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A G E N D A

CITY PLANNING COMMISSION

MAY 19 10 07 AM '76

May 25, 1976

CITY CLERK

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
April 8, 1976.

OLD BUSINESS:

1. Z-61-75

(Abeyance from
May 13, 1976)

Application of LAURA KELLY, DOROTHY CULLEY AND
THOMAS AND GLADYS GEE for reclassification of
property 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

2. Z-14-75

Extension of Time

(Abeyance from
May 13, 1976)

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

3. Zoning Ordinance
Amendment

(Abeyance from
May 13, 1976)

Provide for custodial institutions.

NEW BUSINESS:

1. Z-29-76

Application of J. K. STANSBERRY AND LESTER REEL for
reclassification of property located on the south
side of Bonanza Road between Tonopah Drive and
Clarkway Drive 400 feet east of Tonopah Drive be-
ginning 178 feet south of Bonanza Road and extending
south 200 feet to the Las Vegas Expressway, from R-E
(A portion of the property is under a Resolution of
Intent to C-2 and C-M) to C-M.

Proposed Use: Storage of Damaged Recreational
Vehicles

2. Z-30-76

Application of YOUNG MEN'S CHRISTIAN ASSOCIATION OF
LAS VEGAS for reclassification of property located on
the west side of South Valley View Boulevard between
Alta Drive and the easterly extension of Michael Way,
beginning 633 feet north of Alta Drive and extending
north along Valley View Boulevard 693 feet and west
from Valley View Boulevard 1,244 feet, from R-1 to
C-1.

Proposed Use: YMCA and Commercial Development

3. Z-31-76

Application of RUDY AND KATHERINE KUCHERA for reclassi-
fication of property located on the west side of North
Nellis Boulevard between Sandra Road and East Washington
Avenue 300 feet north of Washington Avenue extending
west from Nellis Boulevard 287 feet, from R-2 to C-M.

Proposed Use: Used Car Lot

4. Z-32-76

Application of DENNIS C. COLE AND BARBARA W. COLE for
reclassification of property generally located on
the southeast corner of Vegas Drive and Silver Lake
Drive at 3625 Vegas Drive, from R-1 to P-R.

Proposed Use: Office

5. Z-33-76

Application of JOE K. AND LEONA B. HULSEY for reclassification of property located on the south side of West Charleston Boulevard between Hinson Street and Vista Drive at 4125 West Charleston Boulevard, from R-E and C-1 to C-1.

Proposed Use: Florist Shop, Plant Nursery and Greenhouses

6. Final Map
LEWIS HOMES
CHARLESTON
UNIT NO. 11

Property located on the southeast corner of Lorenzi Street and the Las Vegas Expressway in Zoning District R-1.

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 9.247

No. of Lots: 35

7. Z-5-74
Extension of Time

Submitted by WAYNE W. RIIS, U-HAUL CO. OF LAS VEGAS, INC. concerning property located on the south side of West Bonanza Road between North Highland Drive and North Rancho Drive at 1909 West Bonanza Road in Zoning District C-2.

Original Approval: February 27, 1974

No. Previous Extensions

RECEIVED
CITY MANAGER

JUL 2 1976

AM
7,8,9,10,11,12,1,2,3,4,5,6
PM

MINUTES

CITY PLANNING COMMISSION

May 25, 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, Messrs. Miller and Tiberti, and Mrs. Coleman.

ABSENT: Messrs. Busch and Ward and Dr. Parker.

STAFF PRESENT: Don J. Saylor, AIP, Director of Community Planning & Development
Howard A. Null, Supervisor of Zoning and Planning
Richard L. Williams, Planning Analyst
Ira John Gardner, Planning Assistant
Patricia D. Malizia, Recording Secretary

MINUTES: MRS. COLEMAN moved the minutes of the regular meeting of April 8, 1976, be APPROVED as mailed. The motion carried by unanimous vote.

OLD BUSINESS:

1. Z-61-75 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, and generally located south-east 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.
- (Abeyance from May 13, 1976
- APPROVED Proposed Use: Neighborhood Shopping Center

MR. SAYLOR stated this item has been held in abeyance for several months, the property is located on the southeast corner of Eastern and Bonanza, both of which are major streets. He stated there is commercial zoning on the west side of Eastern and on the north side of Bonanza Road. On the east side of Eastern Avenue, north of this proposed development, is a power company installation. Immediately to the east is commercial zoning containing the expanse of Davis Nursery and beyond that is apartment house development. There are more apartments south of this parcel and more commercial further south. He stated although the General Plan indicates perhaps there is enough commercial in the area to take care of the needs, staff feels, after looking at the land use pattern and found this parcel to be completely surrounded by commercial, the best use would be to continue the commercial pattern. He pointed out the proposed development on the plot plan and also a painted rendering of the proposed development. Staff recommends approval of this request in accord with the submitted plot plan and other conditions such as a 6' block wall along the south and east property lines, and the usual conditions including beefing up the landscaping. There were no protests or approvals on record.

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

MR. JERRY S. CRUMPLER, of Glickman, Crumpler, Riley & Associates, Beverly Hills, California, appeared representing the applicants. He apologized for having made the previous overtures to the Planning Commission and having to have this item held in abeyance. He indicated they did not have any major tenants lined up until now. He stated they could see no problems with the indicated conditions as stated by staff and if the landscaping needed to be beefed up they will work with staff.

CHAIRMAN JENKINS asked if the applicant felt he could comply with the block wall condition?

MR. CRUMPLER stated "yes".

MRS. COLEMAN asked when construction would commence?

MR. CRUMPLER stated they were in final lease negotiations now and expect to have the final construction plans drawn and the leases signed within four to six months.

MR. MILLER asked how many stores would be in the center?

MR. CRUMPLER indicated there would be two major stores and approximately 10 or 15 satellite and convenience stores depending on the size of the satellite stores; he stated they don't have them leased yet.

MR. MILLER asked if they had the two major stores?

MR. CRUMPLER stated they have not signed but they are in the final stages of lease negotiations.

MR. TIBERTI asked what type of major store would be in this center?

MR. CRUMPLER indicated major neighborhood stores (supermarket and drug stores, etc.)

CHAIRMAN JENKINS declared the public hearing closed.

MRS. COLEMAN moved Z-61-75 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. Construction of a 6' masonry wall abutting the adjacent residential property along the east property line and along the south property line excepting the westerly 150 feet.
4. Installation of half-street improvements along Bonanza Road, repair of damaged sidewalks along Eastern Avenue and submittal of a parking plan to the Traffic Engineer as required by the Department of Public Services.
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. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

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

"NOES": None

This item will be heard by the City Commission on June 16, 1976.

2. Z-14-75 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).
Extension of Time
(Abeyance from May 13, 1976)
Original Approval: May 21, 1975
No Previous Extensions
APPROVED

MR. SAYLOR stated the property in question is located on the east side of Shadow Lane running through to Ellis Avenue. He stated when this was originally approved, the property owners in the area endorsed the proposal according to certain conditions. He stated they are asking for an extension of time and they were on the agenda at the last meeting but there was a question regarding the "for sale" sign on the property. He stated staff was instructed to advise the applicants to be here at this meeting to offer whatever information is available relative to the status of the project.

MR. CLEM ROLLINS appeared representing the applicant. He stated after their plans were approved by the Planning Commission they were submitted to the State Health Department where they were rejected and all the plans had to cease. He stated they have since reapplied to the State and have gone through the local health task force and the County Health Board and there is another meeting in Reno on June 3 and if they secure that approval they will have one more State approval the latter part of June. After that approval they will proceed with their plans and get ready to go to construction.

MRS. COLEMAN indicated her concern was with regard to the sign and whether or not it only concerns the corner lot.

MR. ROLLINS stated the planning is proceeding on all three parcels but he indicated they have stopped in the planning process because of the cancellation of the approval by the State.

MRS. COLEMAN asked if the for sale sign will come down if the are approved?

MR. ROLLINS stated "yes", he stated the for sale sign was put up on the insistence of the property owner to be sure he didn't miss an opportunity to sell the property if they were unable to secure the Health Department approval.

MRS. COLEMAN asked if they were aware that the zoning on this application went clear to Ellis because it was a complete development?

MR. ROLLINS stated "yes" they were aware of that.

MRS. COLEMAN asked if they were the property owner?

MR. ROLLINS indicated the property was under a 99-year lease by one of the members of the development group.

CHAIRMAN JENKINS asked how much time would be needed for this extension request?

MR. ROLLINS stated they will have to complete their plans and this will take approximately 90 days after the Health Department approval and they expect construction to start late this year or early next year.

CHAIRMAN JENKINS asked if he was requesting one year or six months?

MR. ROLLINS indicated they would like one year.

MRS. COLEMAN indicated she was concerned if this development didn't take place would this Board have an opportunity to review it?

MR. SAYLOR indicated this development has to be developed in accord with the approved plan.

MRS. COLEMAN asked what would happen if they approved the whole piece to Ellis and then they want to sell off the corner then there will be two or three parcels that won't be tied into this development.

MR. SAYLOR indicated if that would happen the Resolution of Intent would be revoked.

MR. TIBERTI moved the request for an Extension of Time under Z-14-75 be APPROVED for one-year 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, Tiberti, Jenkins, Coleman.
"NOES": None

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

NEW BUSINESS:

1. Z-29-76

APPROVED

Application of J. K. STANSBERRY AND LESTER REEL for reclassification of property legally described as that portion of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M, described as follows: The Southerly 200 feet of the following described parcel: Commencing at the point of intersection of the east line of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 28 (hereinafter called Line 1) with the South boundary line of Clark Avenue (now known as Bonanza Road) projected westerly, as the same is now established (hereinafter called Line 2); thence West along said Line 2 a distance of 1,500 feet to the point of beginning; thence south along a line parallel to said Line 1 a distance of 378 feet; thence North 89°36' West, and parallel to said Line 2 a distance of 200 feet; thence North along a line parallel to said Line 1 a distance of 378 feet to said Line 2; thence east along said Line 2, 200 feet, to the point of beginning, save and excepting the north 22 feet of the west 100 feet, located on the south side of Bonanza Road between Tonopah Drive and Clarkway Drive 400 feet east of Tonopah Drive beginning 178 feet south of Bonanza Road and extending south 200 feet to the Las Vegas Expressway, from R-E (A portion of the property is under a Resolution of Intent to C-2 and C-M) to C-M.

Proposed Use: Storage of Damaged Recreational Vehicles

MR. SAYLOR pointed out the location of this request on the screen indicating on the south side of Bonanza to the Freeway staff has established a pattern of allowing commercial on the south side of Bonanza and in some cases have allowed C-M uses on the south 100'. He stated the applicant does have one parcel and now this parcel in question. He stated on the one parcel the applicant has commercial zoning and 100' of C-M to the rear and he is now asking that that C-M zoning be extended 200' north from the freeway and having that 200' of C-M zoning applied to the adjoining parcel. He pointed out the proposal on the board and the plot plan of the property. He stated there has also been a pattern established of providing Arizona Cypress along the south line of the property and this should be one of the conditions, along with an 8' block wall along the east and south line of the property. He stated part of the area is to be covered but probably not enclosed, this would be open storage. He stated the depth that has been established for C-M of 100' is not a magical number and it is arbitrary but it has been established as such. He stated they are requesting C-M on about one-half of the depth between the Freeway and Bonanza. He stated staff is of the opinion that the pattern has been established of 100' and staff feels 100' should be the depth without any deviations and that this pattern should be continued. He indicated there was one protest from a property owner in the area protesting on the fact it would be an eyesore.

MR. TIBERTI asked if the existing property has a row of Arizona Cypress installed on the south property line?

MR. SAYLOR stated "yes" and some are growing nicely.

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

MR. JOHN SHERMAN appeared representing the applicants. He stated there had been a misunderstanding due to a telephone conversation between a member of the Planning Commission staff and himself. He stated they do not intend to store damaged recreational vehicles. He stated this will strictly be a storage area for people who have recreational vehicles who cannot park them on the street or their property. He indicated Mr. Stansberry has the RV center established and has tried to keep the area clean and they intend to do the same thing on this piece of property. He stated they will have the proper landscaping and a covered storage area and on the north end of the property there will be ultimately recreational vehicle sales. He stated they do not intend to have an eyesore.

MRS. COLEMAN asked if this wouldn't be like a used car lot or a car lot?

MR. SAYLOR stated as he describes it they don't need the industrial zoning if this will strictly be a storage area where people will rent space.

MR. SHERMAN indicated they will use this property in the future to extend the recreational vehicle area and it will all be covered.

MR. SAYLOR suggested to the Commission that the application be amended to bring C-M zoning to 100' depth on the adjoining property which would allow him the entire width for 100' for future use or repair work and in the meantime the entire area could be used as he describes it.

MR. SHERMAN indicated that would be okay.

CHAIRMAN JENKINS declared the public hearing closed.

MR. TIBERTI moved Z-29-76 be APPROVED as amended subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Amend the application to include only the south 100' of the west 100' to C-M zoning, and the north 78' of the west 100' to C-2 zoning.
3. Approval of the plot plan pertaining to the development of the east 100' as an amendment to the plot plan approved under Z-44-75.
4. Construction of an 8' masonry wall on the south property line.
5. Dedication of 15' for Bonanza Road and installation of a 5' wide concrete sidewalk along Bonanza Road as required by the Department of Public Services.
6. Conformance to the plot plan.
7. Landscaping and a permanent underground sprinkler system including the planting of a row of Arizona Cypress along the south property line 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

9. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

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

This item will be heard by the City Commission on June 16, 1976.

2. Z-30-76

APPROVED

Application of YOUNG MEN'S CHRISTIAN ASSOCIATION OF LAS VEGAS for reclassification of property legally described as:

Parcel 1: A parcel of real property situated in the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 20 South, Range 61 East, MDB&M, described as follows: Beginning at the Northeast corner of Section 31, Township 20 South, Range 61 East, MDB&M; thence North 89°42'01" West, 1,330.57 feet; thence South 00°35'40" East, 1,328.06 feet; thence North 89°39'38" West, 696.85 feet to the true point of beginning; thence continuing North 89°39'38" West 630.13 feet; thence South 00°45'13" East, 663.50 feet; thence South 89°38'18" East, 628.29 feet; thence North 00°35'40" West, 663.71 feet to the true point of beginning. Parcel 2: A parcel of real property situated in the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 20 South, Range 61 East, MDB&M, described as follows: Beginning at the Northeast corner of Section 31, Township 20 South, Range 61 East, MDB&M; thence North 89°42'01" West, 1,330.57 feet; thence South 00°35'40" East, 1,328.06 feet; thence North 89°39'38" West, 40.01 feet to the true point of beginning; thence continuing North 89°39'38" West, 656.84 feet; thence South 00°35'40" East, 663.71 feet; thence South 89°38'18" East, 656.84 feet; thence North 00°35'40" West, 663.96 feet to the true point of beginning. Parcel 3: A parcel of real property situated in the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 31; thence North 0°45'13" West, 633.51 feet to the true point of beginning; thence continuing North 0°45'13" West, 29.99 feet; thence South 89°38'18" East, 1,244.31 feet; thence South 0°35'40" East, 29.98 feet; thence North 89°38'18" West, 1,244.23 feet to the true point of beginning, located on the west side of South Valley View Boulevard between Alta Drive and the easterly extension of Michael Way, beginning 633 feet north of Alta Drive and extending north along Valley View Boulevard 693 feet and west from Valley View Boulevard 1,244 feet, from R-1 to C-1.

Proposed Use: YMCA and Commercial Development

MR. SAYLOR stated this property is located to the south of the proposed Dayton-Hudson Regional Shopping Center development. He stated it is located on the south side of Michael Way and on the west side of Valley View. He indicated the YMCA has held this property for a number of years in anticipation of building a new facility on it. To the east of this property is Water District property along the east side of Valley View. He indicated at the intersection of Valley View and Alta there is commercial zoning on three of the corners and further south there is a junior high school and immediately north is a townhouse development and north of that single family home development which was recently constructed to the west of the Hyde Park area. He pointed out the location on the board including the location of the Dayton-Hudson property, the Hyde Park area and the street pattern and the single family development. He indicated the protest factor to this application has been illustrated on the map. Some of the lots in protest of this proposed development back up to the area utilized by the YMCA building and some of the lots back up to the proposed commercial development. He pointed out the location of the water tank installations in the general area, and the plot plan of the proposed development. He stated at this point in time there is no way of knowing if there will be access to Michael Way unless the applicants have some clarification from Dayton-Hudson. He pointed out the location of the YMCA

facilities and the accompanying recreational uses. He stated Mayflower Street does stub into this property and then continues west to Decatur. The applicants don't show it extended through the development and staff feels it shouldn't be because with the Dayton-Hudson development staff didn't allow residential streets to continue into the commercial development. He stated the west one-third is proposed for the YMCA development and the east two-thirds is proposed for commercial development and at this point in time there probably hasn't been any leases or any immediate development proposed for this section and this is probably a matter of trying to get commercial zoning in order to lease it for commercial development or sell it off as a source of funding for the YMCA development. He stated the reasons why they want the commercial zoning doesn't have any bearing on the appropriateness of the zoning. He indicated Valley View is a major street and there will be an interchange with the Freeway, and this supposedly is to be in existence at the time Dayton-Hudson opens. He stated Michael Way is a secondary street and will obviously have a substantial amount of traffic. He stated the General Plan indicates there is adequate commercial area in the surrounding environs to take care of the demand factor. The General Plan did not recommend the specific location for the regional shopping center but did say there was a need for one in the western part of the City. He stated the protest factor is from property owners abutting the proposed development but these property owners also have commercial zoning to the southeast of their property and evidently this didn't deter some people from buying property backing up to commercial, but they are protesting this commercial.

MR. TIBERTI asked the size of the existing commercial zoning?

MR. SAYLOR indicated 200' X 200' and it was proposed for a service station. He indicated he was not criticizing the nature of the protests but simply pointed out the uniqueness of it.

MRS. COLEMAN indicated the ground elevation of that corner is much lower than the homes around it.

MR. SAYLOR indicated there is a situation where there could be a demand factor for additional commercial but on the other hand the impact of the major shopping center will be felt and the attraction of additional commercial is questionable, but there is also a question if this could be made a part of this existing single family development pattern, it might be achieved but if it doesn't go commercial there will probably be applications for uses such as apartment houses and other types of things. He stated at the time of the hearing of Dayton-Hudson this was one of the protests because the shopping center development would attract highrise apartments. He stated there is a protest factor of approximately 80 signatures on a petition and five letters of protest. The petition represents the property owners to the south of this proposed development and the four or five letters are from property owners in the Hyde Park area.

MRS. COLEMAN asked regarding the flood channel that runs along Alta wondering if it would be a part of this proposed development?

MR. SAYLOR indicated it doesn't go up that far, it goes to the east and then north of Alta to the Freeway.

CHAIRMAN JENKINS asked if this property had originally been approved for this use or was the sign up there for propaganda?

MR. SAYLOR stated there has never been a requested action on this parcel before but it has been well-known that the YMCA intended to build on this property. He stated in terms of the YMCA development, it doesn't necessitate a zoning change and the use could be allowed in a residential area with a Use Permit. However, in that they proposed to use part of it for commercial we felt it advisable to include the whole package in one application.

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

MR. GEORGE HARRIS AND MR. JIM MC DANIEL appeared representing the YMCA.

CHAIRMAN JENKINS asked for an explanation as to the commercial use proposed?

MR. HARRIS stated the YMCA has been looking for property that would be large enough for all their future needs and in the meantime they had in mind to try to generate some revenue to relieve the United Way fund of having to raise as much as they do each year. He stated this will be an attempt to help ourselves. He stated they will use the income to support the YMCA activities.

CHAIRMAN JENKINS asked if they anticipated leasing these properties or selling them?

MR. HARRIS indicated they would prefer to lease the properties and have continual income from it and put all the income into the operation of the YMCA.

CHAIRMAN JENKINS asked how soon development would be underway?

MR. HARRIS indicated they have the downtown property for sale and they will use this money to put the building up and they have in mind a date within a two-year period.

CHAIRMAN JENKINS asked what was the anticipated ingress and egress point, would it be to Valley View because they couldn't be guaranteed access to Michael Way?

MR. HARRIS indicated they have talked to three members of the Dayton-Hudson group and have indicated to them they would like very much to have access off Michael Way where there is already planned a signal light into the parking for the Dayton-Hudson development off Michael Way. He stated they have not received a positive yes from Dayton-Hudson but this request is being considered and he stated they are hopeful they will have it. He stated in talking to the engineers of the City they have indicated they may have three 40' access drives off Valley View into the property, one being at the extreme south of the development which is owned by the Water District but they have granted it to them at a nominal price on the basis we would keep it open and have a perpetual easement for Water District lines and sewer lines. He stated they do not intend to make any other use of the south 30' other than to enter the proposed parking area.

MRS. COLEMAN asked the size of the building and the present size of their facilities?

MR. HARRIS indicated the new building site will be approximately 26,300 sq. ft. which is about two times as large as they need. He stated they have outgrown what they can do at the present location.

MRS. COLEMAN indicated everyone felt this was a good location for the YMCA facilities but the commercial is something else. She asked when they approached Dayton-Hudson regarding the access, was Dayton-Hudson told this would be YMCA or access to the commercial?

MR. HARRIS stated they didn't hide anything and indicated they would like to have satellite businesses similar to the ones opposite the Boulevard Mall.

CHAIRMAN JENKINS asked how much time would it be before they sell the downtown property to enable them to build the new facility and he wondered if it would be years?

MR. HARRIS stated they hoped it would not be years. He stated they have put ads in the Wall Street Journal and have had answers from people who are interested but this doesn't mean sold, it only means they are trying.

MR. TIBERTI asked what the barrier was between the existing residential to the south and this property?

MR. HARRIS stated a 6' high block wall.

MR. JIM MC DANIEL indicated they propose a 6' high block wall with a row of Aleppo pines. He stated some of the properties would be above the wall and they would see only trees.

CHAIRMAN JENKINS asked the elevation of the project?

MR. MC DANIEL indicated the land falls to the east and he illustrated to the Commission the elevation of the development.

CHAIRMAN JENKINS asked how the people to the south would be affected?

MR. MC DANIEL indicated there would be a 6' block wall and a row of pines.

MR. HARRIS indicated the 6' block wall will go the length of the property along that side of the development.

MR. TIBERTI asked the size of the Aleppo pines?

MR. MC DANIEL indicated they could get four or five stories high.

MRS. COLEMAN asked the size of the building labeled "future".

MR. MC DANIEL indicated 55,000 or 60,000 sq. ft.

CHAIRMAN JENKINS asked for a show of hands as to the protestants present at the meeting. There were 14.

MR. SCOTT MADOLE, 401 Grass Court, appeared in protest. He pointed out the location of his property indicating it was in the northeast corner of the Valley West development abutting this proposed development. He stated he strongly objected to this proposed rezoning to C-1 because of the traffic in the area, the location of the proposed building being directly up against his property, and because he felt there was an adequate amount of commercial property in the area to support the demand and there are some facilities and commercial developments that go unused. He stated there is commercial on Decatur and commercial property in the Westland Mall area that is unused and these areas are 1/4 mile away. He indicated when they Dayton-Hudson development goes in there will be concern on the part of all residents in the area about the commercial areas that will be abandoned in the area. He stated he felt there was ample recreational facilities in the area with two elementary schools, Lorenzi Park, Cragin Park and Circle Park within less than one mile of this area.

MR. TIBERTI asked what Mr. Madole's feelings would be about an apartment development going in there?

MR. MADOLE stated they would object to it and they will come back before the Commission.

CHAIRMAN JENKINS asked if they were aware the corner to the south was zoned commercial?

MR. MADOLE stated he was aware possibly a service station would be going in there.

CHAIRMAN JENKINS asked if Mr. Madole was opposed to the YMCA or the commercial development?

MR. MADOLE stated he was opposed to commercial zoning and any commercial use at the present time.

MR. RON EGGERT, 4008 Meadow Valley, appeared in protest. He indicated he lives directly south of the proposed development and was told this was residential property owned by the YMCA. He indicated when he pictured the YMCA using this property he did not picture a shopping center and pictured a YMCA building with a lot of landscaping around it. He asked if they could build on it with a Use Permit why were they asking for the whole piece to be rezoned? He asked why they wanted it zoned commercial when it didn't have to be. He indicated he was concerned if it was zoned commercial what would happen if they decided to pick up and leave. He asked the size of the present YMCA downtown?

MR. HARRIS replied it is on approximately 3.93 acres of land.

MR. EGGERT asked for a comparison as to the size of the property downtown to what they are planning on developing at this location.

MR. SAYLOR indicated this piece was approximately 6 acres in size.

MR. EGGERT asked why they wanted it all to go commercial?

CHAIRMAN JENKINS indicated their reasoning was a financial need to create income to support the expenses.

MR. EGGERT indicated he understood about the back piece and the YMCA property but wondered why they have asked for the whole piece to go commercial?

MR. SAYLOR indicated they could have applied for commercial to build on the separate piece but the end result would be basically the same if this was approved for commercial zoning on the portion where the YMCA would be built. He stated this property would only be zoned commercial when and if the YMCA would be built there.

MRS. COLEMAN asked if the YMCA piece was 6 acres or the whole parcel?

MR. SAYLOR indicated the entire parcel is 28 acres.

MR. TIBERTI stated even if this was zoned all commercial they would have to build in accord with what they have submitted.

MR. SAYLOR stated if it wasn't done this way they would have had to go through two processes and go before two boards. He stated in terms of the people surrounding this property it gives a whole picture of what is proposed. If they went for a Use Permit it would go before a different board and the only reason they did it this way was to simplify the process and have one application.

MR. MADOLE pointed out the type of screening and indicated he felt it was very inadequate and it would not provide any privacy.

CHAIRMAN JENKINS commented in terms of shopping centers, this type of landscaping is what is normally put in.

MR. EGGERT stated the main reason they were against this was because of the noise commercial property is going to bring, he stated he was not against the YMCA if that was the only thing that was going to be there, he stated he was opposed to the commercial development. He added he didn't feel there was adequate access to this shopping center. He pointed out the access to the new Dayton-Hudson shopping center stating that many people will be using Valley View as a main street to the shopping center and Decatur will also be used and that street is already taxed and a very busy street. He stated there was not adequate traffic flow for the Dayton-Hudson center and there would not be adequate traffic flow for this shopping center.

MR. HAROLD PLAIN, 317 Bedford Road, appeared in protest. He protested on the basis the tennis courts would be looking into his backyard and he would have balls, etc. flying into his yard. He stated he had nothing against the YMCA but he didn't like this situation.

MS. JULIE COBB, 4020 Meadow Valley Lane, appeared in protest. She stated her property backs up to the proposed commercial facility and was concerned about property values and the guarantee that the YMCA wouldn't sell the property to someone else.

CHAIRMAN JENKINS stated if they decide to go with another type of development they would have to come before this Commission.

MR. SAYLOR indicated they would have permission to build the YMCA as shown on the plot plan and if they don't, they have no permission to do anything.

MR. HENRY BILLS, 308 Bedford Road, appeared in protest. He indicated he lived west of the proposed complex and asked whether the access to the YMCA and Water District would come into the Hyde Park area, adding there would be no way to get there from Valley View.

MR. SAYLOR indicated the only guaranteed point of access is from Valley View and anybody going to the YMCA would go through the shopping center and the parking would be joint use with the YMCA and the tenants of the shopping center. He stated they hope to get access from Michael Way. He stated they have proposed that they would like access in the future to Mayflower Lane but staff has suggested that if this is approved it be stipulated that they not be allowed vehicle access to Mayflower.

MR. BILLS stated he would like to see this area remain R-1 and if the YMCA wants to use the property use it with a use permit. He stated he felt the YMCA would bring more people into the area and that was one of his objections.

MR. TIBERTI asked the distance of the YMCA to the south property line?

MR. SAYLOR stated 60' from the property line to the sun deck which occupies about 20'. The YMCA building appears to be actually about 80' from the south property line.

MRS. COLEMAN agreed with Mr. Plain's complaint about the tennis court location and if this is approved she felt the tennis courts and field lights should be moved away from the residential area.

MRS. GAIL MADOLE, 401 Grass Court, appeared in protest and asked the height of the proposed buildings?

MR. JIM MC DANIEL indicated they would be 25' to 30' in height.

MRS. MADOLE asked if the building abutting Valley View would be one or two story?

MR. MC DANIEL stated all the commercial buildings would be one story in height.

MRS. MADOLE indicated she didn't feel that a 6' wall and pine trees were sufficient buffer between their property and the commercial development.

MR. EGGERT reappeared asking if they planned to rent rooms at this facility?

MR. HARRIS stated that was not in their plans.

MR. TIBERTI moved for APPROVAL subject to the tennis courts being moved away from the residential development and that the office building in the southeast corner of the development be moved an equal distance to be in alignment with the YMCA building approximately 80' from the south property line.

MRS. COLEMAN asked if this whole development could be turned around?

MR. HARRIS indicated there was a proposal to put the YMCA in the middle of the property but the Water District has a City well and permanent reservation on this property and in order to get a useful piece of land the building was set where it is. He indicated a redesign could be made but he couldn't be sure that they could put the YMCA in the middle.

MRS. COLEMAN asked regarding the ground elevation, and how much night usage there would be?

MR. MC DANIEL explained the ground elevation and stated the tennis courts could be moved in the other direction.

CHAIRMAN JENKINS asked the hours of operation?

MR. HARRIS indicated the same as they are now but they were not sure what they would be able to do with the lighted tennis courts and stated they would probably be open the same as the parks operate.

CHAIRMAN JENKINS stated approximately 10 P.M.

MR. HARRIS stated possibly 10 P.M. but he couldn't say for sure.

MR. JAMES BALLENTINE, President of the YMCA, appeared.

There was further discussion regarding the tennis court lights, their location and the amount of light that would be realized to the residential areas.

MR. BALLENTINE commented with regard to the YMCA wanting to build this facility stating everyday there is a delay in the plans for construction it is costing the YMCA \$50.00.

CHAIRMAN JENKINS stated he felt there should be some time limitation on this intended use and he asked Mr. Ballentine what the length of time would be until completion?

MR. BALLENTINE stated they will be building within a two-year period.

CHAIRMAN JENKINS declared the public hearing closed.

MR. TIBERTI moved Z-30-76 be APPROVED subject to the following conditions:

1. Resolution of Intent be restricted to a twenty-four (24) month time limit.
2. Relocation of the tennis courts away from the single family residential development to the west as required by the Department of Community Planning and Development.
3. The proposed office building in the southeast corner of the development be moved further north to be in alignment with the proposed YMCA building.
4. Construction of a 6' masonry wall along the west and south property lines with a pedestrian gate only to Mayflower Street to allow walk-in traffic.
5. All lights from this proposed development shall be directed away from the residential areas to the west and south.
6. Installation of half-street improvements along Valley View Boulevard as required by the Department of Public Services.
7. Conformance to the plot plan to reflect the above conditions.

8. 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.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

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

"NOES": None

This item will be heard by the City Commission on June 16, 1976.

3. Z-31-76

APPROVED

Application of RUDY AND KATHERINE KUCHERA for reclassification of property legally described as that portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 20 South, Range 62 East, MDB&M, more particularly described as follows: Beginning at the Northeast (NE) corner of said Section 29; thence South 0 $^{\circ}$ 20'08" East, 2,247.11 feet; thence South 87 $^{\circ}$ 13'28" West, 40 feet to the true point of beginning; thence South 0 $^{\circ}$ 20'08" East, 101.74 feet; thence South 87 $^{\circ}$ 13'28" West, 287.00 feet; thence North 0 $^{\circ}$ 20'08" West, 101.74 feet; thence North 87 $^{\circ}$ 13'28" East, 287.00 feet to the true point of beginning, located on the west side of North Nellis Boulevard between Sandra Road and East Washington Avenue 300 feet north of Washington Avenue extending west from Nellis Boulevard 287 feet, from R-2 to C-M.
Proposed Use: Used Car Lot

MR. SAYLOR pointed out the location of the property indicating it is on the west side of Nellis and most of the property across the street is zoned commercial and in the County and developed as such and there is commercial zoning on a portion of this area in the City. Immediately to the south is C-M zoning and further south is an industrial piece of land. He stated the City has allowed a change in the pattern of zoning on Nellis Avenue frontage because of the land use pattern on the east side of the street and because of a need for locations for uses of this kind. He stated the applicant has a piece of property immediately abutting this property upon which he has a garage operation (used car lot) and this is simply going to be an extension of that. He pointed out the location of the parcel on the map. He stated Nellis will be under construction shortly and consequently any landscaping would have to wait until that construction is done. Staff recommends approval in accord with the pattern that has been established subject to all usual conditions including a block wall to the rear of the property and surfacing the rear lot to be used for parking (this is gravel now) and landscaping requirements. There were no protests on record and two letters of approval.

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

MR. RUDY KUCHERA, 939 North Nellis Boulevard, appeared.

CHAIRMAN JENKINS asked if he had anything further to add?

MR. KUCHERA stated he would put in the block wall fence and the rear of the property will be blacktopped.

CHAIRMAN JENKINS asked if he felt he could comply with staff's recommendations?

MR. KUCHERA stated as soon as they put in the street and sidewalk they will put in landscaping. He stated he wants the property to look nice and have a good constructed building on it.

CHAIRMAN JENKINS declared the public hearing closed.

MRS. COLEMAN moved Z-31-76 be APPROVED subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Construction of a 6' masonry wall along the west property line.
3. Signing an Assessment District Agreement for future street improvements along Nellis Boulevard as required by the Department of Public Services.
4. The rear portion of the lot to be used for parking shall be paved as required by the Department of Community Planning and Development.
5. Landscaping in the front of the subject property is not required until Nellis Boulevard is fully constructed.
6. Conformance to the plot plan to reflect the above conditions.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Conformance to code requirements and design standards of City Departments.

The motion carried by the following vote:

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

"NOES": None

This item will be heard by the City Commission on June 16, 1976.

4. Z-32-76

APPROVED

Application of DENNIS C. COLE AND BARBARA W. COLE for reclassification of property legally described as Lot 14, Block 17, Twin Lakes Village Unit No. 3, generally located on the southeast corner of Vegas Drive and Silver Lake Drive at 3625 Vegas Drive, from R-1 to P-R.

Proposed Use: Office

MR. SAYLOR pointed out the location of the property on the screen stating it is located at the intersection of a local street going into the Twin Lakes subdivision. He stated Vegas Drive is a primary east/west major street and offices have been allowed to the east and west. He stated there is C-2 zoning across the street in the County with commercial development. He stated staff objected to the first office use but once the pattern is established it is pretty hard to separate this property from those that have been approved. He indicated one of the problems in converting the single family homes to offices where the lots are relatively small is the parking and circulation and he pointed out the existing house and the slab in the carport area and the proposed parking in the rear. He stated this parking layout works on paper but is very laborious and it is anticipated they will back out into Vegas Drive. Staff recommends approval

because the pattern has been established subject to restricting it to a doctors office use rather than patron and a single office use, 6' block wall along the south property line, conformance to the usual conditions, removal of the swamp cooler and screening of appurtenances as seen from the rear and side area, and the drive approach and carport being repaired.

MRS. COLEMAN asked if it wasn't against the law to back out onto the street?

MR. SAYLOR stated there is no law but staff is trying to prevent that type of design in trying not to allow single family development fronting on major streets. He stated a condition could be added that the parking spot requiring backing out onto Vegas Drive being removed.

CHAIRMAN JENKINS asked if the circulation couldn't go around the house?

MRS. COLEMAN stated the carport is built on the side of the house.

MR. SAYLOR stated there were no protests and one letter of approval on record.

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

MR. DENNIS COLE, 4505 Hillcrest Avenue, appeared. He stated the area by the carport is a shed and you can go from Vegas Drive all the way around the building if the shed is removed. He stated electrical services would have to be removed from the shed but they could be relocated and he pointed out the location of the shed on the board.

CHAIRMAN JENKINS asked if Mr. Cole could accomplish this without going to great expense?

MR. COLE replied "yes".

MR. SAYLOR stated if this were done it would facilitate the parking circulation.

CHAIRMAN JENKINS asked if Mr. Cole could comply with staff's other recommendations?

MR. COLE stated "yes" and the cooler will be removed.

CHAIRMAN JENKINS declared the public hearing closed.

MR. TIBERTI moved Z-32-76 be APPROVED subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Revision of the parking layout and removal of the shed to improve traffic circulation.
3. The use be limited to one office only.
4. Construction of a 6' masonry wall on the south property line.
5. Conformance to the plot plan to reflect the above conditions.
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, Coleman.
 "NOES": None

This item will be heard by the City Commission on June 16, 1976.

5. Z-33-76
 APPROVED

Application of JOE K. AND LEONA B. HULSEY for reclassification of property legally described as the west 124 feet of Lot 2 and the east 50 feet of Lot 15, Block 1, Hinson Heights Subdivision, located on the south side of West Charleston Boulevard between Hinson Street and Vista Drive at 4125 West Charleston Boulevard, from R-E and C-1 to C-1.

Proposed Use: Florist Shop, Plant Nursery and Greenhouses

MR. SAYLOR stated this property is located in the West Charleston area immediately west of the Panorama market. He stated the front portion is zoned C-1 including additional property and this plot plan covers the whole development.

MR. TIBERTI asked if this nursery was existing?

MR. SAYLOR pointed out the location of the property on the plot plan. He stated this development will be substantial with parking to the rear off the alley and there will be a block wall around the development. He stated staff was concerned regarding how far the block wall should be brought out toward Charleston to insure there is no sight restriction. He stated staff recommends approval subject to the normal conditions. There were no protests or approvals on record.

MRS. COLEMAN asked if this development would be going up against the high block wall near the Panorama and asked if the building was already there?

MR. SAYLOR stated the wall is part of their development and he stated he didn't know if it was immediately abutting and he indicated he thought there was some open area.

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

MR. RAY BALES, architect, appeared representing the applicants and indicated there is an 8' sidewalk between this property and the Panorama that will remain as an easement. He stated the reason for the block wall is for the greenhouse structure and the plants will be under a shade roof. He stated they have also planned for 12' of landscaping and this property has been a greenhouse for 26 years. He stated this property was zoned R-E for several years and the building is old and they would like to improve the whole thing.

CHAIRMAN JENKINS declared the public hearing closed.

MR. TIBERTI moved Z-33-76 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. Dedication and off-site improvements as required by the Department of Public Services, including the alley.

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, Tiberti, Jenkins, Coleman.

"NOES": None

This item will be heard by the City Commission on June 16, 1976.

6. Final Map
LEWIS HOMES
CHARLESTON
Unit No. 11

APPROVED

Property located on the southeast corner of Lorenzi Street and the Las Vegas Expressway in Zoning District R-1.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 9.247
No. of Lots: 35

MR. SAYLOR indicated this area was once proposed for an apartment house which was denied and the tentative map for this subdivision has been approved and now they have submitted the final map. He pointed out the location of this subdivision stating it will tie into the existing single family home development. He stated staff recommends approval with the stipulation there be no access from the rear of this property to the north.

MRS. COLEMAN moved the final map of LEWIS HOMES CHARLESTON Unit No. 11 be APPROVED subject to the following conditions:

1. Prohibition of rear access to lots abutting the Las Vegas Expressway.
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, Tiberti, Jenkins, Coleman.

"NOES": None

7. Z-5-74
Extension of Time

APPROVED

Submitted by WAYNE W. RIIS, U-HAUL CO. OF LAS VEGAS, INC. concerning property located on the south side of West Bonanza Road between North Highland Drive and North Rancho Drive at 1909 West Bonanza Road in Zoning District C-2.
Original Approval: February 27, 1974
No previous extensions

MR. SAYLOR stated this is located where the mini-warehouses were allowed to the rear and east of the Stansberry property and there were three houses on the easterly portion. He stated they have the permit for the mini-warehouse development to the rear and this has been finished. They are now proposing to put a U-Haul operation on the north part of the property. On the original approval for the zoning it was required that the residential uses be removed but there are still residential units on this property being rented. He stated they have a Use Permit for the U-Haul facility and that Use Permit expires in June of this year and U-Haul has requested the extension of time, not the applicant on the Use Permit action. He stated staff is not inclined to

recommend against the extension of time from a practical view point because if U-Haul and the property owner have gotten together on the lease it would serve no purpose to deny the extension of time but staff got the impression the applicant is not serious about removing the residential use of the three buildings and staff doesn't feel he should be allowed to have this situation on the property with a mixture of residential and commercial uses. Staff would recommend a six month extension of time providing the residential uses cease immediately and those buildings be converted to a commercial use or removed.

MRS. COLEMAN asked what the overlap was of the Use-Permit?

MR. SAYLOR stated in a commercial zone they had to get a use permit.

MR. NULL explained that the U-Haul Company got the Use Permit and both the zoning and use permit will expire June 1, but normally the zoning would have expired one year earlier. He stated the zoning will go with the use permit if extended.

MR. SAYLOR indicated if the zoning time extension is approved they will have to get the Board of Zoning Adjustment extension on the use permit, one is no good without the other.

MR. DON WALKER, 1909 West Bonanza Road, appeared. He stated he has been through the board and been back and forth and things were getting a little bit difficult. He stated the houses were not able to be removed because there was some problem in the City on the plot plans and the location of them on the property. He stated there are three parcels and the houses are on one parcel and U-Haul would like to lease the property and he stated he would like to split this lot from the others on the extension. He stated U-Haul wants to lease the property and they want to blacktop and separate the three parcels and lease the residential property as is because money-wise he stated he can't get the houses torn down.

MR. MILLER asked if six months extension would be long enough?

MR. WALKER asked that the property be split the way he is paying the taxes on them and leave the residential use there. He stated he originally submitted the plan as one whole piece of property and in the Assessor's books, it is shown as three parcels and that is the way he is paying taxes on it.

MRS. COLEMAN indicated he was probably paying residential taxes rather than commercial taxes even on the back property.

MR. TIBERTI asked the size of the property?

MR. WALKER stated 100' X 150' and added he would like to split approximately 100' off from the rest of the property.

MR. TIBERTI stated it should be taken off the original application.

MR. WALKER stated he would like one lot to R-E and two lots to C-1.

MR. SAYLOR stated they could grant the extension on the two lots to C-1 and the other lot would go back to R-E.

MR. MILLER moved the Extension of Time under Z-5-74 be APPROVED for a six month time limit subject to the following conditions:

1. This extension of time has been approved for only a portion of the property consisting of the northwest 200' by 130' lot.
2. 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, Tiberti, Jenkins, Coleman.
"NOES": None

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

1. AV-9-76
APPROVED

Request of CALVIN WEISS for an Administrative Variance to allow an addition to an existing nonconforming dwelling on property located on the southeast corner of Franklin Avenue and South Maryland Parkway at 1301 South Maryland Parkway in Zoning District R-1.

MR. NULL stated this was a request for an Administrative Variance to allow a carport to be enclosed and as a result ends up with an odd shaped lot with only 4' instead of 5' from the side property line. He stated considering the size of the lot, staff recommends approval of this 1' variance on this particular request.

MRS. COLEMAN moved AV-9-76 be APPROVED subject to the following condition:

1. Conformance to the submitted plot plan.

The motion carried by the following vote:

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

2. Z-44-59
Plot Plan Review
APPROVED

Request of J. W. ALLEN AND JOHN ROBARTS for a plot plan review to allow commercial stores and offices on property located on the northwest corner of West Sahara Avenue and Las Verdes Street in Zoning District C-C.

MR. NULL stated this property has Las Verdes frontage and is located on the west side of Las Verdes and there was recently a case approved in this area for the Camelot Health Spa and this property is just across the street. He stated the applicant wishes to add a new building in the center portion and there is a problem with regard to the square footage allowed under the C-C zone and the applicant will have to remove some of the building to meet the requirements of the C-C zone. He stated there presently exists a 6' block wall on the property line and the applicant wants to break the wall and use the building as the wall line. The parking is okay and staff recommends the landscaping as shown and further that the trash area be fenced so that it will not be seen from Las Verdes.

MRS. COLEMAN asked if this property abutted residential property to the north?

MR. NULL indicated the applicant shows there is an existing block wall along the north property line. He stated further that the unused curb cuts should be filled in and that this development conform to the approved plot plan and elevations including the revision of the previous approved development plan except as approved for the convenience market and block wall.

CHAIRMAN JENKINS asked regarding the stipulation on the square footage of the building?

MR. NULL stated the building is approximately 9,640 sq. ft. and the applicant can only have 8,906 sq. ft. and will need to decrease the building by 734 sq. ft. He stated staff has suggested that this footage be taken off the Las Verdes frontage and the applicant has indicated he would prefer to take it off the north frontage and this has been agreed to.

CHAIRMAN JENKINS asked if staff had any objection to the building being on the property line?

MR. NULL indicated it will be 6' from the property line because there is a wall 6' from the property line.

MRS. COLEMAN moved the Plot Plan Review under Z-44-59 be APPROVED subject to the following conditions:

1. Conformance to the requirements under the C-C zone.
2. Conformance to the plot plan as amended.
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 code requirements and design standards of City Departments.

The motion carried by the following vote:

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

"NOES": None

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

3. Z-98-62
Plot Plan Review

APPROVED

Request of HAROLD WAGNER for a plot plan review to allow a hotel on property generally located on the southeast corner of Casino Center Boulevard and Utah Street in Zoning District C-2.

MR. SAYLOR stated this involves two lots located in the area under which the General Plan does recommend commercial. He stated this area is transitioning to commercial. There is commercial property on the corner and to the east and south in that whole general area. He stated the original approval in 1962 was to allow joint utilization of the property for hotel and apartment house use. In 1970 they submitted a revised plan which was approved which eliminated the eight-plex and increased the hotel units to 49 and the proposal now is to keep the eight-plex and develop 30 hotel units with 20 parking spaces. He stated staff does not concur with the mixture of the two uses and keeping the eight-plex. He stated staff would recommend denial of this proposal and let them go back to the 1970 proposal. He stated the reason for not having one for one parking is they feel they will be close enough that the clientele will be walk-in type trade. He stated staff has no objection to the building of a hotel but doesn't want the mixture of the two uses. He stated staff is suggesting they go back to their 1970 plan with parking on a one to one basis with 49 units.

MR. EVANOFF appeared representing the applicant and stated he agreed with Mr. Saylor and he stated he advised his client against this type of development.

CHAIRMAN JENKINS asked if he concurred with staff's recommendation?

MR. EVANOFF stated "yes" and added he would like to do the 1962 plan.

MR. SAYLOR stated they couldn't do the 1962 plan and the indication in the letter was that they would like to go with the 1970 plan, 49 units with 70 parking spaces. He stated the 1970 plan invalidates the 1962 plan, and they can now go back to what was approved in 1970 and just come in for a building permit.

MRS. COLEMAN moved the plot plan review under Z-98-62 be DENIED.

The motion carried by the following vote:

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

4. Amended Final Map
STEWART ARMS
SUBDIVISION UNIT
NO. 1

APPROVED

Property located on the southeast corner of Stewart Avenue and Lamb Boulevard in Zoning District R-3.

Owner: Charleston Continental Village
Subdivider: Ron Rudin Realty & Construction Co.
No. of Acres: 3.7
No. of Lots: 18

MR. SAYLOR stated this was located on the eastern end of the City off Lamb Boulevard in an R-3 zone. He stated there is a power line easement off the alley and they are requesting they have permission to vacate the alley to make the lots deeper and staff recommends approval of this request.

MR. TIBERTI moved the Amended Final Map of STEWART ARMS SUBDIVISION UNIT NO. 1 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

5. Z-108-63
Plot Plan Review

APPROVED

Request of JACK E. CASON for a plot plan review concerning property generally located on the northwest corner of West Sahara Avenue and Rancho Drive in Zoning District R-1 (Resolution of Intent to C-1).

MR. SAYLOR indicated the applicant would like to change the plan a little bit for the service station that was approved many years ago at the northwest corner of Rancho and Sahara as part of the original regional shopping center. He stated it was a typical service station layout and now he proposes the utilization of a self-serve gas station and some shops along the north and west and there will be a masonry wall along the north property line and adequate landscaping. Staff feels this is a logical use of the property with adequate parking and therefore recommends approval. He stated one of the original conditions was that no development was allowed to take place until the major store has been built and a major store hasn't been built and staff would suggest that this condition be waived.

MR. MILLER asked the type of shops to be located in this center?

MR. CASON stated they would be commercial stores.

MRS. COLEMAN moved the plot plan review under Z-108-63 be APPROVED subject to the following conditions:

1. Conformance to the plot plan.
2. Waiver of Condition #2 under the original approval under Z-108-63.
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 code requirements and design standards of City Departments.

The motion carried by the following vote:

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

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

OLD BUSINESS:

3. Zoning Ordinance
Amendment

(Abeyance from
May 13, 1976)

APPROVED

Provide for custodial institutions.

MR. SAYLOR indicated he sent a memo to the Commissioners regarding this zoning ordinance amendment adding that the City would like to have more control over the locations of this type of facility so this amendment provides for these institutions to be in locations by means of a use permit and staff would ask that the Commission recommend approval of this ordinance change.

MR. TIBERTI asked where the new institution is located?

MR. SAYLOR replied on Highland in the old Walker Furniture building.

MRS. COLEMAN moved for APPROVAL of this Zoning Ordinance amendment.

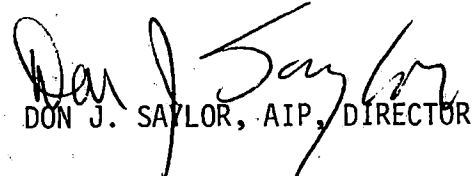
The motion carried by the following vote:

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

ADJOURNMENT:

The meeting was adjourned at 9:50 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:pdm