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AGENDA

SEP 23 1976

CITY PLANNING COMMISSION

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

SEPTEMBER 28, 1976

CALL TO ORDER:

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

ROLL CALL:

MINUTES:

Approval of the Minutes for the Planning Commission meeting held August 12, 1976.

NEW BUSINESS:

1. Z-65-76

Application of H. A. CHISM for reclassification of property generally located north of Vegas Drive, west of North Jones Boulevard, south of West Lake Mead Boulevard and east of North Torrey Pines Boulevard, from R-E to R-1, R-2, R-3 and C-1.

Proposed Use: Single Family Homes, Two-Family Residences, Apartments and Retail Shops and Stores.

2. Z-66-76

Application of MADGE HARRISON for reclassification of property located at 1510 East Sahara Avenue, on the northwest corner of Chapman Drive and East Sahara Avenue, from P-R to C-1.

Proposed Use: Retail Sales.

3. Z-67-72

Plot Plan Review

Plot Plan Review requested by LEWIS HOMES to allow single family homes in lieu of a planned unit development on property generally located on the south side of Oakey Boulevard, west of Jones and north of O'Bannon, R-PD5 zoning.

4. Z-29-67

Z-5-69

Waiver of Condition

Request for Waiver of Conditions concerning future design of Westcliff Drive as it pertains to the proposed shopping center at the southwest corner of Rancho and Westcliff Drive, C-1 zone.

5. FINAL MAP (AMENDED)

STEWART PLACE  
UNIT #1

Amendment to the Final Map of Stewart Place Unit #1 regarding Lots 28 and 29, Block 2, property generally located at the southwest corner of Isabella Avenue and Isabella Circle, R-1 zoning.

Owner: First Western Savings & Loan

Subdivider: DASCO

No. of Lots: 2

No. of Acres: 0.409

6. Z-50-70

Plot Plan Review

Plot Plan Review requested by ROGER J. YOUNG to allow the enclosure of an existing covered patio on property located at 3813 Coral Reef Way, R-2 PUD zoning.

7. Z-25-76

Extension of Time

Request by LEO F. MAINWALL for a one-year extension of time on property generally located on the southwest corner of West Charleston Boulevard and South Jones Boulevard, from C-1 to C-2

Original Approval: April 21, 1976

No previous extensions

8. VAC-11-75  
Review of Condition  
Review of Condition requested by the GOLDEN NUGGET to amend the alley vacation in Block 14 to exclude the east-west portion of the alley and the north 25 ft. of the north-south portion generally bounded by Fremont, Carson, First Street and Casino Center.
9. Plan  
Presentation  
1976-77 "701" Project - proposed Citizens Participation Plan.
10. Z-18-68  
Plot Plan & Use Review  
Requested by SIDNEY M. LEDERMAN to allow a pipe and tobacco shop and an engraving shop on property located at 3202 West Charleston Boulevard, C-D zone.
11. SP-1-76  
Request for Satellite Parking by J. J. MITTERLEHNER for the Executive Building on property located at the rear of 1721 East Charleston Boulevard.
12. Z-36-74  
Extension of Time  
Request by BAKER AND HAZARD for an extension of time on property generally located on the north side of West Owens Avenue between "J" Street and "K" Street extending north from Owens Avenue 140 feet, C-1 zone.  
Original Approval: 10-2-74  
Extension Granted: 11-5-76
13. Z-6-66  
Plot Plan Review  
Request by RONCO MEDIA for a plot plan review to allow a 10' x 24' outdoor advertising structure on property generally located 165' west of Upland Boulevard on West Charleston, R-3 zone.

MINUTES

CITY PLANNING COMMISSION

Nov 3 12 03 PM '76

SEPTEMBER 28, 1976

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. Miller, Mr. Tiberti and Dr. Parker.

EXCUSED: Mr. Busch and Mr. Ward.

STAFF PRESENT: Don J. Saylor, AIP, Director, Community Planning & Development.  
Howard Null, Supervisor of Planning & Zoning.  
Ira J. Gardner, Planning Assistant.  
Kathleen M. Tighe, Recording Secretary.

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes for the City Planning Commission meeting held August 12, 1976, with the following correction - page 8, last line - NRA to be changed to EPA. Motion carried unanimously.

NEW BUSINESS:

1. Z-65-76

APPROVED

Application of H. A. CHISM for reclassification of property legally described as: Parcel 1 - Commencing at the southeast corner of Section 23, Township 20 South, Range 60 East, MDB&M; thence North 89°41'48" West 470.00 feet; thence North 00°55'49" East 50.00 feet; thence North 89°41'48" West 1195.92 feet to the true point of beginning; thence continuing North 89°41'48" West 369.64 feet; thence North 00°25'26" East 610.00 feet; thence North 89°41'48" West 600.00 feet; thence North 00°25'26" East 1195.29 feet; thence South 89°16'10" East 808.34 feet; thence South 89°12'38" East 1094.69 feet; thence South 00°55'49" West 200.00 feet to a point of curvature; thence along a curve concave northeasterly having a radius of 500.00 feet subtending a central angle of 45°00'00" an arc distance of 392.70 feet to a point of tangency; thence South 44°04'11" East 147.15 feet to a point of curvature; thence along a curve concave to the southwesterly having a radius of 300.00 feet subtending a central angle of 45°00'00" an arc distance of 235.62 feet to a point of tangency; thence South 00°55'49" West 371.61 feet; thence North 89°41'48" West 1201.88 feet; thence South 00°18'12" West 545.00 feet to the true point of beginning (and also the northerly 10.00 feet of the southerly 50.00 feet of the westerly 369.75 feet of the easterly 2035.12 feet of the southeast quarter (SE $\frac{1}{4}$ ) of Section 23, Township 20 South, Range 60 East, MDM, Clark County, Nevada). From: R-E to R-1.

Parcel 2 - Commencing at the East Quarter (E $\frac{1}{4}$ ) corner of Section 23, Township 20 South, Range 60 East, MDB&M; thence North 89°09'10" West 808.34 feet to the true point of beginning; thence continuing North 89°09'10" West 551.39 feet; thence North 89°16'10" West 253.13 feet; thence South 00°25'26" West 511.57 feet; thence South 89°12'38" East 800.00 feet; thence North 00°55'49" East 511.27 feet to the true point of beginning. From R-E to C-1.

Parcel 3 - Commencing at the southeast corner of Section 23, Township 20 South, Range 60 East, MDB&M; thence North 00°55'49" East 926.86 feet; thence North 89°04'11" West 50.00 feet to the true point of beginning; thence North 00°55'49" East 906.02 feet; thence North 89°09'10" West 758.34 feet; thence South 00°55'49" West 200.00 feet to a point of curvature; thence along a curve concave northeasterly having a radius of 500.00 feet subtending a central angle of 45°00'00" an arc distance of 392.70 feet to a point of tangency; thence South 44°04'11" East 147.15 feet to a point of curvature; thence along a curve concave southwesterly having a radius of 300.00 feet subtending a central angle of 45°00'00" an arc distance of 235.62 feet to a point of tangency; thence South 00°55'49" West 39.78 feet; thence South 89°41'48" East 420.00 feet to the true point of beginning. From R-E to R-2.

Parcel 4 - Commencing at the East Quarter ( $E\frac{1}{4}$ ) corner of Section 23, Township 20 South, Range 60 East, MDB&M; thence North  $89^{\circ}09'10''$  West 1359.73 feet; thence North  $89^{\circ}16'10''$  West 253.13 feet to the true point of beginning; thence North  $89^{\circ}16'10''$  West 297.31 feet; thence South  $00^{\circ}25'26''$  West 808.03 feet; thence South  $89^{\circ}12'38''$  East 1094.69 feet; thence North  $00^{\circ}55'49''$  East 297.06 feet; thence North  $89^{\circ}12'38''$  West 800.00 feet; thence North  $00^{\circ}25'26''$  East 511.57 feet to the true point of beginning. From R-E to R-3.

All parcels generally located north of Vegas Drive, west of North Jones Boulevard, south of West Lake Mead Boulevard and East of North Torrey Pines Boulevard.

MR. SAYLOR gave the staff report. He stated there were no protests or approvals on record but felt there may be some protestants in the audience. He stated staff found that the application was in accord with the recommendations of the General Plan with the exception of the commercial which did not appear to be alarming to staff, and staff would recommend approval.

MRS. COLEMAN asked if this was R-E.

MR. SAYLOR said "yes" and there was County vacant property to the west also R-E.

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

MR. DAVE WIER appeared on behalf of the applicant. He stated this property was in the County when purchased. He stated they applied for a zone change on 15 acres, which is where the single family homes are under construction, and at the same time started annexation procedures to bring this into the City. He stated they did not want to pursue the zoning in the County with the annexation in progress. He said on the 15 acres in the County, they have already recorded the map and are constructing on 61 lots directly adjacent to Vegas Drive. He said if this is granted they hope to develop the R-2 and R-3 by Spring of next year. He said the single family homes they propose would be 1,100 to 1,600 sq. ft. in size and would range from \$38,000 to \$48,000. He stated the R-2 would be a townhouse development with 8 units to the acre and the size and price would be approximately the same as the single family homes. He stated the reason they would like zoning for the entire parcel is that shortly they will be selling and would like to be able to represent to the buyers what the development would include.

MR. TIBERTI asked if the R-2 was across from commercial.

MR. SAYLOR stated the R-2 is along Jones across from vacant R-1 and R-3 and a developed R-1 section of homes.

MRS. COLEMAN asked where the R-3 would be.

MR. SAYLOR stated this would be between the two commercial corners.

CHAIRMAN JENKINS asked for a show of hands from the protestants. There were approximately 12 to 15.

MR. JERRY WEAVER, 5920 Gordon, appeared in protest and stated he represented the people in the R-1 development off Jones. He said they were opposed mostly to the commercial, R-2 and R-3, but also opposed the entire development. He pointed out they were surrounded by apartments to the north and on Vegas Drive and Jones. He presented a petition to the Commission with approximately 110 properties protesting this rezoning. He said they would like to keep the property R-E if possible. He said there were many apartments in the area and they did not feel any more apartments or commercial should be allowed.

MRS. COLEMAN pointed out the piece across from the single family homes would be a planned unit development.

MR. WEAVER stated the area was saturated with apartments already.

MR. SAYLOR indicated part of the property zoned for apartments in the area was vacant.

MR. WEAVER indicated the zoning was there, however, and they could build them.

MRS. ELISE JOHNSON, 5921 Velma, appeared in protest and stated she has the opportunity, because of the School District, to go to all parts of Las Vegas and felt the town was in shambles and felt the land had been prostituted and the people that live there. She stated she moved to Las Vegas from New York to raise her son in a residential environment. She further felt the mixing of apartments and homes lead to ghetto type environment. She felt this type of environment was reflected on the children and hoped the Commission would allow this to remain residential. She asked that the Commission consider this or at least postpone action until the residents in the area could obtain legal counsel.

MR. JOHN ISHAM, 5921 Gordon, appeared in protest and stated there were several problems in the area which he did not feel were presented. He felt by allowing this high density development the schools in the area would be overcrowded. He felt this would cause a severe impact on the schools. He further felt this would cause excessive traffic on the residential streets in the area because of additional traffic which would be hazardous. He also felt there was a drainage problem with water runoff from the rains and asked where this would go if the area was filled with homes. He stated he also objected to putting homes on small 5,000 sq. ft. lots.

MR. TIBERTI told Mr. Isham he lived in a normal R-1 development and this would be zoned the same way. He pointed out the applicant only proposed about 15 or 18 acres for townhouses which would only be 8 units per acre. He also pointed out there would only be 4 single family homes per acre in the major portion of the development.

MR. ISHAM said he would still like to know where the water would go. He further stated this would overcrowd the schools in the area with the high density they were proposing and the land already zoned for apartments and planned unit developments.

CHAIRMAN JENKINS asked Mr. Isham if he had done any research on the school situation.

MR. ISHAM stated he would have done some research on this but the notices were mailed out late.

MR. TIBERTI pointed out the Planning Commission did not plan drainage and that this was done by Public Services and they also did not decide where schools should be built. He said the School District does not go out and build schools before there are people in the area, but constructs them when there is a need.

MR. ISHAM stated he just felt the Commission should be made aware of some of the problems in the area.

MRS. JOANN HARRISON, 1705 N. Mallard, appeared in protest and stated she did not receive a notice and asked how the notices were sent out. She said she was in agreement with her neighbors. She stated she lived there for ten years and did not receive notice.

MR. SAYLOR explained the procedure on mailing notices indicating the ownership list of the area to be notified was obtained from the assessor's office. He indicated normally the City sends notices within a 300 ft. radius of the proposed development; however, in this case notices were sent approximately 800 or 900 feet away.

MRS. HARRISON stated she was not notified about the Becker rezoning either.

MR. SAYLOR pointed out Mr. Becker's property, the proposed development and the other zoning in the area for the audience on the map.

MRS. HARRISON also asked the procedure for annexation into the City.

MR. SAYLOR explained the annexation procedure indicating after the petition was received from the owners the City makes a determination as to whether or not they wish to annex the property and if they decide to carry through with the annexation, a public hearing is held; however, no property owners are notified by mail, but it is published in the newspaper more than once.

BETTY MARTIN, 5825 Martita, appeared in protest and stated she did not receive a notice either and objected to the R-2, R-3 and C-1 zoning being proposed. She said she objected for the reasons already stated. She stated she did not feel different types of zoning should be all mixed in together as was being proposed. She also felt there was sufficient commercial zoning in the area. She felt mixing all of these types of zoning together were ugly.

MR. TIBERTI stated the zoning is not what makes it ugly and pointed out examples such as the area behind the Hilton Hotel where there is a mixture. He stated he felt this might be very pleasing to some people because they buy in these areas.

MR. WEAVER reappeared and asked staff how many notices were mailed in the area and how the receipts were received.

MR. SAYLOR stated it appeared that about 85 notices were mailed and about 60 or 70 receipts were received.

MR. WEAVER said he knew of only about 12 or 15 people who received notices.

CHAIRMAN JENKINS informed Mr. Weaver he could check this at the office.

MRS. COLEMAN asked Mr. Saylor to explain to the audience the general housing patterns that were adopted as part of the General Plan a couple of years ago. She stated many public hearings were held and everyone was encouraged to come. She said the recommendations were a consensus of those public hearings.

MR. SAYLOR explained there were 3 or 4 conclusions arrived at after the multitude of meetings that were held. (1) that people who live in apartments were human beings too, (2) there would be no high density developments within the City of Las Vegas akin to what you might find in Los Angeles, Boston, New York, etc. (he explained high density would be block after block of high-rise apartments), (3) the strongest voice from the people was that they liked the pattern that was developed so far in residential areas mixing slightly the residential, planned unit developments and apartments so it is not a monopoly. He stated it also would not be logical to have all apartments in just one area and all homes in another area. He said the voice of the people was to generally keep the same pattern which was basically low density residential.

MR. H. A. CHISM appeared and stated he was the applicant. He pointed out Las Vegas was not a no-growth area. He said he would like to express some things in rebuttal to what had been said. He indicated one protestant indicated the lots were 5,000 sq. ft. in size, but did not know where he got this figure from. He further stated they do not plan to build garbage. He stated the protestants could check the record of his company and they would not find anything of that nature. He felt what they built was a credit to the community. He stated what Mr. Tiberti said was true, in that it was not their

responsibility to build the schools before the homes were built. He said the problems pointed out certainly should be considered, but indicated the homes he planned on building would not increase or decrease the water flow from runoff in the area and anyone moving to that area in the community was well aware of that problem. He said this was properly engineered and would take care of that problem. He felt the zoning they were requesting was proper instead of asking now just for the single family homes and then coming back and asking for another type of zoning at a later date.

MRS. COLEMAN asked Mr. Chism if he tried to buy the corners.

MR. CHISM said "yes" but they were not for sale.

CHAIRMAN JENKINS asked for a raise of hands from people in the audience who attended the public hearings on the General Plan. Two people raised their hands.

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 Z-65-76, subject to the following conditions:

1. The portion of the property requested for R-2 zoning under this application be amended to R-1 zoning.
2. Planning Commission approval of a plot plan on the R-3 and C-1 portions of property prior to development.
3. Conformance to code requirements and design standards of City departments.
4. Dedication of a 50 ft. half-street on Lake Mead Boulevard and a 40 ft. half-street on Torrey Pines Boulevard as required by the Department of Public Services.

MR. TIBERTI asked Mr. Chism if he would agree to eliminating the R-2.

MR. CHISM stated he felt the application was proper as submitted.

MR. TIBERTI stated if this was not acceptable his next Motion would be for denial.

CHAIRMAN JENKINS asked Mr. Chism if he would like the matter held over to review it.

After further discussion, MR. TIBERTI stated his Motion was still on the floor.

Voting was as follows:

"AYES" - Mr. Tiberti, Mrs. Coleman, Mr. Jenkins, Dr. Parker and Mr. Miller.

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be heard by the City Commission on October 20, 1976, at 9:00 A.M.

2. Z-66-76  
APPROVED

Application of MADGE HARRISON for reclassification of property legally described as Lot 4, Block 7, Francisco Park #2, located at 1510 East Sahara Avenue, on the northwest corner of Chapman Drive and East Sahara Avenue, from P-R to C-1.  
Proposed Use: Retail Sales.

MR. SAYLOR gave the staff report indicating it had been the policy of the Commission to allow commercial development along Sahara. He stated there were no protests on record and staff would recommend approval.

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

MRS. COLEMAN asked how much remodeling there would be.

MRS. MADGE HARRISON appeared and stated she was the applicant. She indicated the property would be revamped because there had been a lot of damage caused by vandals.

MRS. COELAN indicated she would have to bring the landscaping up to code.

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-66-76, subject to the following conditions:

1. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
2. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
3. A 6 ft. high block wall along the north property line stepped down to a lesser height along the east end of the wall as required by the Department of Community Planning and Development.
4. Conformance to code requirements and design standards of all City departments.
5. Conformance to the plot plan to reflect the above conditions.

Voting was as follows:

"AYES" - Dr. Parker, Mrs. Coleman, Mr. Jenkins, Mr. Miller and Mr. Tiberti.

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be heard by the City Commission on October 20, 1976, at 9:00 A.M.

3. Z-67-72

PLOT PLAN  
REVIEW

APPROVED

Plot Plan Review requested by Lewis Homes to allow single family homes in lieu of a planned unit development on property generally located on the south side of Oakey Boulevard, west of Jones and north of O'Bannon, R-PD5 zoning.

MR. SAYLOR gave the staff report indicating the request was to allow single family homes in lieu of a planned unit development. He stated the R-PD5 zoning would allow 5 units per acre and Lewis Homes is requesting single family homes with 4 units per acre. He pointed out the lots would be larger than required. He indicated staff has never had any objection in going from townhouses to single family. He stated the property owners in the area were notified of the request and there had been no protests received for this change.

CHAIRMAN JENKINS asked the applicant if he had anything to add.

MR. RON WARREN, Attorney at Law, appeared on behalf of the applicant. He stated he had nothing to add to the presentation.

DR. PARKER made a Motion for APPROVAL of the plot plan review of Z-67-72 to allow single family residences in lieu of a planned unit development.

Voting was as follows:

"AYES" - Dr. Parker, Mrs. Coleman, Mr. Jenkins, Mr. Tiberti & Mr. Miller.  
"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-29-67  
Z-5-69

Waiver of  
Condition

APPROVED

Request for Waiver of Conditions concerning future design of Westcliff Drive as it pertains to the proposed shopping center at the southwest corner of Rainbow and Westcliff Drive, C-1 zone.

MR. SAYLOR gave the staff report indicating at the time the zoning was approved, it was conditioned that there be no access to Westcliff. He pointed out, however, the Rainbow and West Fremont Freeway interchange designs were not firm, but the Public Services Department has indicated they have no objection to allowing access to Westcliff when they construct the shopping center because the traffic flow is not excessive and the access on Westcliff is sufficiently removed from the interchange. Staff would recommend approval of the Waiver.

MRS. COLEMAN made a Motion for APPROVAL to allow access to Westcliff.

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Jenkins, Mr. Tiberti, Mr. Miller & Dr. 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.

5. FINAL MAP

STEWART PLACE  
UNIT #1  
AMENDED

APPROVED

Amendment to the Final Map of Stewart Place Unit #1 regarding Lots 28 and 29, Block 3, property generally located at the southwest corner of Isabella Avenue and Isabella Circle, R-1 zoning.

MR. NULL gave the staff report indicating they wished to move the lot lines for these two lots and staff had no objection.

MR. TIBERTI made a Motion for APPROVAL of the Amended Final Map.

Voting was as follows:

"AYES" - Mr. Tiberti, Mrs. Coleman, Mr. Jenkins, Mr. Miller & Dr. Parker.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

6. Z-50-70

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by ROGER J. YOUNG to allow the enclosure of an existing covered patio on property located at 3813 Coral Reef Way, R-2 PUD zoning.

MR. NULL gave the staff report. He stated they would remove the kitchen window wall and make this one large room. He said staff had no objection; however, they would have to meet the housing code requirements in regard to light and ventilation.

DR. PARKER made a Motion for APPROVAL subject to the following conditions:

1. Conformance to the Housing Code requirements.
2. Conformance to the code requirements and design standards of City Departments.
3. Conformance to the plot plan.

Voting was as follows:

"AYES" - Dr. Parker, Mr. Tiberti, Mrs. Coleman, Mr. Jenkins, & Mr. Miller.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

7. Z-25-76  
EXT. OF TIME

APPROVED

Request by LEO F. MAINWALL for a one-year extension of time on property generally located on the southwest corner of West Charleston Boulevard and South Jones Boulevard, from C-1 to C-2.

MR. NULL gave the staff report indicating there had been no previous extensions. He stated the applicant originally proposed to use a trailer on the property; however, he has since changed his plans and will construct the building. Mr. Null pointed out when this was originally approved, it was conditioned upon a six-month Resolution of Intent. Staff would recommend approval of the extension.

DR. PARKER made a Motion for APPROVAL of the one-year extension of time on Z-25-76, subject to all previous conditions of approval on the zoning application.

Voting was as follows:

"AYES" - Dr. Parker, Mrs. Coleman, Mr. Jenkins, Mr. Tiberti and Mr. Miller.

"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.

8. VAC-11-75  
REVIEW OF  
CONDITION

APPROVED

Review of Condition requested by the GOLDEN NUGGET to amend the alley vacation in Block 14 to exclude the east-west portion of the alley and the north 25 ft. of the north-south portion generally bounded by Fremont, Carson, First Street and Casino Center.

MR. SAYLOR gave the staff report indicating a vacation had been previously approved for the entire alley in this block. He stated they also approved the expansion of the Golden Nugget and the plans have been submitted and the permit issued and it is under construction. He stated at the time of approval, the Golden Nugget planned to have the lobby of the hotel in the alley, which was to be beautified. The Nugget has now obtained ownership of the bank which is to be demolished and have changed the plans to provide the main entrance on Casino Center. They have also acquired the block immediately south for a parking facility. He pointed out there was some difficulty with the owner of the Race Book property; therefore, they wish to amend the application to exclude that portion of the alley abutting the Race Book property. The Nugget will now use the north/south vacated alley together with the property occupied by the bank and the property where they propose a parking structure, all as valet parking. Staff would recommend approval of the request.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. ROBERT MAXEY appeared representing the Golden Nugget. He explained what the new plans called for indicating the hotel entrance now would be on Casino Center instead of Carson.

After further discussion, DR. PARKER made a Motion for APPROVAL of the Waiver of Condition on VAC-11-75.

Voting was as follows:

"AYES" - Dr. Parker, Mrs. Coleman, Mr. Jenkins, Mr. Tiberti and Mr. Miller.

"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.

9. 1976-77 "701"  
Project -

Citizens Participation  
Plan

APPROVED

MR. SAYLOR indicated this had been sent previously to the Commission members for their review and recommendations. He stated in essence this was a review of the overall General Plan, together with the development of neighborhood plans and as part of this process, staff had to develop a citizens participation format. Mr. Saylor explained the plan to the Commission and indicated they could make any changes or additions they desired.

After discussion by the Commission, MRS. COLEMAN made a Motion for APPROVAL of the Citizens Participation Plan.

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Jenkins, Dr. Parker, Mr. Tiberti  
and Mr. Miller.

"NOES" - None.

Motion for APPROVAL carried unanimously.

MR. SAYLOR indicated this would be on the City Commission agenda for approval on October 6, 1976, at 9:00 A.M.

10. Z-18-68

PLOT PLAN REVIEW  
AND USE REVIEW

APPROVED

Request by SIDNEY M. LEDERMAN to allow a pipe and tobacco shop and an engraving shop on property located at 3202 West Charleston Boulevard, C-D zone.

MR. NULL gave the staff report indicating the location and zoning in the area. He stated the request was to allow a pipe and tobacco shop and an engraving operation in a C-D zone. He pointed out that all uses in the C-D zone had to be approved by the Planning Commission and City Commission. He stated the request was also to allow the applicant to reside on the property; however, this could not be permitted without a variance. He stated the applicant did not intend to make any changes to the front of the property and would live on the rear portion. He indicated there was a swimming pool on the property also. He stated staff had some concern about the application. He stated there are six parking spaces and there is landscaping, which would have to be refurbished. He pointed out there is a storage room and trailer which would have to be removed. He said unless the applicant can obtain a variance, all residential use would have to cease on the property. He pointed out the applicant would have to dedicate a 20 ft. easement for future alley on the north property line along with the other normal conditions.

MR. SIDNEY M. LEDERMAN, 5100 Harmony, appeared. He stated the lot in question is 95' x 233'. He said the building had been inspected and he was informed of what would have to be done. He said one of the things was that a 4 ft. high fence would have to be constructed around the pool. He said there was 4,000 ft. of parking to the front and there are other businesses in the area such as a leather goods shop, antique store and beauty shop. He said he wished to live on the property in the house to the rear, just he and his wife, and under those circumstances he could take care of the property. He said the back portion of this property where he would live is beautiful, but this would not be feasible for him if he could not live on the property. He pointed out the portion where he would live was completely separated from the front.

CHAIRMAN JENKINS stated he felt this was okay as long as this was for his tenure only.

MRS. COLEMAN asked the applicant about his engraving shop operation because she was concerned about noise from his equipment.

MR. LEDERMAN explained his operation stating he makes name plaques using plastic and sheets of panelling. He said he uses a saw to cut this and would have some other small equipment, but indicated the operation would not cause a noise factor.

DR. PARKER agreed that this type of operation would not cause a noise problem as described by the applicant.

MRS. COLEMAN stated if approved, it should be conditioned upon the tenure of this applicant and the operation he described because a full-blown engraving operation would not be compatible and would cause a noise problem.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of Z-18-68, subject to the following conditions:

1. Conformance to the C-D zone requirements.
2. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
3. Dedication of a 20 ft. easement for future alley on the north property line as required by the Department of Community Planning and Development.
4. Existing landscaping to be refurbished and properly maintained as required by the Department of Community Planning and Development.
5. The operation as proposed by the applicant, Mr. Sidney M. Lederman, to be for his tenure on this property only.
6. Conformance to code requirements and design standards of City departments.
7. Conformance to the plot plan to reflect the above conditions.

Voting was as follows:

"AYES" - Mr. Tiberti, Mrs. Coleman, Mr. Jenkins, Dr. Parker, and Mr. Miller.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS informed the applicant he would have to apply for a variance to reside on the property. He further announced this would be considered by the City Commission on October 6, 1976, at 9:00 A.M.

11. SP-1-76

APPROVED

Request for Satellite Parking by J. J. MITTERLEHNER for the Executive Building on property located at the rear of 1721 East Charleston Boulevard.

MR. NULL gave the staff report indicating the satellite parking was required parking to be used by the Executive Building and the parking would be to the rear of the building. Staff had no objection.

MRS. COLEMAN made a Motion for APPROVAL of SP-1-76 to allow the satellite parking.

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Jenkins, Mr. Tiberti, Mr. Miller and Dr. 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.

12. Z-36-74

EXT. OF TIME

APPROVED

(To be  
effected  
by Ordinance)

Request by BAKER AND HAZARD for an extension of time on property located generally on the north side of West Owens Avenue, between "J" and "K" Streets, extending north from Owens Avenue 140 feet, C-1 zone.

MR. NULL gave the staff report indicating there was no objection by staff to this being effected by Ordinance, subject to all previous conditions.

MR. TIBERTI stated since staff had no objection, he would make a Motion to APPROVE Z-36-74 and that it be effected by Ordinance, subject to the following conditions:

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

Voting was as follows:

"AYES" - Mr. Tiberti, Mrs. Coleman, Mr. Jenkins, Mr. Miller and Dr. Parker.

"NOES" - None.

Motion carried unanimously.

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

13. Z-6-66

PLOT PLAN  
REVIEW

APPROVED

Request by RONCO MEDIA for a plot plan review to allow a 10' x 24' outdoor advertising structure on property generally located 165' west of Upland Boulevard on West Charleston, R-3 zone (ROI to C-1).

MR. NULL gave the staff report. He stated when the sign companies stopped using 6-pole structures, the landscaping was not required. He said this would be a 2-pole structure 50 ft. from Charleston. He pointed out this was a vacant lot and staff had no objection.

MR. RON RIEGER, Ronco Media, appeared. He said they now have a junior sign 10' x 24' in size. He stated this would be only a two-pole structure, brown in color and would have a rustic base which was more aesthetically pleasing. He said the sign would be 12' high and was 240 sq. ft. and would be two sided.

MRS. COLEMAN asked if it would have a ladder.

MR. RIEGER said "no".

MRS. COLEMAN made a Motion for APPROVAL of Z-6-66, subject to the following conditions:

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

Voting was as follows:

"AYES" - Mrs. Coleman, Mr. Jenkins, Dr. Parker, Mr. Miller and Mr. Tiberti.

"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.

14. Z-10-69

PLOT PLAN  
REVIEW

APPROVED

Request by GEORGE F. KALB CONSTRUCTION COMPANY for a plot plan review to allow the construction of retail stores on property generally located on Lamb Boulevard, south of Washington Avenue, C-1 zone.

MR. NULL gave the staff report indicating the review was on the C-1 portion of this property. He stated the R-T and C-1 portions had gone to Ordinance; however, the approval was conditioned upon a development review being submitted to the Planning Commission. He stated there is an existing trailer sales operation on the other portion of the property and they were now submitting this plan for the C-1 portion. He stated staff would recommend approval of this development subject to the normal conditions.

MR. TIBERTI made a Motion for APPROVAL of Z-10-69, 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. Conformance to code requirements and design standards of City departments.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan to reflect the above conditions.

Voting was as follows:

"AYES" - Mr. Tiberti, Mrs. Coleman, Dr. Parker, Mr. Jenkins and Mr. Miller.

"NOES" - None.

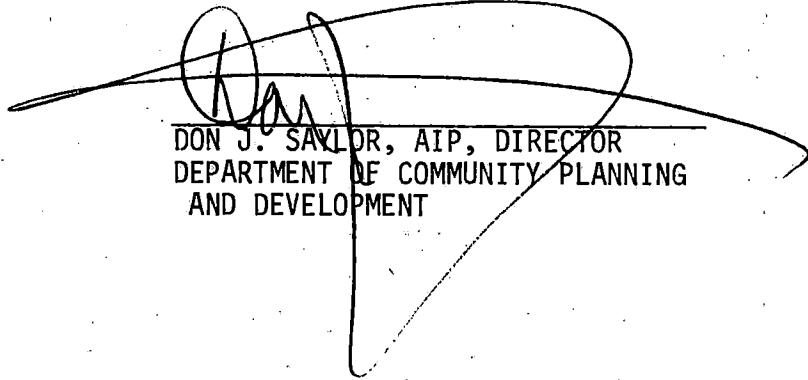
Motion for APPROVAL carried unanimously.

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

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, AIP, DIRECTOR  
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

DJS:kt