR. ROSS indicated they would not build a 20' wall; he stated there is a 6' block wall existing there now.

MR. TIBERTI asked if there is any landscaping back there?

MR. ROSS stated "no", and the reason being that the block wall screens the view from the adjacent property owners and there is no need for landscaping.

MR. TIBERTI suggested it be installed to eliminate the noise factor not for aesthetic purposes.

MR. ROSS indicated he didn't feel there would be a large noise factor.

MR. TIBERTI asked how far the building was away from the wall?

MR. ROSS indicated 16' to 20'.

MR. SAYLOR stated about 12' according to the plot plan.

MR. ROSS stated if there is an aspect of the plan that is unsatisfactory to the Commission or staff they would be willing to have the architect work with staff to redo it. He also indicated he didn't believe that the kind of problems generated from the rear of the property would warrant a change in the plot plan.

A lady from the audience asked if it would have to be a concrete block wall around the property?

MR. SAYLOR indicated the applicants proposed a bamboo fence, and he pointed out the location of the fence to the Commission. He stated the sketch shows bamboo all around the property.

MR. MILLER indicated he was concerned with the plan in regard to the parking facilities, and he suggested the applicants work with staff on the parking and he would move for approval.

CHAIRMAN JENKINS asked if the wall would be included in the motion?

MR. MILLER indicated the wall would be included in the recommendation for approval.

MRS. COLEMAN stated she remembered in the past with the three houses that are zoned P-R there was a lot of discussion about the C-1 zoning because it backed up to residential property. She indicated at that time she thought they approved P-R to this property from the west and then the commercial would be allowed. She suggested in the wording of the motion this would go commercial zoning to the west and the three houses would remain P-R. She indicated there had been a lot of protests at that time, but they must have given up now. She indicated she didn't feel there should be a restaurant backing up to someone else's house. She felt when this property was zoned R-4 the homeowners felt assured it would stay R-4. She stated she felt this proposal was badly situated, and they do not have enough parking.

CHAIRMAN JENKINS declared the public hearing closed.

MR. MILLER moved Z-13-76 be APPROVED subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan.
3. The parking layout and any additional parking proposed by the developer shall conform to the requirements of the Department of Community Development.
4. A 6' masonry wall shall be constructed along the rear property line and the south portion of the property shall be buffered as required by the Department of Community Development.
5. 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. No signs shall contain exposed neon or flashing lights.
9. Conformance to code requirements and design standards of City Departments.

9. Z-66-75

DENIED

(Referred  
back from  
City Commission  
amended to  
R-3 zone)

Application of BANK OF NEVADA, EXECUTOR OF THE ESTATE OF ARCHIE C. GRANT, DECEASED, AND TRUSTEE U/W OF ZORA FAYE GRANT for reclassification of property legally described as Lots 17, 18, 19 and 20, Block 30, South Addition, located on the northwest corner of South 7th Street and Gass Avenue, from R-1 to R-3.  
Proposed Use: Apartments (8 units)

MR. SAYLOR indicated he felt the Commission was pretty well acquainted with the location of the property and probably surprised that it is back on the agenda. He indicated at the time it was first presented to the Commission there was confusion on the part of staff as to what the motion was. Staff had recommended the application be amended to R-3 and thought it had been approved as such when the original request was for R-4. The Commission recommended denial and staff felt it was denial of the R-4 and approval of the R-3. This then went to the City Commission as amended to R-3 and the City Commission referred it back to the Planning Commission for a clarification of what was approved. He indicated the protestants and the applicant at the City Commission thought the application had been denied. He indicated the applicant has submitted a plot plan showing how this property would be developed under the R-3 zone; he stated there would be two fourplexes on each lot, one-story in height with a substantial amount of open space. He stated that he felt the R-3 zone would reduce the amount of traffic by one-half by decreasing the number of units. He indicated staff originally recommended the application be amended to R-3. He stated he had no way of knowing if the people that appeared at the first meeting were protesting the apartment per se or the R-4 density. Since that time we have sent out notices again and the Hunsakers have again protested.

MRS. COLEMAN asked if the original application involved the corner lot?

MR. SAYLOR stated this is the same piece of land; and as it was proposed under R-4 there were to be two eightplexes, and they propose now to reduce it to two fourplexes.

CHAIRMAN JENKINS declared the public hearing open and asked to hear from the applicant.

MR. BOB O'BRIEN, 5112 West Charleston Boulevard, construction supervisor for Ron Rudin Realty and Construction Co. appeared. He stated they are the proposed developer of this project and the Bank of Nevada is the owner of record because they are the executor of the estate.

MR. TIBERTI asked if these were two separate buildings with each building containing four rental units and would they be one-story or two-story?

MR. O'BRIEN indicated this parcel contains four 25' wide lots and on each combined 50' lot they are proposing to place a fourplex unit. There would be a total of eight units on a 100' wide corner.

MR. TIBERTI asked if they were one-story and if there was adequate parking in the area?

MR. O'BRIEN reviewed what occurred at the last Planning Commission meeting stating that the protestants indicated they would feel more comfortable with P-R development on this property. He stated they went back after that meeting and tried to design a P-R use for the property with the idea to design something similar to the property kiddie corner from this property. He indicated to develop this property under the P-R zone too much of the property would have to be covered with asphalt for parking. He indicated they felt in order to maintain the residential character of the neighborhood, the apartment units would be feasible. He indicated they felt they could landscape the perimeter of the

property and maintain the residential character of the neighborhood.

MARTHA HUNSAKER, 725 South 6th Street, appeared in protest. She indicated her home is right across the street from this property. She read a letter sent to the Commission which is in the subject file. The letter pointed out that plans were not available to the residents of the area until the day before the meeting, and she also felt the size of these proposed apartments would tend to attract transients, and there would be a parking and over-population problem.

STAN GILBRANSON, 713 South 7th Street, appeared in favor of this request. He indicated there are offices in back of his property and commercial uses on 6th Street. He stated he felt there was no reason why this shouldn't be R-3. He informed the Commission there are commercial properties on South 7th, south of Gass, and directly opposite them are eightplexes on the south side of Gass. He indicated he didn't feel traffic would be a problem in this area if this application was approved.

CHAIRMAN JENKINS asked how long he had lived in the area?

MR. GILBRANSON replied since 1966.

MR. STEPHENSON, 1714 South 7th Street, appeared in protest and stated he felt the man that buys the property is entitled to an investment but not entitled to run down the property around the investment. He stated if cheap rental units are put in there, on the corner, he would suffer.

CHAIRMAN JENKINS asked for a show of hands of the protestants at the meeting; there were six.

MR. TIBERTI asked if the applicant has tried to talk to the property owners in the area showing them the type of buildings proposed and trying to work something out?

MRS. HUNSAKER replied that the developer didn't even have a plan, and the residents don't have any idea what is planned.

MR. O'BRIEN indicated the only reason he did not approach these people was because of his first encounter with them which was pretty salty. He indicated he had nothing against these people but he gathered from the first meeting they didn't want apartments in this area, and he felt if he met with the people it would be futile. He stated Mrs. Hunsaker indicated she would accept R-2, but he felt it would not be feasible to put four units on 100'. He informed the Commission he has been through meetings with neighboring property owners many many times on other applications, but he has the feeling they really don't want apartments.

MR. TIBERTI commented he didn't think they felt that way now.

MR. MILLER indicated he felt this was a unique section of town, and we should try to preserve the image.

MRS. COLEMAN indicated she felt it was a good point that they haven't seen the plans or elevations; a different type of person would be attracted to a 750 sq. ft. or 950 sq. ft. apartment.

MR. O'BRIEN stated he didn't feel there was a market in this town for anything bigger than a 700 sq. ft. apartment. He further stated he would like a decision from the Board one way or the other tonight.

MRS. COLEMAN moved Z-66-75 be DENIED.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Busch, Coleman  
"NOES": None

This item will be heard by the City Commission on March 3, 1976.

MR. BUSCH was excused from the meeting.

10. Z-83-70  
Plot Plan  
Review

APPROVED

Submitted by PAUL M. STAFFORD concerning property located on the south side of Pennwood Avenue between Valley View Boulevard and Arville Street at 3111 Chadford Place in Zoning District R-3 P.U.D. to allow a storage room in the carport area.

MR. FOSTER stated there was a similar request before the Commission two meetings ago where one of the owners wanted to construct a storage room in part of the carport area which meant a shorter distance between that facility and the driveway, and the question was whether the vehicle would stick out into the driveway. The Commission approved that request with the condition there be no intrusion of parked vehicles in the driveway area. He indicated this request was essentially the same and pointed out the plot plan on the board. He stated there is 14 1/2' from the structure to the driveway. This application is in keeping with what the Commission has approved previously and staff recommends approval.

MRS. COLEMAN asked if the condominium development shouldn't take care of this through their homeowners' association

MR. FOSTER indicated they are required to go through the homeowners' association and then they have to have Planning Commission approval.

MRS. COLEMAN moved the Plot Plan Review of Z-83-70 be APPROVED subject to the following conditions:

1. Conformance to the plot plan.
2. No vehicle parked in front of the storage room facility shall protrude into the common driveway.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Coleman  
"NOES": None

11. Final Map  
LEWIS HOMES  
CHARLESTON  
#10B

APPROVED

Property generally located on the east side of Lorenzi Street south of the Las Vegas Expressway.  
Owner/Subdivider: Lewis Homes  
No. of Lots: 30

MR. FOSTER indicated this final map is an addition to the existing development and conforms to the approved tentative map and staff recommends approval.

MR. TIBERTI moved the Final Map of LEWIS HOMES CHARLESTON #10B be APPROVED subject to the following conditions:

1. Street names shall be provided in accord with the Street Name Policy.
2. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Coleman  
"NOES": None

1. Z-74-71  
Plot Plan  
Review

APPROVED

Submitted by STANSBERRY CONSTRUCTION, INC. to allow the construction of a building for the retail sale of recreational vehicle equipment on property located on the south side of West Bonanza Road between Tonopah Drive and Clarkway Drive at 2029 West Bonanza Road in Zoning District C-2.

MR. FOSTER indicated this is a request for a change from an approved plot plan which had the building, shown in red, setback 100' from Bonanza Road. He stated at the time

they obtained approval they had a building approved on the southeast portion which is used for the installation of some of the parts that will be sold from this proposed building. They propose to move the building from the easterly portion of the lot to the northwest which may result in the driveway being relocated, and if this is done they will be required to landscape the area where the previous driveway was. Staff recommends approval subject to the normal landscaping requirements and subject to the upgrading of the Arizona Cypress along the rear of the property.

MRS. COLEMAN asked if there was a block wall or landscaping between this property and the residential property to the west.

MR. FOSTER indicated an existing fence is shown.

MRS. COLEMAN asked what is proposed to be between the proposed building and the residence?

MR. TIBERTI indicated he felt it was quite a bit closer than the rest of the structures.

MR. FOSTER indicated it was 12' from the residence.

MRS. COLEMAN indicated she felt this was too close and would be an obstruction just like landscaping.

MR. TIBERTI indicated he also felt it should be set back.

MR. FOSTER indicated it is not known if it will remain there.

MRS. COLEMAN indicated she felt the building was too close and will cause a traffic problem. She stated she felt it should be set back at least 25' from Bonanza Road.

MRS. COLEMAN moved the Plot Plan Review of Z-74-71 be APPROVED subject to the following conditions:

1. The proposed building be set back a minimum of 25' from the front property line.
2. Landscaping shall be provided along the front portion of the property and the row of Arizona Cypress along the rear property line shall be upgraded as required by the Department of Community Development.
3. Conformance to the plot plan as amended to reflect the above conditions.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Coleman  
"NOES": None

2. Z-66-73  
Plot Plan  
Review

APPROVED

Submitted by ROYAL CREST, INC. concerning the perimeter fence around the property located on the east side of Valley View Boulevard between West Oakey Boulevard and West Sahara Avenue in Zoning District R-PD 6 and R-3.

MR. FOSTER stated one of the conditions of approval of the apartment project was a fence on a 6' high berm and a 6' block wall. He pointed out the cross-section of this plan to the Commission. He indicated on the east side will be landscaping down to the driveway and the parking area, and he pointed out the general location of the apartments. The proposed plan calls for the landscaping berm to be about 1 1/2' less than

what the condition calls for, and there is a block wall above it. It will be 1 1/2' lower, about 10 1/2' from Valley View versus the 12' called for in the Ordinance. He indicated the finished grade of the apartment complex is lower which means the apartment buildings are lower than what was anticipated, therefore, this request will actually achieve the same thing with regard to the grade. The applicant is requesting that this revised fencing plan be adopted which would alter the conditions pertaining to the block wall around the development. He indicated staff has no objections in that it would achieve the same objectives.

MR. MILLER moved the Plot Plan Review of Z-66-73 be APPROVED subject to the following condition:

1. Conformance to the submitted design.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Coleman

"NOES": None

This item will be heard by the City Commission on March 3, 1976.

3. SO-2-76

APPROVED

Request submitted by LEWIS HOMES OF NEVADA for temporary sales offices in conjunction with Lewis Homes-Charleston No. 8 on property located at 6400 Singingwood Lane and 6409 Hyde Avenue in Zoning District R-1.

MR. FOSTER indicated this is in the Lewis Homes development, and there is a junior high and elementary school to the north. There has been a problem with traffic exiting onto Hyde, and a good part of it is a result of the half-street around the junior high school and the half-street around the elementary school; there are offsets at this corner. They are requesting these locations for sales offices and two model homes which are not located on the immediate corner; and staff doesn't know if it will cause any more traffic confusion to the situation existing already, but staff just wanted to bring it to the Commission's attention. The construction of a half-street on Hyde and Newcomer will resolve the traffic problems.

MRS. COLEMAN asked whose responsibility is this?

MR. FOSTER indicated the streets will be put in now with this subdivision, and they are under bond. If approved, he indicated staff would recommend the corner radius as a condition along with the normal conditions such as a two-year limitation of use, etc.

MRS. COLEMAN moved SO-2-76 be APPROVED subject to the following conditions:

1. The use be limited to sales within the Lewis Homes-Charleston development.
2. The use be limited to a two-year time limit or completion of the sales in this development, whichever is sooner.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Coleman

"NOES": None

DIRECTOR'S  
BUSINESS:

Discussion

Proposed Ordinance Amendment establishing the R-E(T) District.

MR. SAYLOR indicated that within the City of Las Vegas we have basically run out of R-1 land for the development of single family homes; some of this land is held by owners who haven't had any

indication of developing the property, but there is a limit to the amount of land available. He informed the Commission that there is an excess of land undeveloped in the Zoning District R-E which if held that way would take 100 years to develop for R-E. Another factor to this problem is that staff feels they should start the wheels in motion to develop facilities planned for horseback riding. He indicated Mrs. Coleman has brought this matter up several times stating if property is developed for R-E purposes, there are no riding facilities provided, and it is necessary to ride on someone else's property. He compared this project with the bicycle facilities which are pretty much developed.

MR. TIBERTI commented he thought this trend had died regarding bicycle trails.

MR. SAYLOR indicated the demand factor had died.

MR. SAYLOR stated staff feels as the area keeps developing, all of the vacant land there now is not going to continue vacant; some provisions have to be made. He stated that certain things can be done in the development of this type of plan, and we could bring in people that are knowledgeable about this type of plan; he indicated that Becker's ranch estates that he is proposing has a bridle path around the area. He indicated he was recommending to the Commission the first step in the three phase process by recommending to the City Commission approval of a R-E Temporary zone on only R-E developed land over 10 acres in size. It would be indicated to the people in the future that it is a temporary classification and may go into some other type of land use classification.

CHAIRMAN JENKINS questioned if ten people go together and buy ten acres and they want horses, they won't have the protection of the proposal.

MR. SAYLOR indicated they don't have the protection anyway.

MRS. COLEMAN asked about the situation that has occurred recently regarding R-E and people wanting everything around it R-E.

MR. TIBERTI explained their protests were to the fact if the land was used you were taking away their riding facilities.

MR. SAYLOR indicated any change in use would still take a zone change but this would serve to tell the people ahead of time.

There was discussion regarding the Bonanza Village development which had bridle paths and provisions for horse riding.

MR. SAYLOR indicated there is still vacant land around there where they can ride their horses; but when the day comes when the vacant land isn't there, they will use the facilities.

MR. TIBERTI moved for APPROVAL of this proposed Ordinance amendment.

The motion carried by the following vote:

"AYES": Miller, Tiberti, Jenkins, Coleman  
"NOES": None

COMMISSION  
BUSINESS:

Appointment

Planning Commission member appointed to the Board of Zoning Adjustment.

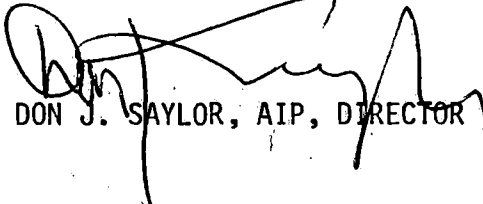
CHAIRMAN JENKINS indicated a desire to be replaced as the Planning Commission representative to the Board of Zoning Adjustment.

MR. TIBERTI nominated Mr. Busch to replace Chairman Jenkins on the Board of Zoning Adjustment. The motion was seconded and approved unanimously.

NOTE: Mr. Busch was not present when he was nominated and after being contacted by the Department of Community Development he declined the nomination. This item will be on the March 11, 1976, Planning Commission meeting agenda.

ADJOURNMENT: The meeting was adjourned at 10:10 P.M.

DEPARTMENT OF COMMUNITY DEVELOPMENT

  
DON J. SAYLOR, AIP, DIRECTOR

DJS:pdm