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CITY MANAGER

AGENDA

OCT 12 1976

CITY PLANNING COMMISSION

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

OCTOBER 14, 1976

CALL TO ORDER:

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

ROLL CALL:

NEW BUSINESS:

1. Z-67-76

Application of JOE JOHNSTON on behalf of NEVADA SOUTHERN TITLE, INC. and NEVADA SOUTHERN ESCROW, INC. for reclassification of property located at 617 Hoover Avenue and 824 South 7th Street, on the northwest corner of Hoover Avenue and South 7th Street, from R-4 to C-1.
Proposed Use: Offices

2. VAC-3-76

Petition of Vacation submitted by JAMES ROGERS, THEODORE B. LEE, and WILLIAM F. DALEY to vacate property generally located as:
Parcel 1 - Being a portion of Westwood Drive, immediately south of the Sahara Avenue east bound off-ramp of the I-15 Freeway.
Parcel 2 - Being the undeveloped portion of Highland Drive immediately south of Sahara Avenue.

3. Z-68-76

Application of FRANK GRAHAM, M.D. for reclassification of property located at 818 East Charleston Boulevard, between South 8th Street and South 10th Street, from R-4 to C-1.
Proposed Use: Doctor's office.

4. Z-69-76

Application of LLOYD KATZ for NEVADA THEATRE CORPORATION for reclassification of property generally located on the west side of Vista Drive, 200 ft. south of West Charleston Boulevard, from R-E to C-1.
Proposed Use: Retail carpet store and patron parking area.

5. Z-70-76

Application of W. J. URGA, P. H. LAMPEL and TOM MOORE for reclassification of property generally located on the southwest corner of South Jones Boulevard and West Oakey Boulevard, from R-E to C-1.
Proposed Use: Nursery and flower shop.

6. Z-71-76

Application of ELIZABETH E. HEYER for reclassification of property located at 4201 West Charleston Boulevard, on the southwest corner of West Charleston Boulevard and Vista Drive, from C-1 to C-2.
Proposed Use: Retail Tire Sales.

7. Z-72-76

Application of ELDA CRANE for reclassification of property located at 1765 East Charleston Boulevard, on the northwest corner of East Charleston Boulevard and South Bruce Street, from C-1 to C-2.
Proposed Use: Retail Tire Sales.

8. Z-27-76
Plot Plan Review
Plot Plan Review requested by VALLEY HOSPITAL on property generally located on the southwest corner of Pinto Lane and Shadow Lane, C-1 zoning.
9. TENTATIVE MAP
JADE PARK UNIT #5
Property generally located at the southeast corner of Craig Road and Lorenzi Boulevard, R-E zoning (under ROI to R-MH).
Owner/Subdivider: Home Savings Association
No. of Acres: 16.5
No. of Lots: 60
10. C1-3-76
Request by Luzanne Lucas to allow a sewing and embroidery shop on property located at 602 East Sahara Avenue, C-1 zone.
11. Z-21-75
Plot Plan Review,
Use Review and
Review of Conditions
Requested by Philip Deale to allow a restaurant facility on property generally located on the southeast corner of East Charleston Boulevard and South 6th Street, C-1 and P-R zoning.
12. FINAL MAP
SPANISH OAKS #4 AMENDED
Property generally located at El Camino and Valley View Boulevard, R-PD6 zone.
Owner/Subdivider: Royal Crest, Inc.
No. of Acres: 9.4
No. of Lots: 45

DIRECTOR'S BUSINESS:

1. Change in
November
Meeting Dates
RATIFICATION
Cancel the November 11, 1976, Planning Commission meeting (Veterans Day). Reschedule the Planning Commission meeting of November 23rd to November 16, 1976.

MINUTES

CITY PLANNING COMMISSION

OCTOBER 14, 1976

Nov 26 12 31 PM '76

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, Dr. Parker and Mr. Busch.

EXCUSED:

Mr. Ward.

STAFF PRESENT:

Don J. Saylor, AIP, Director, Department of Community Planning and Development.
Ira J. Gardner, Planning Assistant.
Kathleen M. Tighe, Recording Secretary.

NEW BUSINESS:

1. Z-67-76

APPROVED

Application of JOE JOHNSTON on behalf of NEVADA SOUTHERN TITLE, INC. and NEVADA SOUTHERN ESCROW, INC. for reclassification of property legally described as Lots 17, 18, 19, and 20, and the South Half (S $\frac{1}{2}$) of Lot 21, Block 31, South Addition, located at 617 Hoover Avenue and 824 South 7th Street, on the northwest corner of Hoover Avenue and South 7th Street from R-4 to C-1.
Proposed Use: Offices

MR. SAYLOR gave the staff report recommending approval. There were no protests and one approval on record.

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

MR. JOE JOHNSTON appeared on behalf of the applicants and indicated there was landscaping on 7th Street as well as other landscaping on the property.

MRS. COLEMAN asked if he intended to leave the landscaping and building.

MR. JOHNSTON said "yes", that the building will be remodeled and they were improving it.

MR. TIBERTI asked what this would be used for.

MR. JOHNSTON stated now it is for storage of supplies, but they intended to put in an athletic equipment store.

MRS. COLEMAN asked if this would be retail sales and if there was ample parking.

MR. JOHNSTON said "yes".

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-67-76, 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. Dedication of a radius corner at Hoover Avenue and South 7th Street as required by the Department of Public Services.
5. Conformance with 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, Jenkins, Coleman, Miller, Tiberti and Parker.
 "NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M.

2. VAC-3-76

APPROVED

PETITION OF VACATION submitted by JAMES ROGERS, THEODORE B. LEE, and WILLIAM F. DALEY to vacate property legally described as:
Parcel 1 - Beginning at the southeast corner of Lot 1, Block 1, Golden Gate Tract Industrial Subdivision; thence North 87°15'15" west 114.44 feet to the true point of beginning; thence along a curve to the right having a central angle of 103°11'59" a radius of 15.00 feet, and an arc length of 27.02 feet to a point; thence along a curve to the left having a central angle of 10°35'55" a radius of 330.00 feet, and an arc distance of 61.04 feet to a point; thence along a curve to the left having a central angle of 17°40'46", a radius of 350.00 feet, and an arc length of 108.00 feet; thence along a curve to the right having a central angle of 05°29'54" and a radius of 270.00 feet an arc length of 25.91 feet; thence along a curve to the right in a northerly direction having a central angle of 64°48'30" and a radius of 37.91 feet, an arc length of 42.88 feet; thence South 87°15'15" East 57.24 feet to the true point of beginning. Parcel 2 - Beginning at a point on the southerly right-of-way line of Sahara Avenue and the intersection of the easterly lot line of Lot 3, Block 1, Golden Gate Tract Industrial Subdivision, said point having a bearing of South 25°47'48" West 102.16 feet from the west one-sixteenth (W. 1/16) of Section 9, Township 21 South, Range 61 East, MDB&M, said point being the true point of beginning; thence South 87°15'15" East 80.00 feet; thence South 02°44'45" West 54.22 feet to a point, said point also being the beginning of a curve concave to the southwest, having a central angle of 12°49'18" a radius of 340.00 feet and an arc length of 131.90 feet to a point, said point being the point of reverse curvature to the southeast, having a central angle of 102°49'18", and a radius of 15.00 feet, an arc length of 26.92 feet; thence North 87°15'15" West 114.16 feet to a point, said point being the beginning of a curve to the northeast, having a central angle of 71°14'36" a radius of 15.00 feet, and an arc length of 18.65 feet to a point, said point being on a curve to the northeast having a central angle of 18°45'24" and a radius of 260.00 feet, an arc length of 85.12 feet to a point; thence North 02°44'45" East 54.22 feet to the true point of beginning.

Parcel 1 - Being a portion of Westwood Drive, immediately south of the Sahara Avenue East-bound off-ramp of the I-15 Freeway.

Parcel 2 - Being the undeveloped portion of Highland Drive immediately south of Sahara Avenue.

MR. SAYLOR gave the staff report pointing out the areas to be vacated. He stated the larger portion on Highland is needed as an easement; however, the smaller portion on Westwood is no longer needed as an easement. He said the applicants own the parcels in between these two parcels and would like to have a hotel and casino operation and were trying to tie in these two pieces for use of the right-of-way because a portion that they also own is on the other side of the parcel off Highland. He said because of the existing traffic flow and development in the area, if this is vacated, it would allow use of the land for this operation, but in so doing would create a very serious traffic flow pattern. Mr. Saylor pointed out the traffic flow pattern in the area. He said staff, including Public Works and the Traffic Engineer, although the City did not need this property, if vacated to allow this casino operation would be to create an untenable situation. He stated they may have a solution to this, but staff was not able to find it. He said at this point staff would have to conclude that the vacation should not be allowed. He pointed out a petition of protest had been received containing 11 signatures of people in the area. Mr. Saylor pointed out their reasons for protesting indicating the traffic situation in a congested area, ingress and egress to the proposed facility and delivery vehicles coming and going, influx of more people at all hours of the night causing a security problem and parking problems of not only guests for the hotel, but employees. Mr. Saylor stated he felt the first two points were valid and were in line with staff's thinking. He said staff's recommendation at this time would be either denial; or if the Commission feels perhaps this should be allowed, that the applicants submit an acceptable, workable traffic plan prepared by a professional traffic engineer.

MR. BUSCH asked if the applicants developed their three lots without the vacation of these two portions, if there would be a traffic problem.

MR. SAYLOR said "yes", but felt if this were not permitted, it was unlikely that they would develop it. He said any type of development on this property would add to the traffic situation. He stated without the vacation of these two small pieces, the three lots they wish to develop would only have access by means of an alley running along them.

MR. BUSCH asked if it would be used for parking.

MR. SAYLOR said it would be used for parking and access. He said the only problem staff had was with the traffic situation this would create.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. DAN BYRON, Realtor, appeared on behalf of the applicants. He said they have discussed this matter with the City and the State. He felt if they used this property, they would clean it up and pave it since it is just sitting there empty. He stated if developed with an industrial use, it would be a problem also. He stated they have an agreement with the State to beautify that piece of property. He said they would clean it and pave it and leave it open because the utilities are on this piece. He said they would beautify the State piece. He indicated they would work with the City in providing what is required, but whatever would go on that property, would cause a traffic problem that had to be worked out.

MRS. COLEMAN asked the applicant why he decided on this piece of property.

MR. BYRON said because there is good access near Sahara and a good example of this is the Mini-Price Motel across the street.

MRS. COLEMAN stated the problem may be in how these people will get there if this is developed.

MR. BYRON said the developer was willing to take a chance on developing this.

CHAIRMAN JENKINS asked Mr. Byron if this was approved, if he could comply with the requirements of traffic.

MRS. COLEMAN said she felt this should be worked out ahead of this being approved.

CHAIRMAN JENKINS asked if anyone else wished to be heard.

AN UNIDENTIFIED SPEAKER appeared and stated he represented the people that filed the protest petition. He stated he found with the exception of Games of Nevada, that no one had been notified of this vacation. He said they had not had a chance to look at the plans for the traffic circulation, but could only assume this would cause more congestion in the area. He stated there was a very bad traffic situation in the area now, but did not feel the people in the area would object to a small industrial use. He felt with the motel you would have the traffic from all of the customers, service vehicles for the motel and employee traffic. He stated it would be a very difficult thing to get in and out of and in fact would be dangerous. He stated possibly staff did not consider all of their reasons for protesting this valid, but to the people of the area, these were important factors. He said they would like to Commission to consider all of these points and deny this request.

MR. RICHARD KNIGHT, 2487 Apricot, appeared in protest. He stated the traffic situation during the rush hours was a nightmare and was dangerous. He said he felt this would make the problem worse and was in agreement with the reasons set forth on the petition.

MR. AL SHARP appeared and stated he owns 20 commercial units on Westwood and 3 on Highland. He said he was not notified of this hearing and felt his tenants would leave if this were approved.

MR. SAYLOR pointed out some of the people on Highland were notified, however, this was a legal public hearing. He said if the City Commission decides to go ahead with this vacation, a public hearing would be held and the procedures set forth by law would be followed.

MR. BYRON reappeared and stated that they would have to build to Code. He stated they were not there on the zoning and could construct the motel and this was a hearing on the vacation only.

MRS. COLEMAN asked if this was properly zoned.

MR. SAYLOR indicated it was, but wanted to clarify a point that the City did not have any use for this property, but that the proposed use would create severe traffic problems. He said if the Commission felt they could allow this vacation, staff would recommend that it be held in abeyance so the applicants could have a registered traffic engineer work out the traffic problems since staff could not find a solution.

MR. WILLIAM DALEY, 3729 Greencrest, appeared. He stated they would only have half of the units as the Mini-Price Motel.

MR. MILLER stated there was a traffic problem in this area and did not feel they should add to it.

MR. TIBERTI stated there was a traffic problem, but did not feel they should use this to solve it. He stated they were asking for an easement that would not be built on and felt they should go ahead with this and get the property on the tax rolls and have the applicant work out the traffic problems. He said he did not feel they should ask the applicant to spend money for a registered traffic engineer to solve this problem with no guarantee they would approve the request. He stated if approved, they would have to work out the traffic problem or they could not get a final permit.

MRS. COLEMAN stated he could go ahead and build the motel anyway since they have the zoning.

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

MR. TIBERTI made a Motion for APPROVAL of VAC-3-76, subject to the following conditions:

1. Working out the traffic circulation problems in accord with the requirements of the Public Services Department.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to the requirements of all City departments.
4. Vacation not be recorded until all of the above conditions have been met.

Voting was as follows:

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

Motion for APPROVAL carried.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M. at which time they would set a date for public hearing.

3. Z-68-76

APPROVED

Application of FRANK GRAHAM, M.D. for reclassification of property legally described as Lot 5, Block 1, Vega Verde Addition, located at 818 East Charleston Boulevard, on the south side of East Charleston Boulevard between South 8th Street and South 10th Street from R-4 to C-1.

Proposed Use: Doctor's office.

MR. SAYLOR gave the staff report. He pointed out this was in the middle of the block and there was previously a Use Permit for an office. He said the request was for a change to C-1 to continue the office use; however, staff could see no need for C-1 zoning for the office and would recommend if approved, it be amended to P-R. Staff felt the C-1 zoning on Charleston could start a pattern and would recommend denial if the application is not amended to P-R. There were no protests or approvals on record.

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

MR. LOU HESS, Architect, appeared on behalf of the applicant. He stated P-R was probably more suitable, but they had decided to go for the C-1. He stated his client had no hidden motive for asking for C-1 zoning and would like his office there. He stated his client would accept the P-R zoning.

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-68-76, subject to the following conditions:

1. Application be amended to P-R zoning.
2. Installation of concrete sidewalk and driveway aprons along East Charleston Boulevard and the signing of an assessment district agreement for future street lighting along East Charleston Boulevard as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M.

4. Z-69-76

APPROVED

Application of LLOYD KATZ for NEVADA THEATRE CORPORATION for reclassification of property legally described as the South 145 feet of Lots 1 and 2, Block 2, Hinson Heights, excepting therefrom the South 25 feet thereof and the West 75 feet thereof, generally located on the west side of Vista Drive, 200 feet south of West Charleston Boulevard from R-E to C-1.

Proposed Use: Retail carpet store and patron parking area.

MR. SAYLOR stated this was a logical expansion of the C-1 and staff would recommend approval. There were no protests or approvals.

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

MR. LLOYD KATZ appeared and stated he was the applicant. He presented photographs of what the building would look like.

CHAIRMAN JENKINS asked if anyone else wished to be heard.

MR. J. ARNOLD, 1254 Vista, appeared in protest. He stated he lived two houses south of this property. He felt this would cause more traffic on the residential street because of the access on Vista and might encourage more commercial in the area.

He felt this would effect property values and asked that this be denied.

MR. SAYLOR pointed out there was an alley running along the rear and the applicant will utilize this.

MR. ROBERT VAUGHN, 1312 Vista, appeared in protest. He stated a few years ago there was a sign on the property by Nevada Theatre Corporation proposing a theatre and asked if this application gets approved, if they could then turn around and put the theatre on the property.

MR. SAYLOR stated if this is approved, the Commission could condition it upon a retail sales operation only which would preclude a theatre use and that the property owners would have to be notified if there was a change proposed on the property.

MR. KATZ reappeared and stated he could understand the feelings of the people in the area; however, a carpet store does not deal in a large volume of customers and did not feel this would cause a traffic problem. He stated there usually were only about 10 or 12 cars per day coming to a store of this type. He stated there would be a buffer easement of 25 ft. in the rear of this property.

MRS. COLEMAN stated they would not be increasing the potential traffic because the parking lot size is established and did not feel this would create a traffic situation.

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

After discussion, MR. BUSCH made a Motion for APPROVAL of Z-69-76, subject to the following conditions:

1. Use of this property restricted to a retail sales operation only and any other proposed use of the property to require notification of the surrounding property owners.
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. Installation of half-street improvements along Vista Drive and installation of one street light on Vista Drive as required by the Department of Public Services.
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, Miller, Tiberti and Parker.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M.

5. Z-70-76

APPROVED

Application of W. J. URGA, P. H. LAMPEL and TOM MOORE for reclassification of property legally described as the East Half (E $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 2, Township 21 South, Range 60 East, MDB&M, excepting therefrom the East 50 feet thereof, generally located on the southwest corner of South Jones Boulevard and West Oakey Boulevard from R-E to C-1.

Proposed Use: Nursery and flower shop.

MR. SAYLOR gave the staff report pointing out there were two commercial child care facilities on the other corners on Jones and Oakey which can be permitted in the County under the R-E zoning. He stated this would not be a permitted use in a residential zone in the City. He stated it was quite obvious if approved; however, this would be spot zoning. He stated staff could not predict that this area would go commercial and recommends denial. There were two protests on record.

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

MR. WILLIAM URGA, 302 E. Carson, appeared. He stated directly north and west all the way to the Health Center is State owned property which is vacant, but felt since the State does own it, it would not be residential development. He said there is also BLM land immediately west of that.

MR. SAYLOR pointed out there had been, and still are proposals for the location of a community college, high school and park in the general vicinity to the north and west.

MR. URGA stated directly east is 5 acres owned by the Church. He said he did not feel the area would be heavy residential and did not feel a nursery and flower shop would be adverse in the area.

CHAIRMAN JENKINS asked about the displays.

MR. J. SILL, 3016 Bryan, appeared. He stated the live landscaping plants would be inside the yard itself and there would be a new small building on the front portion. He stated only half of the 5 acre parcel would be used for this.

MRS. COLEMAN asked the size of the building.

MR. SAYLOR indicated it would be about 30' x 12' in size.

MRS. COLEMAN asked what the development would be on the other portion of the property.

MR. URGA stated he did not know at this time.

MR. TIBERTI stated they could condition this upon a nursery and flower shop operation only.

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-70-76, subject to the following conditions:

1. Use of the property restricted to a nursery and flower shop operation only.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning 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. No outside storage except live plant material.
5. Construction of a 6 ft. high masonry wall along the west and south property lines.
6. Dedication of 40 ft. along West Oakey Boulevard and installation of half-street improvements along West Oakey Boulevard and South Jones Boulevard as required by the Department of Public Services.
7. Dedication of a 25 ft. radius corner at the southwest corner of Jones and West Oakey Boulevard as required by the Department of Public Services.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Resolution of Intent be restricted to a twelve (12) month time limit.
10. Conformance to the plot plan to reflect the above conditions.
11. Conformance to code requirements and design standards of City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M.

6. Z-71-76

DENIED

Application of ELIZABETH E. HEYER for reclassification of property legally described as the East 100 feet of the North 150 feet of Lot 1, Bl. 2, Hinson Heights Subdivision, located at 4201 West Charleston Boulevard, on the southwest corner of West Charleston Boulevard and Vista Drive from C-1 to C-2.
 Proposed Use: Retail tire sales.

MR. SAYLOR gave the staff report. He stated staff felt the C-2 use was out of order on this property and would start a pattern on West Charleston. He said the proposed use would have outside displays. He pointed out they could have the tire sales operation in a C-1 zone, but they would not be allowed the outside displays. Staff would recommend denial of the request. There is one approval on record and no protests.

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

MR. SAYLOR pointed out they could apply for a variance in the C-1 zone for outside displays; however, staff would recommend denial of that also.

MR. WOODBURY, Attorney, appeared and stated he was representing the applicant, Mr. William Schoen. He stated Mr. Schoen will lease this property and also has the property under the next item on the agenda. He stated his remarks would be applicable to both of these items, Z-71-76 and Z-72-76.

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7. Z-72-76

APPROVED

Application of ELDA CRANE for reclassification of property legally described as Lots 11 and 12, Block 10, Amended Map of Mayfair Tract #2, located at 1765 East Charleston Boulevard, on the northwest corner of East Charleston Boulevard and South Bruce Street, from C-1 to C-2.

Proposed Use: Retail Tire Sales.

MR. SAYLOR gave the staff report indicating there was a used car lot adjacent to the proposed facility with C-2 zoning further east and west. He stated this use was more compatible at this location than West Charleston and staff would recommend approval. He stated there were no approvals and one protest on record.

CHAIRMAN JENKINS declared the public hearing open.

MR. WOODBURY, Attorney, appeared representing Mr. Schoen and stated it was his understanding the protestant in this case lived about 2½ blocks away and resided in California.

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-72-76, 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. 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" - Parker, Coleman, Miller, Jenkins, Tiberti and Busch.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M.

8. Z-27-76

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by VALLEY HOSPITAL on property generally located on the southwest corner of Pinto Lane and Shadow Lane, C-1 zone.

MR. SAYLOR gave the staff report indicating the original protestants to this zoning had been notified of this request and no protests had been received. He stated the hospital was previously approved for a three-story addition 20 ft. from the rear property line; however, they have since purchased the property

to the rear. They are now requesting a four-story addition, including a penthouse on the roof and a basement below ground surface. He stated at the time of approval of the three-story addition, no specific height was given and the four-story addition is proposed to be no higher than the three-story due to a change in the air conditioning system which eliminates the need for higher space between the floors. He pointed out in the residential zone you can have two stories or 35' in height. He pointed out at the time of original approval, the protestants were concerned about losing their privacy because of the windows on the upper floors of the hospital; however, the hospital plans on screening the windows with western exposure.

MR. GEORGE RUDIAK, Attorney, appeared on behalf of the hospital. He stated the hospital has purchased the properties to the west and now own the entire block. He said the nearest property was 250 ft. away. He stated there would only be a few feet difference in this proposal and did not feel this would affect anyone. He stated there was a lot of landscaping which would screen the building and they had gone to considerable expense in preparing three previous sets of plans. He stated they wanted the Medical Planning Association to advise them and they have informed the hospital this would be the most functional design for the hospital. He stated the addition would be 54 ft. high which was only about 6 or 8 ft. higher than the previous proposal. He said their plans call for another tower building in about 5 or 6 years.

MR. BUSCH made a Motion for APPROVAL of the plot plan review to allow the 4-story addition with a penthouse on the roof and a basement as proposed, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to code requirements and design standards of City departments.
3. All conditions of approval under the original zoning approval shall be applicable.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M.

9. TENTATIVE MAP
JADE PARK UNIT #5
APPROVED

Property generally located at the southeast corner of Craig Road and Lorenzi Boulevard, R-E zoning (under ROI to R-MH).
Owner/Subdivider: Home Savings Association
No. of Lots: 60 No. of Acres: 16.5

MR. SAYLOR gave the staff report indicating everything was in order and staff would recommend approval. He stated Public Services made comment relative to the drainage and discharging from the tract. At the time the zoning was approved, they proposed to bring it out to Torrey Pines.

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of JADE PARK UNIT #5, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a

new tentative map must be filed. If a final map is recorded within twelve months of approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.

2. Street names shall be provided in accord with the City's Street Name Policy.
3. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M.

10. C1-3-76
APPROVED

Request by LUZANNE LUCAS to allow a sewing and embroidery shop on property located at 602 East Sahara Avenue, C-1 zone.

MR. SAYLOR gave the staff report indicating the requested use was for an embroidery shop and sewing shop. He stated in the C-1 zone, the Planning Commission must approve the use. Staff feels this is a suitable use and felt it should be permitted in the C-1 zone. Mr. Saylor read the Resolution stipulating the conditions they must follow.

"A RESOLUTION SETTING FORTH PERMITTED USES UNDER THE C-1 ZONING PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF LAS VEGAS, AND MORE SPECIFICALLY REFERRING TO TITLE 11, CHAPTER 1, SECTION 19, PERMITTING RETAIL AND WHOLESALE PROCESSING AND MANUFACTURING.

WHEREAS, the provisions of Title 11, Chapter 1, Section 19, stipulate that uses not deemed more detrimental to the welfare of the particular district than the enterprises of businesses enumerated as permitted uses may be permitted by a Resolution of the Planning Commission; and

WHEREAS, the Planning Commission is of the opinion that the specific wholesale and retail operations, subject to the following conditions

1. All processing, manufacture and treatment shall be done in a completely enclosed building,
2. All storage of materials, equipment and products must be in a completely enclosed building,
3. The bulk of manufactured items and raw materials used in the manufacture stored shall not exceed four percent (4%) of the cubic content of the building in which manufactured,
4. No more than seven (7) employees shall be engaged in the manufacture, treatment or processing of the below enumerated items,
5. There shall be no audible or noticeable indication of a manufacturing operation outside the building except advertising,

6. There shall be no smoke, dust or foreign matter emitted,
7. Machinery used in manufacture shall be precision, manned and driven by electric motors not exceeding one-half horse power (1/2 H.P.),
8. Only the following operations shall be allowed:
 - a. Lens Grinding
 - b. Jewelry Manufacturing - precious metals & stones
 - c. Wholesale Medallion sales and assembly
 - d. Dental laboratory
 - e. Wholesale and retail cookery
 - f. Sewing and embroidery shop,

are not more detrimental to the welfare of the C-1 zone than the enterprises of businesses enumerated as permitted uses;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that under the provisions of Title 11, Chapter 1, Section 19, the above enumerated sewing and embroidery shop be included as a permitted use in a C-1 zone.

PASSED AND ADOPTED this 14th day of October, 1976, by the City Planning Commission.

s/ DON J. SAYLOR, AIP, DIRECTOR
Secretary, City Planning Commission"

CHAIRMAN JENKINS asked to hear from the applicant.

MRS. LUCAS appeared and stated she would only have 4 employees and there would be parking. She stated this would be a sewing shop and they do embroidery for monograms, etc. She stated they would be located in the shopping center behind Marie Callendar's Pie Shop.

MRS. COLEMAN stated she would make a Motion for APPROVAL of C1-3-76, subject to the conditions set forth in the Resolution.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

11. Z-21-75

PLOT PLAN
REVIEW

DENIED

Plot Plan Review requested by PHILIP DEALE to allow a restaurant facility on property generally located on the southeast corner of East Charleston Boulevard and South 6th Street, C-1 and P-R zoning.

MR. SAYLOR gave the staff report indicating this property was previously occupied by Southern Title. He stated they did own property further east and came in with a zoning application which included the existing building and property to the east which met with substantial protest for the easterly portion. He stated the property was zoned C-1; however, the rear 100 ft. was zoned P-R to be used for parking. He stated the request now is for a restaurant facility in which they propose to use the existing building and construct an addition connecting the existing building to the other building on the property. He stated they also propose access on 6th Street, which was not permitted under the zoning, and removal of some of the landscaping on the south for parking. He stated the property owners in the area were notified within a 300 ft. radius; however, no written protests had been received.

MRS. COLEMAN stated under the present zoning, they could tear down the existing house and put in a hamburger stand.

MR. SAYLOR indicated they could, if such a use were approved, but it would have to be in conformance with the plot plan unless a new plan was approved.

MRS. COLEMAN asked if there were any advertising signs proposed.

MR. SAYLOR stated they did not show any, but they could have whatever is allowed in the C-1 zone.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. PHILIP DEALE appeared and stated he was the applicant. He stated he was the owner of Vince's and would operate this. He stated he would only have a very small sign on this property saying "Philip's" on Charleston.

MR. SAYLOR asked if there would be a sign directed toward 6th Street.

MR. DEALE said "no". He further stated he now owns the property and has already purchased it from the Title Company.

CHAIRMAN JENKINS asked if anyone else wished to be heard.

MRS. SCHWARTZ, 1013 South 6th Street, appeared in protest. She stated she lives directly south and was adjacent to the property in question. She stated she was not aware this property went commercial and was never notified.

MR. SAYLOR told Mrs. Schwartz she was at the meeting with her husband when the zoning took place, but the property abutting her was kept P-R and only the front portion was zoned C-1. He said the P-R portion was the portion near her home and this would remain the same - to be used for parking.

MRS. SCHWARTZ also protested the access to 6th Street and the odor a restaurant facility would cause. She stated there would also be large delivery trucks coming to the property with this type of use. She did not feel this facility belonged in a residential area.

MR. LAWRENCE ARVEY, 1044 South 6th Street, appeared and presented a petition of protest with 61 signatures. He stated he owns several properties in this area and intended to live on his property for many years and raise his children there. He said when he finishes the improvements to his properties he will have over \$700,000 invested. He pointed out these were very large beautiful homes. He said the Ham house was destroyed and before the title company took this property, it was a fine residence. He stated there were many elderly people living in this area and it was very well patrolled by the Police. He said because many of the people were elderly, they could not come to the meeting. He stated they did not object to a professional office use, but were against commercial development in the area and a restaurant was out of the question. He felt to allow this would be a rape of the neighborhood. He said they did not want a restaurant in the area, access on 6th Street or the traffic that a facility of this type would cause. He said they also planned on removing some landscaping from the property. He pointed out he was not only speaking for himself, but 60 other people in the area who were against this. He stated the applicant had Vince's which had gaming, go-go girls, etc. and would not like this in a residential area of this type and requested this be denied.

DR. PARKER asked how the original zoning on this property was handled for the title company.

MR. SAYLOR pointed out there was a protest factor and only the front portion of the property was zoned C-1 and the rear side on 6th Street was P-R for parking only. He stated there were several conditions placed on the approval, such as no access to 6th Street. He pointed out most of the frontage property on Charleston was commercial and development on Charleston should not change the character of the property on the interior streets. Mr. Saylor stated he looked at the petition and indicated some of the people protesting lived several blocks away.

MR. DEALE reappeared and stated he would leave the house as it was and just add to it, because his whole idea was to use the house for a supper club. He stated his hours would be from about 5:00 P.M. until midnight or 1:00 A.M. He said his license was only good for 5:00 P.M. until 3:00 A.M.

MRS. COLEMAN asked about the trash pickup.

MR. DEALE stated from a restaurant this would be every day, but did not know what time of day this would be done.

DR. PARKER asked the applicant if he could do without the access on 6th Street.

MR. DEALE stated he felt it would be advantageous having both access on 6th and Charleston.

MR. ARVEY reappeared and stated over 60 people in the area did not want a restaurant facility in this area and did not feel it was a proper location. He stated this would be a rape of the neighborhood and asked that they deny the request.

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

MRS. COLEMAN stated she felt this would be an intrusion into the residential area and did not feel this would be a compatible use and made a Motion for DENIAL of Z-21-75.

Voting was as follows:

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

Motion for DENIAL carried.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M.

12. FINAL MAP

SPANISH OAKS
#4 AMENDED

APPROVED

Property generally located at El Camino and Valley View Boulevard, R-PD6 zoning.

Owner/Subdivider: Royal Crest, Inc.
No. of Acres: 914 No. of Lots: 45

MR. SAYLOR gave the staff report indicating staff had no objection to the amendment and would recommend approval.

MR. MILLER made a Motion for APPROVAL of the Amended Final Map of Spanish Oaks #4 subject to all previous conditions under approval of the original Spanish Oaks #4 final map.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

13. FINAL MAP

PARK BONANZA
EAST UNIT 6-B

APPROVED

Property generally located on the west side of Honolulu Street, between Hudson Bay Avenue and Lighthouse Avenue, R-1 zoning.

Owner/Subdivider: John Kenney

No. of Acres: 7.45 ± No. of Lots: 37

MR. SAYLOR stated the final map conformed with the Tentative Map.

MRS. COLEMAN stated since it did conform, she would make a Motion for APPROVAL of the Final Map of Park Bonanza East Unit 6-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 State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

14. Z-30-74

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by FLETCHER JONES CHEVROLET on property located at 444 South Decatur Boulevard to allow a body shop and paint room, C-2 zone.

MR. SAYLOR gave the staff report indicating they proposed a paint and body shop building on the property. He stated at the time of the original zoning approval, no access was allowed to Brush Street. He said the building would have been within 88 ft. of the west property line; however, this has been discussed with the engineer and they have agreed to move the building easterly another 20 feet. Staff would recommend approval with this change and all conditions under the original zoning action.

MR. BOB McNUTT, Engineer, appeared representing the applicant.

MR. TIBERTI stated most of this type work is done outside.

MR. McNUTT appeared and stated they had agreed to move the building 20 feet to the east. He felt the block wall adequately obscured the parked cars and felt the building also would be obscured. He stated he was one of the original protestants on the zoning, but this would be screened. He said the original location was different for the paint and body shop.

DR. PARKER made a Motion for APPROVAL of Z-30-74, subject to the following conditions:

1. Relocate the proposed building 20 feet to the east.
2. All other conditions of approval under the original zoning shall be applicable.
3. Conformance to the plot plan as amended to reflect the above conditions.
4. Conformance to code requirements and design standards of City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M.

15. Z-41-73

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by NEIL BELLER, ATTORNEY, to allow the retail sales of Electric Carts on property located at 1609 East Sahara Avenue, C-1 zone.

MR. SAYLOR gave the staff report indicating single family homes backed up to this lot. He stated at the time of the original zoning, the Planning Commission recommended it be P-R, but the City Commission allowed the C-1 zoning, but indicated they felt it should be a mild type of use and each use had to be reviewed. He said the request now was for the sale of electric vehicles. Staff concluded this would be the same as a new car franchise; however, a further description of the proposed use did indicate it could be considered the same as electric golf carts. He said only minor repairs would be done on the premises and all of the cars would be within an enclosed building. Mr. Saylor stated the City Attorney issued an opinion since they were not gas operated, they could be considered the same as the sale of golf carts.

MR. NEIL BELLER appeared on behalf of his client and stated these were operated the same as electric golf carts and would run for about 8 hours on a charge, but did not exceed about 30 or 40 miles per hour. He said they would be kept within an enclosed building and probably would be no more than 20 cars on the property at one time. He said all of the repairs would be limited to minor electrical and no major repairs or body work would be done on the property.

MR. WILSON, Attorney for Beth Corey Garside, appeared and stated he represented her in 1973 when the Resolution of Intent was adopted. He said he was not aware of the one-year time limitation and asked for an explanation.

MR. SAYLOR explained the purpose of the ROI for the applicants.

MRS. COLEMAN stated if this were permitted, she did not want any outside displays or banners, etc. on the property.

DR. PARKER asked the applicant if he had a photograph of the cars to be sold.

MR. BELLER stated he did not, but they were similar to a honda car.

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

After discussion by the Commission, MRS. COLEMAN made a Motion for APPROVAL of Z-41-73, subject to the following conditions:

1. All conditions applicable under the original zoning approval for this property.
2. There shall be no outside storage or repair of vehicles.
3. There shall be no outside displays.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on November 3, 1976, at 9:00 A.M.

DIRECTOR'S BUSINESS:

1. Changes in November meeting dates

Ratification

APPROVED

MR. SAYLOR stated there was previously a telephone approval to cancel the Planning Commission of November 11th since it fell on a holiday, Veterans' Day and to reschedule the November 23rd meeting since it was very close to Thanksgiving to November 16th. He stated the Commission Chambers had been reserved for November 16th and there would only be one meeting during this month.

MR. BUSCH made a Motion for APPROVAL to have only one meeting in November on the 16th.

Voting was as follows:

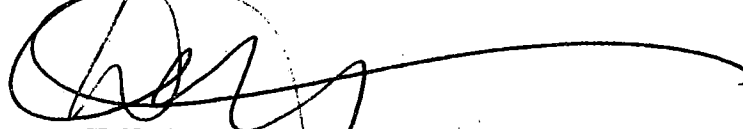
"AYES" - Busch, Coleman, Jenkins, Tiberti, Busch and Miller.
"NOES" - None.

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 10:10 P.M.

CITY PLANNING COMMISSION



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

DJS:kt