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A G E N D A

CITY PLANNING COMMISSION

May 13, 1976

CALL TO ORDER:

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

ROLL CALL:

NEW BUSINESS:

1. Z-28-76 Application of EVA M. WICKMAN for reclassification of property located on the east side of South Maryland Parkway between East Oakey Boulevard and Franklin Avenue at 1611 South Maryland Parkway, from R-1 to P-R.
Proposed Use: Office
2. Tentative Map STAGECOACH DEPOT II Property located east of Jones Boulevard on the south side of Craig Road in Zoning District R-E.
Owner: Ann G. Jones
Subdivider: Kadnek Corporation
No. of Acres: 60
No. of Lots: 100
3. Final Map SPANISH OAKS #4 Property located north of El Camino Avenue and east of Valley View Boulevard.
Owner/Subdivider: Royal Crest, Inc.
No. of Acres: 9.4
No. of Lots: 42
4. Z-100-64 Plot Plan Review Submitted by NORMAN TY HILBRECHT for a plot plan review to allow an office on property located on the east side of Casino Center Boulevard between Garces Avenue and Gass Avenue at 723 Casino Center Boulevard in Zoning District R-4 (Resolution of Intent to C-2).
5. Z-25-73 Plot Plan Review Submitted by JOHN F. RECTOR for a plot plan review to allow a shaded work area on property located on the south side of West Owens Avenue between Interstate 15 and Main Street at 31 West Owens Avenue in Zoning District M.
6. Z-102-73 Plot Plan Review Submitted by DAYTON HUDSON PROPERTIES for a plot plan review concerning property located on the northeast corner of Decatur Boulevard and Michael Way in Zoning District C-1.
7. Southern Nevada Mental Retardation Center Site Plan Review Submitted by the STATE HEALTH DEPARTMENT for a site plan review concerning property generally located on the southwest corner of Jones Boulevard and West Charleston Boulevard in Zoning District R-E.
8. AR-8-76 M-Zone Aesthetic Review submitted by JOHN R. HIMES AND NORMAN E. CLOSE concerning property on the north side of Meade Avenue between Rigel Avenue and Valley View Boulevard east and adjacent to 3232 West Meade Avenue in Zoning District M.
9. Z-40-74 Extension of Time Submitted by JOHN E. KENNEY, JR. concerning property generally located on the southeast corner of East Bonanza Road and Pecos Drive extending south 709 feet in Zoning District C-1.
Original Approval: November 6, 1974 (6 months)
12-month extension granted: May 6, 1975
10. Z-24-68 Plot Plan Review Submitted by ARTHUR H. KNAPP for a plot plan review concerning property generally located on the east side of North Highland Drive between Bonanza Road and McWilliams Avenue at 740 North Highland Drive in Zoning District C-1 (ROI to C-M).

11. CD-1-76
C-D Uses Permitted

Request to allow an antique store in a C-D zone.

DIRECTOR'S BUSINESS:

1. Discussion Meetings during the summer months.
2. Zoning Ordinance Amendment Provide for custodial institutions.
3. Zoning Ordinance Amendment Provide for fireplace projections into yard setback areas.

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MINUTES
CITY PLANNING COMMISSION
May 13, 1976

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

PRESENT: Chairman Jenkins, Vice-Chairman Parker, Messrs. Miller, Busch and Ward and Mrs. Coleman.

ABSENT: Mr. Tiberti.

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

NEW BUSINESS:

1. Z-28-76
APPROVED

Application of EVA M. WICKMAN for reclassification of property legally described as Lot 18, Block 20, Huntridge Subdivision Tract #4, located on the east side of South Maryland Parkway between East Oakey Boulevard and Franklin Avenue at 1611 South Maryland Parkway, from R-1 to P-R.
Proposed Use: Office

MR. SAYLOR stated this area has been and still is transitioning to P-R; and he pointed out the location of the proposed office on the plot plan and he further stated there will be parking in the rear of the building and landscaping in front of the building. He stated there is a concrete slab on the property, and staff has indicated that it should be included in the landscaping area and be removed to discourage its use for parking. There are some fences and a garage in the rear yard that should be removed to accommodate the adequate amount of parking needed. The driveway on this property is narrow and staff feels all obstructions such as the water softener, carport cover and steps should be removed to allow adequate access through the driveway. There were no protests and one letter of approval on record, and staff recommends approval subject to the conditions above.

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

MS. EVA M. WICKMAN, the applicant, appeared and stated she had nothing to add.

CHAIRMAN JENKINS asked if she had any objections to removing the slab?

MS. WICKMAN stated "no".

MRS. COLEMAN asked if the cover over the carport had to be removed?

MR. SAYLOR indicated the cover over the driveway would have to be removed.

CHAIRMAN JENKINS declared the public hearing closed.

MR. WARD moved Z-28-76 be APPROVED subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Removal of the concrete slab, cover over the patio, cover over the driveway, chain link fences and garage in the rear yard area as required by the Department of Community Development.

3. Removal of all appurtenances in the 9 ft. driveway as required by the Department of Community Development.
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. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
 "NOES": None

This item will be heard by the City Commission on June 2, 1976.

2. Tentative Map
 STAGECOACH DEPOT II

APPROVED

Property located east of Jones Boulevard on the south side of Craig Road in Zoning District R-E.

Owner: Ann G. Jones
 Subdivider: Kadnek Corporation
 No. of Acres: 60
 No. of Lots: 86

MR. SAYLOR indicated this map is located immediately adjacent to Stagecoach Depot I and comprises 60 acres and 86 lots in an R-E development. He pointed out the layout of the development with Craig Road on the north and Thom Boulevard on the east. He stated staff is essentially in agreement with the layout; there are two cul-de-sacs more than 400' long but because of the half-acre lot sizes staff feels they should be permitted. He pointed out a lot on the plot plan which has frontage on one cul-de-sac and with rear access to a knuckle, and staff doesn't feel that is a good idea and suggests that Lot 35 be enlarged to cut off this access. Staff recommends approval with the above conditions, a block wall along Craig Road, and no access to Craig Road from any of the lots because Craig Road is a Primary Major Street.

MR. TOM KADNEK, 4308 San Diego, North Las Vegas, appeared stating he was representing the applicant. He informed the Commission that he will be the owner of the property as the papers are now in escrow, and he will also develop the property.

MR. BUSCH asked if he had any objection to the enlargement of the one lot to cut off access?

MR. KADNEK AND MR. ROBERT BAUGHMAN, the engineer, asked to look at the plans presented to the Commission.

MR. SAYLOR indicated rather than tie it down specifically a condition would be put in that this situation would be worked out with staff.

MR. KADNEK stated they will provide the block wall on Craig Road and guarantee no access to Craig Road.

MR. BUSCH moved the tentative map of STAGECOACH DEPOT II be APPROVED subject to the following conditions:

1. A 6' masonry wall shall be provided along Craig Road and no access to Craig Road shall be allowed as required by the Department of Community Development.

2. Dedication of 60' half-street right-of-way on Craig Road as required by the Department of Public Works.
3. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
 "NOES": None

This item will be heard by the City Commission on June 2, 1976.

3. Final Map
 SPANISH OAKS #4

APPROVED

Property located north of El Camino Avenue and east of Valley View Boulevard.

Owner/Subdivider: Royal Crest, Inc.
 No. of Acres: 9.4
 No. of Lots: 42

MR. SAYLOR pointed out the overall layout of the Spanish Oaks development to the Commission indicating the approved Units 1, 2 and 3 and stating Unit 4 is toward the north abutting the single family homes. The final map is in accord with the approved tentative map and staff recommends approval as submitted.

VICE-CHAIRMAN PARKER moved the final map of SPANISH OAKS #4 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, Parker, Jenkins, Busch, Coleman, Ward.
 "NOES": None

4. Z-100-64
 Plot Plan Review

APPROVED

Submitted by NORMAN TY HILBRECHT for a plot plan review to allow an office on property located on the east side of Casino Center Boulevard between Garces Avenue and Gass Avenue at 723 Casino Center Boulevard in Zoning District R-4 (Resolution of Intent to C-2).

MR. SAYLOR stated this property is under the blanket resolution in the downtown area on Casino Center Boulevard which is gradually developing into a tourist oriented type of development, and staff anticipates as time goes by there will be a conversion of all houses to office uses and later undergo further transition to commercial uses. He stated this is a proposed office use, and he pointed out the location of the property and the alley to the rear. He stated they propose to utilize the existing building and staff feels the building is acceptable from a visual viewpoint with landscaping in the front. He stated there is a gravel driveway on the property and if this is going to be used as a driveway it will have to be surfaced in accord with the Ordinance as will the parking from the alley. Further, there is a swamp cooler that is fully exposed to the street, and staff feels it should be adequately screened or moved to a location where it is not visible.

MRS. COLEMAN asked if they intended to use the back yard?

MR. SAYLOR indicated the rear 20' off the alley will be used; he added there is a large expanse of land from the alley to the rear of the building.

CHAIRMAN JENKINS asked to hear from the applicant, but there was no one present.

MRS. COLEMAN moved the plot plan review under Z-100-64 be APPROVED subject to the following conditions:

1. All access drives and parking areas shall be paved as required by the Department of Community Development.
2. Conformance to the plot plan.
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 system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
"NOES": None

This item will be heard by the City Commission on June 2, 1976

5. Z-25-73
Plot Plan Review
APPROVED

Submitted by JOHN F. RECTOR for a plot plan review to allow a shaded work area on property located on the south side of West Owens Avenue between Interstate 15 and Main Street at 31 West Owens Avenue in Zoning District M.

MR. SAYLOR indicated this property was approved for a decorative iron works operation some time ago, and he pointed out the location on the plan, the mobile home park to the east, and industrial zoning to the west. At that time the use was approved with a stipulation that the welding take place toward the western part of the property. This request is for a shaded work area toward the eastern portion of the property within 5' of the property line and it is proposed for a spray paint operation. Staff has no objection to the proposed shaded work area or for the use that is intended, but staff feels it should be moved within closer proximity to the western line rather than the eastern line because of the mobile homes in the area. Staff recommends approval subject to the shaded work area being moved to the west one-half of the property.

MRS. COLEMAN asked regarding a wall to protect the houses?

MR. SAYLOR stated a wall hasn't been required, but if the structure is moved there would be enough room because of the distance factor.

MR. JOHN F. RECTOR, 5429 Varsity, appeared.

CHAIRMAN JENKINS asked if there was some reason for having this shaded work area on the easterly side of the property?

MR. TOM PRATO, 31 West Owens Avenue, appeared and indicated they would like it placed at this location so they could further utilize the property to make a facility to the rear of the existing building to clean the product before putting

it into the shop. He stated they intended to go into the ground to build the facility, and they would like to leave room for a semi-truck to enter the property. He stated there is a gully on the east side and a long way before the trailer park property.

CHAIRMAN JENKINS asked what type of product do they work with?

MR. PRATO stated ornamental iron.

CHAIRMAN JENKINS asked if there was any fence or barrier on the property?

MR. PRATO stated there is a chain link fence.

MR. MILLER asked the type of structure proposed?

MR. PRATO stated it will be movable.

MR. SAYLOR informed Mr. Rector and Mr. Prato they will have to come in and get approval for their long-range plans; they will have to have plot plan approval.

CHAIRMAN JENKINS asked how far away were they from their next phase of construction?

MR. PRATO indicated 2 months.

MR. BUSCH asked if this proposal was going to have a slab?

MR. SAYLOR stated it will contain a cleaning tank.

MR. PRATO stated they will have to pour a slab.

MRS. COLEMAN asked if there was enough depth on the property?

MR. SAYLOR replied "yes".

VICE-CHAIRMAN PARKER asked what type of structure would it be?

MR. PRATO stated it will be steel, and he added they would like to put it on the east side to keep it 50' away from the welding operation on the west side of the lot.

MRS. COLEMAN asked the depth of the lot?

MR. SAYLOR replied 200'.

VICE-CHAIRMAN PARKER asked if it wouldn't be a good idea to hold this item in abeyance and come back in with a final plan instead of putting up a steel shaded work area and then having to move it?

MR. PRATO stated they were not planning on moving the paint shop; it will be movable but they wouldn't take it down unless they were told to.

VICE-CHAIRMAN PARKER stated he didn't feel this would be a practical solution and suggested they come in with a total program at the next meeting of the Planning Commission.

MR. RECTOR stated if the Commission wants them to move the shaded work area location, they will do it.

MR. PRATO indicated they would move it if it was okay to go to the rear or southwest part of the property 5' away from the fence and 5' away from the wall.

MR. BUSCH stated that would be okay.

MR. BUSCH moved the plot plan review under Z-25-73 be APPROVED subject to the following conditions:

1. The shaded work area to be constructed be relocated to the west half of the property as required by the Department of Community Development.
2. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
 "NOES": None

This item will be heard by the City Commission on June 2, 1976.

6. Z-102-73
 Plot Plan Review

APPROVED

Submitted by DAYTON HUDSON PROPERTIES for a plot plan review concerning property located on the northeast corner of Decatur Boulevard and Michael Way in Zoning District C-1.

MR. SAYLOR indicated this is one of the final stages of the shopping center and almost all of the problems have been worked out; they have subdivision approval and now they are coming in for what possibly is the final plot plan approval. He pointed out the location of the parcel on the map. He stated this plan is essentially in accord with the originally approved plan, and he pointed out the building areas and landscaping. He stated there is a buffer between Michael Way and the rear of the homes and the school which back up to it. He stated staff doesn't have any detailed plans on the landscaping, but that can be stipulated as a condition. He pointed out they do not present any specific plans on the parcels marked "reserved", and staff would like to reserve its recommendation of approval on those parcels; staff doesn't feel they should be included in the plot plan approval because there are no plans for those areas. One parcel is indicated as having a four-story maximum building height and they don't have a circulation plan or parking. Staff recommends approval of this plot plan with the above reservation and other stipulations relative to insuring, as the development is phased that there is adequate parking and circulation, screening of trash areas, and the other usual conditions.

MRS. COLEMAN stated one of the conditions of approval under the original application was that the buffer along Michael Way be put in at the beginning of construction.

MR. SAYLOR indicated that was one of the conditions of the zoning action, and he informed the Commission approval of this plot plan does not supercede any of those conditions not changed by the plot plan. With regard to the landscaping along Michael Way it will have to be put in now.

MRS. COLEMAN asked when the expressway interchange would be put in?

MR. SAYLOR indicated the State realizes it will have to be done in the very near future. He stated there is an Assessment District in progress for the widening of Valley View Boulevard, and staff anticipates the interchange will be constructed if not at the same time then shortly thereafter.

MR. AL NELSON, Project Administrator, Dayton Hudson Properties, appeared and stated the highway interchange will be completed prior to the opening of the center. He stated the Highway Department plans are finished, and they plan to take bids and begin construction after the first of the year.

VICE-CHAIRMAN PARKER asked if the property from Decatur east was part of the shopping center development, and he asked if that will be future development?

MR. NELSON stated that is not part of the plan at this time, and they will have to come back before the Planning Commission

for site plan approval on the rest of the area. He stated they have no objection to the designated parcels being left out of this plot plan approval. He stated they are working on the landscaping plans and the Michael Way fence will be installed when the first phase of construction starts.

VICE-CHAIRMAN PARKER moved the plot plan review under Z-102-73 be APPROVED subject to the following conditions:

1. Each phase of the development shall have adequate parking and traffic circulation.
2. Parcels indicated as "reserved" on this plot plan are not included under this plot plan approval.
3. All previous conditions of approval under Z-102-73.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
"NOES": None

This item will be heard by the City Commission on June 2, 1976.

7. Southern Nevada
Mental Retardation
Center

Site Plan Review

APPROVED

Submitted by the STATE HEALTH DEPARTMENT for a site plan review concerning property generally located on the southwest corner of Jones Boulevard and West Charleston Boulevard in Zoning District R-E.

MR. SAYLOR stated this facility is located on the southwest corner of Jones and Charleston, and he pointed out the location of the property on the plot plan, the parking layout and landscaping. He stated this is an extension onto the existing development and pointed out the cottages and training center building. He stated staff recommends approval of the site plan.

VICE-CHAIRMAN PARKER asked the entire size of the State-owned property?

MR. SAYLOR indicated 80 acres and added the State ownership goes all the way south to Oakey.

MRS. COLEMAN moved the site plan review of the Southern Nevada Mental Retardation Center be APPROVED.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
"NOES": None

8. AR-8-76 (M Zone)

APPROVED

Aesthetic Review submitted by JOHN R. HIMES AND NORMAN E. CLOSE concerning property on the north side of Meade Avenue between Rigel Avenue and Valley View Boulevard east and adjacent to 3232 West Meade Avenue in Zoning District M.

MR. SAYLOR stated this is in an industrial area in the old Starlight Park area and he pointed out the location of the property and the existing building and proposed building. He stated there will be some parking in front of the building and landscaping along Meade and in front of the building. Staff recommends approval.

MRS. COLEMAN asked if there was anything they could do about the old building?

MR. SAYLOR stated not under this action.

MR. MILLER moved the aesthetic review under AR-8-76 (M Zone) be APPROVED subject to the following conditions:

1. Conformance to the plot plan.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting street and "R" zoned property to the north.
5. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
"NOES": None

9. Z-40-74
Extension of Time
APPROVED

Submitted by JOHN E. KENNEY, JR. concerning property generally located on the southeast corner of East Bonanza Road and Pecos Drive extending south 709 feet in Zoning District C-1.
Original Approval: November 6, 1974 (6 months)
12-month extension granted: May 6, 1975

MR. SAYLOR stated he felt the Commission was acquainted with this parcel because there was quite a hassle when the zone change was made on this property located on the corner of Bonanza and Pecos. To the east is the townhouse development. He stated the zone change was primarily for a convenience market and also a service station. Mr. Kenney indicated because of the tight money market he hasn't been able to secure a tenant; and it will be quite some time before he gets a service station there, and the convenience market might come about sooner. He stated staff has no objection to this extension.

MRS. COLEMAN asked if this was the proper zoning for this corner?

MR. SAYLOR replied a portion of Bonanza is commercial, and he added he didn't remember what staff's recommendation was on the zoning action.

CHAIRMAN JENKINS asked Mr. Kenney how much time he needed?

MR. KENNEY stated he would like six months or so.

CHAIRMAN JENKINS asked if that would be a sufficient amount of time?

MR. KENNEY stated he likes this piece of property, but he can't talk anyone into going in there; he stated there is nothing across Pecos. He stated he would take a six months extension and take his chances.

MRS. COLEMAN asked if this shouldn't be ordinance?

MR. SAYLOR stated if the Commission feels it is proper it would be okay.

MR. KENNEY stated he would much rather have it permanent.

VICE-CHAIRMAN PARKER stated they normally grant a one year extension.

MR. KENNEY stated he has had a year extension.

CHAIRMAN JENKINS indicated if Mr. Kenney wants permanent zoning after this extension he may come back before the Commission.

MR. BUSCH moved the extension of time under Z-40-74 be APPROVED subject to the following condition:

1. All requirements imposed by ordinances adopted subsequent to the initial approval of this application shall be adhered to.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
"NOES": None

This item will be heard by the City Commission on June 2, 1976.

10. Z-24-68 & Z-31-71
Plot Plan Review

APPROVED

Submitted by ARTHUR H. KNAPP for a plot plan review concerning property generally located on the east side of North Highland Drive between Bonanza Road and McWilliams Avenue at 740 North Highland Drive in Zoning District C-1 (ROI to C-M).

MR. SAYLOR stated this property is under resolution to C-M, and he pointed out the location on the screen indicating this site was located north of Bonanza Road. He stated the present facility is on Highland, and he pointed out the location of the public housing to the north and the Adler Guy Center to the north-west. He stated evidently the present operation is very successful and he pointed out the present building, the area of operation, the proposed new building, the location of more parking and the traffic circulation out to Bonanza Road. He stated staff has no objection to the proposal except it feels there are a couple of things that should be considered with regard to items brought up at the original approval of this application. He stated there was some concern about the traffic induced by this use exiting onto McWilliams in connection with the public housing project and the number of children exposed on that street. He stated the applicants propose a driveway at the east end of this property, and staff feels it should be eliminated and that they can get access from the present driveways. Staff recommends approval subject to the above conditions and landscaping on the Bonanza access and extend the landscaping on the McWilliams Avenue side of the property and the usual conditions of approval such as screening of mechanical equipment, etc.

MRS. COLEMAN asked if this was the UPS building?

MR. SAYLOR replied "yes".

MR. ARTHUR KNAPP, 495 South Arroyo Parkway, Pasadena, California, appeared. He stated they would agree to the elimination of the driveway on the east end of the property, but he felt its existence would make the parking circulation more convenient. He stated they have also agreed to the landscaping on the north side (McWilliams) and on Bonanza and the entire parcel will be fenced.

MRS. COLEMAN asked regarding the type of fencing?

MR. KNAPP indicated the fence on the McWilliams side of the property would be a decorative block wall.

MR. SAYLOR asked if the trailers now on the property would be removed after construction is complete?

MR. KNAPP replied "yes".

MR. BUSCH moved the plot plan review under Z-24-68 and Z-31-71 be APPROVED subject to the following conditions:

1. Elimination of the driveway on the east end of the property as required by the Department of Community Planning and Development.
2. Conformance to all other conditions of approval under Z-24-68 and Z-31-71 except as otherwise provided in the amended approval.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan as amended.
7. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
"NOES": None

This item will be heard by the City Commission on June 2, 1976.

11. CD-1-76
C-D Uses Permitted

APPROVED

Request to allow an antique store in a C-D zone.

MR. SAYLOR indicated this request involves property located where the old Ed Jory Real Estate office was located, in a C-D zone. He stated under the C-D zoning there are stipulations that require that the type and category of use must be approved. He stated the question of an antique store hasn't arisen, and that is why this request is brought before you. He stated it has been indicated to staff by the purchaser of the property that she will be dealing in genuine antiques, and staff has no objection since this type of use fits into the intent of the C-D zone and as long as sales are kept to genuine antiques.

CHAIRMAN JENKINS asked if it would be interior display only?

MRS. COLEMAN stated it should be stipulated that there be no outside display.

MR. SAYLOR stated everything will have to be in accord with the C-D zoning requirements.

MRS. COLEMAN asked the applicant if she understood staff's recommendations.

MS. EPPERSON, the applicant, replied "yes".

MR. BUSCH moved CD-1-76 be APPROVED subject to the following conditions:

1. The antique store be limited to genuine antiques only.
2. No outside display or storage shall be allowed as required by the Department of Community Development.
3. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.

"NOES": None

This item will be heard by the City Commission on June 2, 1976.

1. Z-14-75
Extension of Time

ABEYANCE

Request submitted by LEONARD ROSENSTEIN for an Extension of Time concerning property generally located on the east side of Shadow Lane extending from West Charleston Boulevard to Ellis Avenue in Zoning District R-E (Resolution of Intent to C-1).

Original Approval: May 21, 1975

No previous extensions

MR. SAYLOR stated this property is located on the east side of Shadow from Charleston south to Ellis. He stated at the time the zoning was approved there was concern from the property owners in the area because they wanted the proposed development to afford them the maximum amount of protection. He pointed out on the plot plan the parking to the rear and the landscaping. He stated the development has not proceeded, and they are requesting an extension of time as a result of decertification by the Nevada State Health Planning Board; he read the letter into the record. He stated they have indicated they will proceed with the development if certification is granted.

MRS. COLEMAN expressed some concern about this property stating there is a "for sale" sign on the property at this time.

CHAIRMAN JENKINS suggested this item be held in abeyance at this time.

MR. BUSCH moved the extension of time under Z-14-75 be HELD IN ABEYANCE until the May 25, 1976, Planning Commission meeting.

The motion carried by the following vote:

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

"NOES": Ward.

2. Z-61-75

ABEYANCE

Application of LAURA KELLY, DOROTHY CULLEY AND THOMAS AND GLADYS GEE for reclassification of property legally described as Lots 1 and 2, Block 1, Artesian Acres excepting the west 170 feet of the north 150 feet of Lot 1, generally located southeast of East Bonanza Road and North Eastern Avenue extending south along Eastern Avenue 655 feet and east along Bonanza Road 629 feet, from R-E to C-1.

Proposed Use: Neighborhood Shopping Center

MR. SAYLOR informed the Commission this application first came before them in January, and staff feels the applicants are delaying its consideration. It was placed on the agenda and the applicants asked that it be held in abeyance, it was then placed on the next agenda and the applicants requested it be taken off the agenda until they request to have it put back on; now they have requested it be put back on the agenda, and staff has just received a letter requesting it be held in abeyance until the next meeting. He asked the Commission if staff could have permission to advise the applicants if they do not go forth at this time staff would be forced to have them file a new application so this can be re-advertised.

MRS. COLEMAN moved Z-61-75 be HELD IN ABEYANCE until the next Planning Commission meeting to be held May 25, 1976, subject to staff's suggestion.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.

"NOES": None

3. Final Map
WOODLAND HILLS
UNIT NO. 1

APPROVED

Property generally located east of Valley View Boulevard between Vegas Drive and Washington Avenue in Zoning District R-1.

Owner/Subdivider: Crestmont Corporation
No. of Acres: 5.9+
No. of Lots: 18

MR. SAYLOR indicated this plat involves the Tittle property, and there was substantial discussion on the rezoning request. This property is located on Washington east of the golf course and the estate development. He pointed out the location of the tentative map and the final map on the board. He stated the final map is in accord with the approved tentative map. He pointed out the location of a street not shown on the tentative map which is shown on the final map as being extended. He stated staff feels this street extension provides better circulation on the overall development plan and the people living in this area would have a better design and be able to get out to Washington without going all the way around the development. He stated the way the street plan is laid out now all traffic in and out of this development would have to go through this development, and staff feels if this plat is approved there should be some type of temporary access to Washington to be used by construction equipment. Staff feels this final map could be approved with the minor changes, but any other changes would require another revised tentative map.

MR. G. C. WALLACE appeared representing Mr. Harold Shydler. He stated that Mr. Shydler would probably not want to include a paved permanent type of access for the residents and he suggested maybe a construction road could be substituted which could be watered and maintained.

MR. SAYLOR indicated that all he was asking for was to eliminate the construction trucks from going through the proposed development.

MR. WALLACE stated he could appreciate that and he stated if Mr. Shydler took any objection to any of the conditions he could argue that before the City Commission.

MR. BUSCH asked if this would be a permanent road?

MR. SAYLOR replied "no".

MRS. COLEMAN asked regarding the access to the model homes?

MR. WALLACE stated they will be on Ironwood, and this would be the access to the subdivision.

MR. BUSCH moved the final map of WOODLAND HILLS UNIT NO. 1 be APPROVED subject to the following conditions:

1. Provision for a temporary access road to Washington Avenue for construction equipment as required by the Department of Community Development.
2. Street names shall be provided in accord with the Street Name Policy.
3. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
"NOES": None

4. AV-8-76

APPROVED

Request of CLARENSE E. HERMANSON for an Administrative Variance to allow an addition to a nonconforming structure on property generally located on the northeast corner of Aberdeen Lane and Shadybrook Lane at 6536 Aberdeen Lane in Zoning District R-1.

MR. SAYLOR pointed out the location of the property on the plot plan indicating the house does have proper setbacks all the way around except along Shadybrook Lane where there is 7' where 15' is required. He stated the house is there with 7', and the applicant is asking to continue the existing building line to allow an extension. He stated staff feels this is logical and recommends approval.

CHAIRMAN JENKINS asked if there were any objections from the neighbors?

The response was "no".

MR. WARD moved AV-8-76 be APPROVED subject to the following condition:

1. Conformance to the plot plan.

The motion carried by the following vote:

"AYES": Miller, Parker, Jenkins, Busch, Coleman, Ward.
"NOES": None

5. Z-100-64
Revised Plot Plan
Review

APPROVED

Submitted by JERRY J. KAUFMAN for a revised plot plan review concerning property located on the southwest corner of Clark Avenue and South 4th Street at 500 South 4th Street in Zoning District C-2.

MR. SAYLOR indicated this site was once approved for a plan and now the applicants have a change which is possibly an addition. He pointed out the location of the existing building stating they do have adequate landscaping on 4th and along the side street. He stated staff recommends approval adding there is a proposed trash pickup area that should be screened from the side street.

MR. KAUFMAN AND MR. CASEY appeared.

CHAIRMAN JENKINS asked what the revision is for?

MR. KAUFMAN indicated it was an addition for additional space.

MR. BUSCH asked if the trash area could be screened?

MR. KAUFMAN indicated "yes" it would be no problem.

MR. BUSCH moved the revised plot plan review under Z-100-64 be APPROVED subject to the following conditions:

1. Conformance to the plot plan.
2. 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.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
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, Parker, Jenkins, Busch, Coleman, Ward.
"NOES": None

This item will be heard by the City Commission on June 2, 1976.

6. Craig Road

Amendment to the Master Plan of Streets and Highways - Craig Road, between Jones Boulevard and Decatur Boulevard from 100' to 120' to align with the right-of-way in North Las Vegas.

MR. SAYLOR indicated this is a minor amendment to the alignment of Craig Road out in the northwestern part of the City on the east side of Jones Boulevard. He stated in North Las Vegas the right-of-way for Craig Road is 120'. There is a section of Craig Road west of Jones in the City that is 150' in width and because of a drainage channel requirement, Craig would be carried to this point and then drop to 100', so rather than go from 150' to 100' and then to 120' staff would recommend the Master Plan be changed to allow the transition from 150' and make it 120' to agree with the section in North Las Vegas.

MRS. COLEMAN moved the amendment to the Master Plan of Streets and Highways concerning Craig Road be APPROVED.

DIRECTOR'S BUSINESS:

1. Discussion

Meetings during the summer months.

MR. SAYLOR informed the Commission a policy has been established to cancel the second meeting in the summer months and if anything of great nature arises an attempt would be made to call a special meeting. He added that this situation works pretty well.

MR. BUSCH moved the second meeting for the months of June, July and August be cancelled, the motion was seconded and approved unanimously.

2. Zoning Ordinance Amendment

Provide for fireplace projections into yard setback areas.

MR. SAYLOR indicated this is a request to amend the Zoning Ordinance to allow for fireplace projections into the rear and side yard areas without taking the setback figured from the fireplace. In some cases there have been some problems wherein the house has a 25' setback and the fireplace sticks out 2'. The present Ordinance indicates they have to measure from the fireplace. He stated staff recommends approval of this amendment.

MRS. COLEMAN asked if this includes the side yards also?

MR. SAYLOR replied "yes".

MRS. COLEMAN moved the Zoning Ordinance amendment to provide for fireplace projections into yard setback areas be APPROVED, the motion was seconded and approved unanimously.

3. Zoning Ordinance Amendment

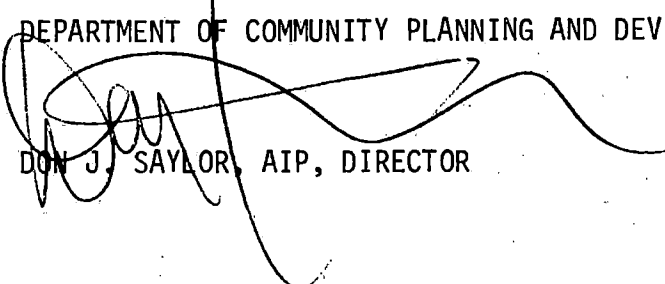
Provide for custodial institutions.

MR. SAYLOR asked that this item be held in abeyance, and a memo will be sent to the Commissioners on this to explain what the amendment is for.

ADJOURNMENT:

The meeting was adjourned at 8:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:pdm