

AGENDA

RECEIVED
CITY MANAGER

CITY PLANNING COMMISSION

SEP 3 1976

SEPTEMBER 9, 1976

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

CALL TO ORDER:

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

ROLL CALL:

OLD BUSINESS:

1. Z-51-76

(Abeyance Item
from 8-12-76)

Application of JOHN E. KENNEY, JR. for reclassification of property generally located between Pecos Drive and Honolulu Street, approximately 700 feet south of East Bonanza Road, extending to the Cedar Avenue Drainage Channel, from R-E and R-3 PUD to R-1 and R-3.

Proposed Use: Single Family Homes and Apartments.

2. Z-53-76

(Abeyance Item
from 8-12-76)

Application of DAVID WILLDEN, FRANK JACKSON & EDITH JENNINGS for reclassification of property generally located on the east side of South 21st Street, approximately 200 feet north of East Fremont Street, from C-2, R-3 and R-4 to C-2.

Proposed Use: Retail Auto Parts Store.

3. PM-12-76

(Abeyance Item
from 8-12-76)

Parcel Map submitted by EDITH A. JENNINGS on property generally located at 21st Street and Fremont Street, R-4 zoning, (proposed C-2).

NEW BUSINESS:

1. Z-57-76

Application of MANUEL & LOUIS WALTER for reclassification of property generally located on the west side of North Main Street, between the Las Vegas Expressway and Stewart Avenue, from "M" and C-2 to C-2.

Proposed Use: Hotel and Casino

2. Z-58-76

Application of DARWIN W. LAMB for reclassification of property as follows: Parcel 1 - Located at 7800 West Ann Road, on the north side of West Ann Road, 5/8 mile west of North Rancho Drive and Parcel 2 - Generally located on the south side of West Ann Road, 5/8 mile west of North Rancho Drive, from R-E to C-2.

Proposed Use: Tack & Horse Trailer Sales, Restaurant, Arena, Riding Stables and Patron Parking Lot (24-hour).

3. Z-59-76

Application of FRED NASSIRI for reclassification of property located at 1806 and 1808 Weldon Place, on the west side of Weldon Place, between Santa Paula Drive and El Centro Place, from R-3 to P-R.

Proposed Use: Office

4. Z-60-76

Application of VERA M. BULLOCK for reclassification of property located at 1512 "E" Street, on the southeast corner of Harrison Avenue and "E" Street, from R-3 to C-2.

Proposed Use: Restaurant, Cocktail Lounge and Parking.

5. Z-61-76 Application of THOMAS E. SCHICK for reclassification of property located at 4801 Westmoreland Drive, on the southwest corner of North Decatur Boulevard and Westmoreland Drive, from R-3 to C-1.
Proposed Use: Offices
6. Z-62-76 Application of JAMES S. & MARY G. BONAFFINI for reclassification of property located at 420 Upland Boulevard, on the northwest corner of Upland Boulevard and Alta Drive, from R-1 to P-R.
Proposed Use: Real Estate Office.
7. Z-63-76 Application of JANETTE K. LITTERAL for reclassification of property generally located on the north side of Smoke Ranch Road, 660 feet east of North Jones Boulevard, from R-1 to R-2.
Proposed Use: Six two-family dwellings.
8. Z-64-76 Application of DARWIN FARNSWORTH AND THE LAS VEGAS JAYCEES, ET AL, for reclassification of property located at 1913 South Eastern Avenue and 2101 East St. Louis Avenue, on the northeast corner of South Eastern Avenue and East St. Louis Avenue, from P-R (under ROI) to C-1.
Proposed Use: Jaycee Club House.
9. Zoning Ordinance Amendment
(Abeyance Item from 8-12-76) Zoning Ordinance amendment regarding the R-E zone classification and an amendment regarding the screening or fencing of tennis courts.
10. PLOT PLAN REVIEW
Lewis Homes-Charleston 10-A
(Ratification) Ratification of approval on a plot plan review in Lewis Homes-Charleston 10-A for property located at the northeast corner of Homedale Way and Hyde Avenue to allow a 29 ft. rear yard setback where 30 ft. is required, R-1 zoning.
11. FINAL MAP
Charleston Rainbow Unit 14-B
Property generally located west of Antelope Way and south of Westcliff Drive, R-1 zoning.
Owner/Subdivider: Sproul Homes of Nevada
No. of Acres: 7.75
No. of Lots: 34
12. FINAL MAP
STAGECOACH DEPOT 1 and 2
(Name Change and Waiver) Property generally located on Craig Road between Bradley Road and Thom Boulevard, R-E zoning. Request for subdivision name change from Stagecoach Depot II to Stagecoach Depot. Request for name change from Stagecoach Depot IIA to Stagecoach Depot #1. Request for deletion of sidewalks requirement for entire development and request to have a 30 ft. front setback where 50 ft. is required in Unit #2 only.
Owner: Mrs. Ann Greta Jones
Subdivider: Old West Construction Co. Inc.
No. of Acres: 10.56
No. of Lots: 17
13. Z-66-73
(Plot Plan Review) Plot Plan Review for NEVADA STATE BANK and NEVADA SAVINGS & LOAN ASSOCIATION (E. A. COLLINS, ET AL) on property generally located on the north side of West Sahara Avenue between Spanish Oaks Drive and Valley View Boulevard, C-1 zoning (under ROI).

14. FINAL MAP

Lewis Homes Las Vegas 9-A

Property generally located on the south side of East Washington Avenue, between Greenbrook Street and Marion, R-1 zoning.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.990
No. of Lots: 30

15. FINAL MAP

Lewis Homes Las Vegas 9-B

Property generally located south of Lakestream Avenue between Marion Drive and Greenbrook Street, R-1 zoning.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.21+
No. of Lots: 30

16. FINAL MAP

Stewart Place Unit #2

Property generally located east of Lamb Boulevard north of Charleston Boulevard, R-1 zoning.

Owner: First Western Savings
Subdivider: Dasco Inc.
No. of Acres: 15.408
No. of Lots: 67

17. LD-21-76

New Street Alignment

Land Division submitted by C. R. CLELAND and MARY CAVANAUGH on property generally located on the east side of Decatur Boulevard and north of Vegas Drive, R-3 zoning.

18. Z-67-72

Plot Plan Review

Plot Plan Review to allow a reduction in the size of the common area in Villa Tierra Verde #1 generally located on the south side of West Oakey Boulevard between Torrey Pines Drive and Jones Boulevard in zoning district R-PD 5.

MINUTES

RECEIVED
CITY MANAGER

CITY PLANNING COMMISSION

OCT 2 0 1976

SEPTEMBER 9, 1976

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

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

PRESENT: Chairman Jenkins, Mrs. Coleman, Mr. Tiberti, Dr. Parker and Mr. Busch.

EXCUSED: Mr. Ward and Mr. Miller.

STAFF PRESENT: Don J. Saylor, AIP, Director, Community Planning & Development.
Howard A. Null, Supervisor of Planning & Zoning.
Richard Williams, Planning Analyst.
Kathleen M. Tighe, Recording Secretary.

OLD BUSINESS:

1. Z-51-76
(Abeyance From
8-12-76)
- Application of JOHN E. KENNEY, JR. for reclassification of property generally located between Pecos Drive and Honolulu Street, approximately 700 feet south of East Bonanza Road, extending to the Cedar Avenue Drainage Channel, from R-E and R-3 PUD to R-3 and R-1.
Proposed Use: Single family homes and apartments.

APPROVED

MR. SAYLOR gave the staff report indicating this case was held in abeyance from the last meeting because the homeowners association had a problem with people in the neighborhood using their pool facilities and objected to this zoning on the basis they felt it would increase the trespassing factor. Mr. Saylor pointed out there would be single family homes on a major portion of the property and a row of apartments to the west. He said the Planning Commission held this item in abeyance to allow them to field check the property and to allow Mr. Kenney to get with the homeowners association to resolve their problems. He stated he felt a meeting had taken place and the problems had been worked out. Staff recommends approval.

CHAIRMAN JENKINS asked to hear from the applicant.

MRS. COLEMAN asked Mr. Kenney if he intended to build the apartments first.

MR. KENNEY said "no".

MRS. COLEMAN asked if there would be any way of letting people know when they purchase the R-1 lots that apartments would also be constructed.

MR. KENNEY indicated he would have a sign on that portion of the property.

CHAIRMAN JENKINS asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MRS. COLEMAN made a Motion for APPROVAL of Z-51-76, subject to the following condition:

1. If the R-1 portion of the property is developed prior to the R-3 portion, purchasers of the R-1 lots shall be advised of the proposed R-3 development.

Voting was as follows:

"AYES" - Coleman, Jenkins, Tiberti, Parker and Busch.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission at their meeting of September 15, 1976, at 9:00 A.M.

2. Z-53-76

(Abeyance item
from 8-12-76)

APPROVED

Application of DAVID WILLDEN, FRANK JACKSON & EDITH A. JENNINGS for reclassification of property generally located on the east side of South 21st Street approximately 200 feet north of East Fremont Street from C-2, R-3 and R-4 to C-2.

Proposed Use: Retail Auto Parts Store (amended to parking).

MR. SAYLOR indicated the attorney for Mrs. Jennings wished to withdraw their portion of the zoning.

MR. GERALD GILLOCK, 514 South 3rd Street, appeared on behalf of Mr. Willden and Mr. Jackson. He stated they own the R-3 and C-2 portions of the property and would like the rezoning to proceed.

MR. NEIL BELLAR, Attorney at Law, appeared on behalf of Mrs. Jennings. He stated they previously withdrew their Parcel Map request (PM-12-76) which is the next item on the agenda and would now like to withdraw their portion of the zoning which is the R-4 portion.

MR. SAYLOR gave the staff report pointing out the different portions involved in the request. He stated the reason the C-2 portion was included in this request was that to exclude it would have meant coming up with a separate legal description, so what the Board was now considering was a very small piece of property which is zoned R-3. He stated no development plan had been submitted, but it was such a small piece of property that staff had no objection to it being C-2, and would probably only be used for parking due to its size.

MR. GILLOCK stated they wanted it for parking and pointed out it was paved. Mr. Gillock also stated he wished to object to the withdrawal of the Jennings portion of the rezoning.

CHAIRMAN JENKINS asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MR. TIBERTI made a Motion for APPROVAL of the property owned by Mr. Jackson and Mr. Willden, R-3 and C-2) under Z-53-76, subject to the following conditions:

1. Submittal of a plot plan.
2. Conformance to the code requirements and design standards of City departments.

MR. TIBERTI also made a Motion to approve the WITHDRAWAL of the portion of property owned by Mrs. Jennings (R-4) under this request.

Voting was as follows:

"AYES" - Tiberti, Jenkins, Coleman, Parker and Busch.
"NOES" - None.

Motions carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on October 6, 1976, at 9:00 A.M.

3. PM-12-76

(Abeyance Item
from 8-12-76)

WITHDRAWN

Parcel Map submitted by EDITH A. JENNINGS on property generally located at 21st Street and Fremont Street, R-4 zone.

MR. SAYLOR stated this parcel map was withdrawn as requested by the applicant and no further action was necessary.

CHAIRMAN JENKINS announced this item would be withdrawn as requested.

NEW BUSINESS:

1. Z-57-76

APPROVED

Application of MANUEL & LOUIS WALTER for Reclassification of property legally described as that certain parcel of land being a portion of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, MDB&M, being more particularly described as follows: Commencing at the intersection of the northwesterly prolongation of the northeasterly line of Stewart Avenue with the northwesterly line of Main Street, said point also being the true point of beginning; thence North 27 $^{\circ}$ 45' East 434.53 feet to a point on a circular curve from which the center bears South 14 $^{\circ}$ 45'37" West 1750.00 feet; thence westerly along said curve an arc distance of 338.04 feet; thence South 88 $^{\circ}$ 06'41" West 39.00 feet; thence South 27 $^{\circ}$ 45'03" West 301.63 feet; thence South 19 $^{\circ}$ 15' West 67.65 feet; thence South 62 $^{\circ}$ 15' East 341.94 feet; thence North 27 $^{\circ}$ 45' east 62.00 feet; thence South 62 $^{\circ}$ 15' East 2.00 feet to the true point of beginning, generally located on the west side of North Main Street, between the Las Vegas Expressway and Stewart Avenue from "M" and C-2 to C-2.

Proposed Use: Hotel and Casino.

MR. SAYLOR gave the staff report indicating staff recommended approval of the request. He pointed out the Aesthetic Review was previously approved for the hotel.

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

MR. CARSTON BRONKEN appeared on behalf of the applicant. He said this was submitted at the request of the Planning Department so the entire property would be C-2.

CHAIRMAN JENKINS asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MR. BUSCH made a Motion for APPROVAL of Z-57-76, subject to the following conditions:

1. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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. Installation of a concrete sidewalk along Main Street as required by the Department of Public Services.
5. Dedication of the necessary right-of-way for Main Street and for the Las Vegas Creek alignment as required by the Department of Public Services. Design of the drainage channel must have approval by the Department of Public Services prior to start of construction.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of City departments.

Voting was as follows:

"AYES" - Busch, Coleman, Jenkins, Tiberti and Parker.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on October 6, 1976, at 9:00 A.M.

2. Z-58-76

APPROVED

Application of DARWIN W. LAMB for reclassification of property legally described as: Parcel 1 - the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 28, Township 19 South, Range 60 East, MDB&M, and Parcel 2 - the West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, MDB&M. Parcel 1 located at 7800 W. Ann Road, on the north side of W. Ann Road, 5/8 mile west of North Rancho Drive, and Parcel 2 generally located on the south side of West Ann Road, 5/8 mile west of North Rancho Drive, from R-E to C-2.

Proposed Use: Tack & Horse trailer sales, restaurant, arena, riding stables and patron parking lot (24 hour).

MR. SAYLOR gave the staff report indicating there was an existing Variance on the property located on the north side of Ann Road and most of the uses being requested were existing. He stated the operation would probably be considered a guest ranch use and there were several such operations in the County; however, the City's ordinance does not recognize this type of use. He stated this was a legitimate use and as the City grows there may be a demand factor for this type of facility in the R-E areas. He said staff did not particularly like the idea of commercial zoning, but the operation was there and probably should be recognized by the ordinance. The applicant is requesting to add the tack store and trailer sales in connection with the existing operation. He pointed out the camper parking proposed, but stated staff understood that they would not be there permanently but just for short periods of time. Mr. Saylor stated when the Variance was approved for this operation there was a strong support factor from the property owners in the area and petitions were submitted with 300 or 400 signatures. There was, at that time, only one letter of protest. In terms of this zoning request, there were no protests or approvals.

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

MR. DARWIN W. LAMB appeared and stated he was the applicant. He said he presently had a 20-year variance on the property; however, this limited what he could do. He stated he wanted the C-2 zoning to put the full operation into effect. He stated he was a distributor for horse trailers and would like this function in connection with the existing operation. He indicated the camper parking would be strictly overnight parking.

MRS. COLEMAN asked Mr. Lamb if he would be parking the trailers he had for sale on the property.

MR. LAMB said "no".

MRS. COLEMAN asked if the applicant needed C-2 for this.

MR. LAMB indicated for the camper parking he needed C-2. He stated the over-flow parking and tack store would be there also.

MR. BUSCH asked if there would be overnight camping.

MR. LAMB stated there was room for 60 overnight campers and extra parking. He said he would put some hook-ups in, but they would just be for overnight.

MRS. COLEMAN asked with width of Ann Road.

MR. SAYLOR stated it was proposed for 100 ft.

DR. PARKER asked if there were any homes in the area.

MR. LAMB stated there was nothing within about 3/4 mile, but these people were originally in favor of his request.

DR. PARKER asked about the dust.

MR. LAMB stated he used either oil or an automatic watering system.

CHAIRMAN JENKINS asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MR. BUSCH made a Motion for APPROVAL of Z-58-76, subject to the following conditions:

1. Signing of an assessment district agreement for future street improvements along Ann Road and Los Rancheros Drive as required by the Department of Public Services.
2. Resolution of Intent be restricted to a twelve (12) month time limit for the portion of the property under this request located on the south side of Ann Road.
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. Conformance to the plot plan, to reflect the above conditions.
6. Conformance to code requirements and design standards of City departments.

Voting was as follows:

"AYES" - Busch, Coleman, Jenkins, Tiberti and Parker.

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be heard by the City Commission on October 6, 1976, at 9:00 A.M.

3. Z-59-76

APPROVED

Application of NASSIRI for reclassification of property legally described as Lot 8, Block 1, El Centro Addition #1, located at 1806 and 1808 Weldon Place, on the west side of Weldon Place, between Santa Paula Drive and El Centro Place from R-3 to P-R. Proposed Use: Office.

MR. SAYLOR gave the staff report indicating it was logical to conclude this area was transitioning to professional office use. He stated there would be some parking in the front but most would be from the alley to the rear. There would be landscaping and a planter along the front and driveways. Staff would recommend approval subject to the normal conditions. There were no protests or approvals on record.

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

MR. DALE WHITE, 520 E. Oakey Boulevard, appeared on behalf of the applicant. He stated the applicant would like this for his headquarters and would use at least half of the building.

CHAIRMAN JENKINS asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

DR. PARKER made a Motion for APPROVAL of Z-59-76, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
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. Repair of damaged sidewalk along Weldon Place and paving of the alley as required by the Department of Public Services.
6. Conformance to the plot plan as amended to reflect the above conditions.
7. Conformance to code requirements and design standards of City departments.

Voting was as follows:

"AYES" - Parker, Jenkins, Coleman, Tiberti and Busch.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on October 6, 1976, at 9:00 A.M.

4. Z-60-76
WITHDRAWN

Application of VERA M. BULLOCK for reclassification of property legally described as Lot 12, Block 7, HFM&N addition, located at 1512 "E" Street, on the southeast corner of Harrison Avenue and "E" Street, from R-3 to C-2.

Proposed Use: Restaurant, cocktail lounge and parking.

MR. SAYLOR gave the staff report. He indicated the request was to allow a Ruben's Supper Club. He stated it has been the policy of the City to encourage economic development in the "Westside" area and to encourage minority enterprise opportunity which is what this request represents; however, even though this has been the attitude of the City, staff does not feel that it should be concluded that the City would allow any development just to meet these two objectives. He pointed out the immediate area was residential, and there is a church in the near vicinity; and staff does not feel this would be a proper location for this operation. Mr. Saylor pointed out there was a protest petition on record signed by approximately 24 people residing in the area along with the church.

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

MR. RUBEN BULLOCK appeared representing the applicant. He said he wished to withdraw the request because it would be impossible to get this with the Ordinance the way it is.

MR. SAYLOR stated what the applicant was referring to was the fact that the church would be too close for him to obtain a liquor license. He stated the zoning in this case wouldn't do them any good.

MR. BULLOCK stated he was not informed of this when he filed the zoning, and he asked that the request be withdrawn.

CHAIRMAN JENKINS stated the application would be WITHDRAWN as requested.

5. Z-61-76
APPROVED

Application of THOMAS E. SHICK for reclassification of property legally described as Lot 11, Block 10, Golfridge Terrace #7-E, located at 4801 Westmoreland Drive, on the southwest corner of North Decatur Boulevard and Westmoreland Drive, from R-3 to C-1.
Proposed Use: Offices

MR. SAYLOR gave the staff report indicating this was previously approved under a ROI which expired. He stated the request is essentially the same as that which was approved previously, and staff would recommend approval.

MR. TIBERTI asked if there were offices there presently.

MR. SAYLOR said "no" there were apartments there.

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

MR. THOMAS SCHICK appeared and stated he was the applicant. He asked if such an operation as a retail dress shop would be allowed in this zoning.

MR. SAYLOR said "yes". He also pointed out the property on the other side of the alley was under a resolution to commercial.

MRS. COLEMAN stated it seemed like there was no access allowed to Yale.

MR. SAYLOR stated only to the south where the single family homes are; however, this particular piece is north of the homes. The access would be across from the apartments, and the driveway is north of the alley.

CHAIRMAN JENKINS asked if there was a proposed use for the property at this time.

MR. SCHICK stated there was a real estate broker interested.

MRS. COLEMAN asked if the building would be brought up to code.

MR. SAYLOR said "yes", and he would have to conform with the plot plan.

MR. SCHICK said the building would have a new front and landscaping.

CHAIRMAN JENKINS asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

DR. PARKER made a Motion for APPROVAL of Z-61-76, subject to the following conditions:

1. 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.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

4. Conformance to the plot plan to reflect the above conditions.
5. Conformance to the code requirements and design standards of City departments.

Voting was as follows:

"AYES" - Parker, Jenkins, Coleman, Tiberti and Busch.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this matter would be considered by the City Commission on October 6, 1976, at 9:00 A.M.

6. Z-62-76
DENIED

Application of JAMES S. & MARY G. BONAFFINI for reclassification of property legally described as Lot 25, Block 22, Charleston Heights Tract No. 4, located at 420 Upland Boulevard, on the northwest corner of Upland Boulevard and Alta Drive, from R-1 to P-R.

Proposed Use: Real Estate Office

MR. SAYLOR gave the staff report indicating the property in question was completely surrounded by single family residences. He stated there was a protest petition on record signed by approximately 30 property owners living in the immediate area. He stated staff recommends denial of the request.

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

MRS. MARY BONAFFINI appeared and stated she was the applicant and gave her reasons for requesting the change in zoning.

CHAIRMAN JENKINS asked for a show of hands from people in the audience protesting this request. There were approximately 15.

MR. BILL ASHMAN, 409 Upland, appeared in protest. He stated he did not feel this was the proper location for commercial.

MR. SAUNDERS, 405 Upland, appeared in protest.

MR. SWESSEL, 405 Wisteria, appeared in protest.

MRS. DUSTIN, 5604 Alta, appeared in protest.

CHAIRMAN JENKINS asked for rebuttal from the applicant.

MRS. BONAFFINI reappeared. She stated the people living in the house presently are nice and for the first time are taking care of the property; however, they are having a hard time paying their rent. She stated the use she proposed was really not commercial and was a professional office. She stated there would not be many people coming to the property. She said she did not feel anyone would even know the office would be there except for a little sign in the window. She said she planned on black-topping the north side for parking.

MRS. COLEMAN asked the applicant if this was her home.

MRS. BONAFFINI said she repossessed the home through her agency and it was boarded up. She said it was then sold to an older couple; however, they couldn't stand the noise on that corner so they were refunded their money. She said she has since been trying to rent it.

CHAIRMAN JENKINS asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MRS. COLEMAN said she did not feel the proposed use would be compatible in the residential area and made a Motion for DENIAL of Z-62-76.

Voting was as follows:

"AYES" - Coleman, Jenkins, Tiberti, Busch and Parker.
"NOES" - None.

Motion for DENIAL carried unanimously.

CHAIRMAN JENKINS announced this matter would be heard by the City Commission on October 6, 1976, at 9:00 A.M.

7. Z-63-76

APPROVED

Application of JANETTE K. LITTERAL for reclassification of property legally described as the South 160 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, MDM, generally located on the north side of Smoke Ranch Road, 660 ft. east of North Jones Boulevard, from R-1 to R-2.

Proposed Use: Six two-family dwellings.

MR. SAYLOR gave the staff report. He stated the request was to allow six duplexes and because of the apartment zoning across the street on the south and the fact these lots front on Smoke Ranch, staff felt the proposed pattern would be compatible and recommends approval. There were no protests or approvals.

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

MR. NICK DAINE appeared representing Lewis Homes. He stated these would be regular duplex units, six buildings.

MRS. COLEMAN stated if the lots are large enough for homes, she couldn't understand why this was necessary.

MR. DAINE said they haven't built that far north and did not know what the sales would be. He said the duplexes would be on Smoke Ranch across from townhouses and would act as sort of a buffer between the townhouses and the R-1. He further stated if he constructed homes, FHA would require block walls, and they felt a block wall at this location would be unattractive.

CHAIRMAN JENKINS asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

DR. PARKER made a Motion for APPROVAL of Z-63-76, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to design standards and code requirements of all City departments.

Voting was as follows:

"AYES" - Parker, Jenkins, Tiberti, Coleman and Busch.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this matter would be considered by the City Commission on October 6, 1976, at 9:00 A.M.

8. Z-64-76
WITHDRAWN

Application of DARWIN FARNSWORTH AND THE LAS VEGAS JAYCEES, ET AL, for reclassification of property legally described as Lots 19 and 20, Block 1, Eastwood Tract #2, located at 1913 South Eastern Avenue and 2101 East St. Louis Avenue, on the northeast corner of South Eastern Avenue and East St. Louis Avenue, from P-R to C-1.
Proposed Use: Jaycee Club House

MR. SAYLOR gave the staff report indicating staff had no objection to the proposed use, but did object to the request for commercial zoning. Staff feels this use could be accomplished by means of a Variance instead of the zone change. Staff feels commercial zoning in this area could have serious ramifications. There were no protests.

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

MR. MARK O'DUNN appeared on behalf of the Las Vegas Jaycees. He stated they did ask advice at the time they filed and were told to file the zoning.

MR. TIBERTI asked if the two buildings would be joined.

MR. O'DUNN said they would be.

CHAIRMAN JENKINS asked if there was parking.

MR. O'DUNN stated there would be sufficient parking.

DR. PARKER asked the membership of the club.

MR. O'DUNN said there were 200 members, but usually only about 50 came for a meeting and the meetings were at 8:00 in the evening.

CHAIRMAN JENKINS said if there was a parking problem, perhaps they should obtain written permission before the next meeting.

After further discussion, MR. O'DUNN stated he would WITHDRAW Z-64-76 and reapply for a variance.

MR. SAYLOR told the applicant to contact him to determine if they could waive the filing fee.

9. Zoning Ordinance
Amendment

APPROVED

Regarding the R-E zone classification and an amendment regarding the screening or fencing of tennis courts.

Regarding the R-E portion, MR. SAYLOR indicated this was approved previously by the Planning Commission in concept. He stated this would not change any zoning on any property and only indicates that undeveloped land, ten acres in size or larger, shall be temporarily designated; however, a different use may occur on the property. He stated any change, however, would still require a new zoning under the normal procedure. He stated in terms of the tennis court portion on the agenda, staff would recommend approval of the proposed amendment to the Ordinance since this would clarify some problems in the wording of the ordinance. He stated the City Attorney recommended these matters go back before the Commission for re-affirmation since it has been put in final ordinance form.

MRS. COLEMAN stated she did not feel a 20,000 sq. ft. lot, even though it has an R-E designation, should be allowed to have horses and was simply too small. She felt the R-A zoning would be more suitable for a horse oriented community. She felt possibly it should be recommended that horses only be allowed in R-A zoning since in many cases, land zoned R-E is in a heavily populated area of the City.

MR. SAYLOR stated he felt this was pertinent. He said it has been the standard procedure to allow horses on the R-E lots; however, in many cases where the land is developed, there is enough room

for the stables, but they are very close to another property line and you can't ride horses on the R-E size lot. He said usually horses are used in the open desert near these areas; however, in the future this open area will not be there to use. Staff is in the process of developing an equestrian plan which will give consideration to that point and possibly recommend not allowing horses on R-E land.

MRS. COLEMAN stated the R-E zone used to be one acre in size. She did not feel an R-E 1/2 acre lot was large enough for horses, stables and a residence. She further felt perhaps there should be another designation for the proposal before the Commission on the ten-acre parcels instead of R-E.

MR. SAYLOR indicated they explored this possibility; however, that would mean another classification and this would then face the Commission with rezoning all of the vacant land in the City zoned R-E presently. He said this was done in this manner on the advice of the City Attorney.

MRS. COLEMAN stated she felt perhaps this could be misleading to a buyer.

MR. SAYLOR stated it was misleading presently since there is no guarantee that the property purchased would remain residential and that at least a portion of it might be used for something else.

MR. TIBERTI asked if this was publicized.

MR. SAYLOR stated the ordinance would be published when it went to the City Commission.

CHAIRMAN JENKINS asked if the title companies would be informed of this, to tell prospective buyers.

MR. SAYLOR stated they had tried this approach, but it was dependent upon how cooperative they wanted to be because this could affect a sale.

CHAIRMAN JENKINS asked if anyone else wished to be heard and there being no one, he asked the Board for a Motion.

DR. PARKER made a Motion for APPROVAL of the Ordinance Amendment.

Voting was as follows:

"AYES" - Parker, Jenkins, Coleman, Busch and Tiberti.
"NOES" - None.

Motion for APPROVAL carried unanimously.

10. PLOT PLAN
REVIEW

LEWIS HOMES-
CHARLESTON 10-A
(Ratification)

APPROVED

Ratification of approval on a plot plan review in Lewis Homes-Charleston 10-A for property located at the northeast corner of Homedale Way and Hyde Avenue to allow a 90 ft. rear yard setback where 30 ft. is required, R-1 zoning.

MR. NULL pointed out that this was a telephone vote approval by the Commission which needed to be ratified. They were requesting a 1 ft. deviation in the setback requirements on this one property.

DR. PARKER made a Motion to APPROVE their previous telephone approval of this plot plan review, subject to the following condition:

1. Conformance to the submitted plot plan.

Voting was as follows:

"AYES" - Parker, Coleman, Jenkins, Busch and Tiberti.
"NOES" - None.

Motion for APPROVAL carried unanimously.

11. FINAL MAP

Charleston/Rainbow
Unit 14-B

APPROVED

Property generally located west of Antelope Way and south of Westcliff Drive, R-1 zone.

MR. NULL gave the staff report indicating there was one matter he wished to bring to the Board's attention. He stated when the Tentative Map was approved, it was conditioned upon half-street improvements and dedication for Westcliff. He stated most of the area is completed and recorded and yet there has been nothing done to Westcliff. He stated if approved, this should be conditioned upon half-street improvements being constructed on Westcliff as required by the Department of Public Services.

MR. CHARLES JOHNSON, VTN, appeared on behalf of Sproul Homes. He stated the design of Westcliff still has not been finalized. He said they have temporary access to Westcliff presently. He also indicated Rainbow was not constructed, and the only access was temporary. He said nothing can be done until the design of Westcliff is finalized.

MR. SAYLOR stated the approval of the Tentative Map was with the condition that half-street improvements be provided on Westcliff when the street design was approved. He said the approval of a Final Map does not go to the City Commission directly, but to Public Services and staff would recommend approval of the Final Map, subject to meeting the requirements of Public Services on the improvements of Westcliff.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of the Final Map of Charleston Rainbow Unit 14-B subject to the following conditions:

1. Street names shall be provided in accord with the City's Street Name Policy.
2. Half-street improvements to be constructed on Westcliff Drive as required by the Department of Public Services.
3. Subject to code requirements and design standards of City Departments.
4. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

"AYES" - Tiberti, Coleman, Jenkins, Busch and Parker.
"NOES" - None.

Motion for APPROVAL carried unanimously.

12. STAGECOACH
DEPOT 1 & 2

FINAL MAP
WAIVER
NAME CHANGE

APPROVED

Property generally located on Craig Road, between Bradley Road and Thom Boulevard, R-E zoning. Requests for the following:

- Final Map of Stagecoach Depot #2.
- Subdivision name change from Stagecoach Depot II to Stagecoach Depot.
- Subdivision name change from Stagecoach Depot IIA to Stagecoach Depot #1.
- Deletion of sidewalk requirements for the entire development.
- Allow a 30 ft. front setback in Stagecoach Unit #2 only where 50 ft. setbacks are required.

MR. NULL described the requests under this item. He stated the applicants wished approval of the new final map of Stagecoach Depot #2. They also requested name changes from Stagecoach Depot II to Stagecoach Depot and from Stagecoach Depot IIA to Stagecoach Depot #1. He stated staff had no objection to these requests; however, they also wish deletion of the sidewalk requirements for the entire development. Staff feels this could be permitted for the interior streets, but not on the major streets. Mr. Null pointed out the request to allow 30 ft. front setbacks in Unit #2 could not be considered by the Planning Commission and would require a Variance.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. TOM KADLIC, 4308 San Diego, North Las Vegas, appeared on behalf of the applicant. He stated the people preferred to have bridal paths, which had been the case in Henderson and North Las Vegas. He felt putting in sidewalks on Craig Road would be unrealistic since there is nothing within ten miles going south.

MR. NULL pointed out the City would then be faced with trying to obtain the sidewalks in the future when other development takes place.

MR. KADLIC indicated they would sign an assessment district agreement for the sidewalks if and when they are needed.

MRS. COLEMAN pointed out this problem has occurred previously.

MR. SAYLOR asked that the Planning Commission not pattern the City after Henderson or North Las Vegas. He stated staff would allow waiver on the interior streets; but it has been the policy to require full off-sites on major streets. He stated this subdivision was a few miles out; however, the City is growing fast and this may not be the case for long.

MR. KADLIC stated he went in to apply for a Variance on the 30' setbacks and was informed to do it this way, but there really was no problem.

CHAIRMAN JENKINS asked if anyone else wished to be heard and there being no one, he asked the Board for a Motion.

MRS. COLEMAN made a Motion for APPROVAL of the subdivision name changes from Stagecoach Depot II to Stagecoach Depot, subdivision name change from Stagecoach Depot IIA to Stagecoach Depot #1, and to waive the sidewalk requirements for the non-major streets only. She stated the setback waiver requested for Unit #2 was not a proper matter before the Planning Commission and would be stricken. Mrs. Coleman also Made a Motion for APPROVAL of the Final Map of Stagecoach Depot #2 subject to the following conditions:

1. Street names shall be provided in accord with the City's Street Name Policy.
2. Subject to code requirements and design standards of City Departments.
3. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

"AYES" - Coleman, Parker, Jenkins, Busch and Tiberti.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced the name changes and waiver of sidewalk requirements would be considered by the City Commission on 10-6-76, at 9:00 A.M. and the Final Map approval would be forwarded to Public Services for consideration.

13. Z-66-73

PLOT PLAN REVIEW

APPROVED

Plot Plan Review for NEVADA STATE BANK and NEVADA SAVINGS & LOAN ASSOCIATION (E. A. Collins, et al) on property generally located on the north side of West Sahara Avenue between Spanish Oaks Drive and Valley View Boulevard, C-1 zoning (under ROI).

MR. NULL gave the staff report indicating there would be a bank building and a savings and loan, one on each side of the drive. Staff has no objection and recommends approval subject to submittal of a landscaping plan and the other normal conditions. He stated

staff, however, would like an overall plan submitted by Mr. Collins for future development.

MR. WALTER ZICK appeared representing the banks. He stated he discussed the matter of an overall plan with Mr. Saylor. He said they were only involved with the savings and loan piece in this request. He stated the rest of the land would be paved for parking for a new shopping center behind the banks for a Skaggs and Albertsons.

CHAIRMAN JENKINS asked that Mr. Collins submit an overall map for the development of this area.

After discussion, MR. BUSCH made a Motion for APPROVAL of Z-66-73, subject to the following conditions:

1. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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. Conformance to the plot plan to reflect the above conditions.
5. Conformance to the code requirements and design standards of City departments.

Voting was as follows:

"AYES" - Coleman, Busch, Jenkins, Tiberti and Parker.
"NOES" - None.

Motion for APPROVAL carried unanimously.

MRS. COLEMAN asked staff to have Mr. Collins submit an overall map for this property or the Planning Commission probably would not approve anything else.

MR. SAYLOR indicated he would do this.

CHAIRMAN JENKINS announced this matter would be considered by the City Commission on September 15, 1976, at 9:00 A.M.

14. FINAL MAP

LEWIS HOMES LAS
VEGAS 9-A

APPROVED

Property generally located on the south side of East Washington Avenue, between Greenbrook Street and Marion, R-1 zoning.

MR. NULL stated this map was in conformance with the Tentative Map.

DR. PARKER stated since this did conform, he would make a Motion for APPROVAL of the Final Map of LEWIS HOMES LAS VEGAS 9-A, subject to the following conditions:

1. Street names shall be provided in accord with the City's Street Name Policy.
2. Subject to code requirements and design standards of City Departments.
3. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

"AYES - Busch, Coleman, Jenkins, Tiberti and Parker.
"NOES - None.

Motion for APPROVAL carried unanimously.

15. FINAL MAP

LEWIS HOMES LAS
VEGAS 9-B

APPROVED

Property generally located south of Lakestream Avenue, between Marion Drive and Greenbrook Street, R-1 zoning.

MR. NULL stated this map was in conformity with the tentative map.

MR. BUSCH stated since this was in conformance, he would make a Motion for APPROVAL of the Final Map of LEWIS HOMES LAS VEGAS 9-B, subject to the following conditions:

1. Street names shall be provided in accord with the City's Street Name Policy.
2. Subject to code requirements and design standards of City Departments.
3. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

"AYES" - Busch, Coleman, Jenkins, Tiberti and Parker.
"NOES" - None.

Motion for APPROVAL carried unanimously.

16. FINAL MAP

STEWART PLACE
UNIT #2

APPROVED

Property generally located east of Lamb Boulevard, north of Charleston Boulevard, R-1 zoning.

MR. NULL gave the staff report indicating staff recommended approval, subject to the tentative map requirements. He stated it was required that there be a 6 ft. masonry wall on the south portion of the development adjoining the commercial development and that there be no access to Lamb Boulevard from the abutting lots.

MR. BUSCH made a Motion for APPROVAL of the Final Map of Stewart Place Unit #2, subject to the following conditions:

1. No access to Lamb Boulevard from abutting lots.
2. A 6 ft. masonry wall shall be constructed on the south portion of the development adjoining the commercial development.
3. Street names shall be provided in accord with the City's Street Name Policy.
4. Conformance to the code requirements and design standards of City departments.
5. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

"AYES" - Busch, Tiberti, Jenkins and Parker.
"ABSTENTION" - Coleman.

Motion for APPROVAL carried.

17. LD-21-76

NEW STREET ALIGNMENT

APPROVED

New Street Alignment under a Land Division submitted by C. R. CLELAND and MARY CAVANAUGH on property generally located on the east side of Decatur Boulevard, north of Vegas Drive, R-3 zoning.

MR. NULL gave the staff report. He stated the Land Division itself was not before the Commission for approval, but because there was

a new street alignment proposed, there must be Planning Commission approval. He stated staff would recommend approval of the new street alignment under the Land Division.

MR. TIBERTI made a Motion for APPROVAL of the new street alignment under LD-21-76.

Voting was as follows:

"AYES" - Tiberti - Busch, Parker, Jenkins and Coleman.
"NOES" - None.

Motion for APPROVAL carried unanimously.

18. Z-67-72

PLOT PLAN REVIEW

APPROVED

Plot Plan Review to allow a reduction in the size of the common area in Villa Tierra Verde #1 generally located on the south side of West Oakey Boulevard between Torrey Pines Drive and Jones Boulevard in zoning district R-PD5.

MR. NULL gave the staff report. He stated this was approved for a planned unit development and they are now requesting that the size of the common area be reduced. He stated the Fire Department was concerned about providing access for their equipment along the rear of the lots and would require that they provide a turning radius for access to the rear of the properties. The Fire Department would like a new subdivision map submitted showing the 20 ft. radius. They have no objection to closing off the access from Oakey and Vista Verde. Staff would also suggest additions to the residences and accessory buildings be allowed on the same basis as they are in the R-1 zone.

MRS. COLEMAN asked if all of the homeowners agreed to this.

MR. W. R. LIVINGSTON stated he represented the home owners in the association and all of them did agree.

MR. BUSCH made a Motion for APPROVAL of Z-67-72, subject to the following conditions:

1. Additions to the residences and accessory buildings shall be allowed on the same basis as provided for in the R-1 zone.
2. Conformance with the requirements of the Fire Department to provide a turning radius and access to the rear of the properties.
3. Conformance to the submitted plan as amended to reflect the above conditions.
4. The approved plot plan be effected by means of a subdivision.

Voting was as follows:

"AYES" - Busch, Coleman, Jenkins, Tiberti and Parker.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission at their meeting on October 6, 1976, at 9:00 A.M.

19. REVERSIONARY
MAP

NORTHRIDGE VILLAGE

APPROVED

Reversionary Map for Northridge Village for property generally located at the intersection of Bromley and Orland, R-4 zoning.

MR. NULL gave the staff report indicating staff would recommend approval subject to a 15 ft. radius corner at the southwest corner of the alley intersection being withheld from the reverted area.

MR. ANDY SKURSKI appeared representing the people who were buying this property. He stated they just wanted to get it back to R-4 zoning and come in with apartments. He indicated there would be apartments all the way to Jones. He stated they would provide the radius corner as recommended by staff.

DR. PARKER made a Motion for APPROVAL of the Reversionary Map of Northridge Village subject to a 15 ft. radius corner at the southwest corner of the alley intersection being withheld from the reverted area.

Voting was as follows:

"AYES" - Parker, Tiberti, Jenkins, Busch and Coleman.
"NOES" - None.

Motion for APPROVAL carried unanimously.

20. FINAL MAP

SMOKE RANCH ESTATES #1

APPROVED

Property generally located at Smoke Ranch Road and Michael Way, R-1 zoning.

MR. NULL stated this map conformed with the Tentative Map.

MR. BUSCH stated since this map did conform, he would make a Motion for APPROVAL of the Final Map of Smoke Ranch Estates #1, subject to the following conditions:

1. Street names shall be provided in accord with the City's Street Name Policy.
2. Conformance to code requirements and design standards of City Departments.
3. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

"AYES" - Busch, Coleman, Jenkins, Parker and Tiberti.
"NOES" - None.

Motion for APPROVAL carried unanimously.

21. Z-41-74

WAIVER OF
CONDITION

DENIED

Request of J. WILLIAM SIMPSON for a Waiver of Condition to allow an additional office on the premises (denturist) in conjunction with the existing architectural office on property located at 1522 Pinto Lane, ROI to P-R.

MR. NULL gave the staff report. He stated staff objected to this request because they still feel the P-R is out of place in the residential area. He stated one of the conditions of approval was that this be one office only, the applicant's, which is why staff feels the Commission approved it. Now the applicant is requesting another office for another type of use.

MRS. COLEMAN stated she remembered when this came up, and it was approved because it was just for his office.

MR. SIMPSON appeared and stated he was the applicant. He said he felt the area was in transition. He stated there was a Use Permit for the County Morgue and hospital to the south. He felt the office would be compatible. He stated he would not build a new building and the office would be for a denturist who makes plates and fits them. He stated this use was approved by the City Attorney as a professional office use.

CHAIRMAN JENKINS asked the recommendation of staff.

MR. NULL stated staff objected to the P-R use and the only reason the Planning Commission went along with this originally was because the applicant owned the land and wanted his office there.

MR. SIMPSON pointed out he has 1½ acres of land.

MR. TERRY O'SCOTT appeared and stated he was the denturist who would occupy the office. He said he makes the plates on the premises and the customers come in for a fitting.

MRS. COLEMAN stated this sounded more like a commercial use than professional.

MR. O'SCOTT said it was just like a dentist except that they do make the teeth right there.

After further discussion, MRS. COLEMAN made a Motion for DENIAL of Z-41-74 because she did not feel an additional office use would be compatible with the residential area.

Voting was as follows:

"AYES" - Coleman, Tiberti, Busch and Jenkins.
"ABSTENTION" - Parker.

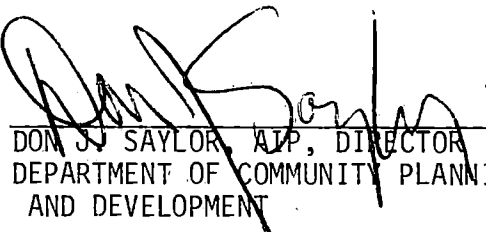
Motion for DENIAL carried.

CHAIRMAN JENKINS announced this would be considered by the City Commission on October 6, 1976, at 9:00 A.M.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 9:35 P.M.

CITY PLANNING COMMISSION


DON J. SAYLOR, A.P., DIRECTOR
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

DJS:kt