

AGENDA

CITY PLANNING COMMISSION

NOVEMBER 16, 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 City Planning Commission
meeting held September 28, 1976.

OLD BUSINESS:

1. Z-6-66

PLOT PLAN REVIEW

(Abeyance item
from 10-26-76)

Plot Plan Review for RON RUDIN CONSTRUCTION to allow
an office building at the southwest corner of Brush
Street and Alpine, C-1 zone.

NEW BUSINESS:

1. Z-41-73

(Referred back from
City Commission)

Request of NEIL J. BELLER, ATTORNEY, for a Use Review
to allow the retail sale of electric carts on property
located at 1609 East Sahara Avenue, C-1 zone.

2. Z-79-76

Application of JANETTE K. LITTERAL for reclassification
of property generally located on the east side of North
Jones Boulevard, beginning 550 ft. north of Smoke Ranch
Road and extending north 712 feet, from R-1 to R-2.
Proposed Use: Seven (7) duplexes.

3. Z-80-76

Application of ROBERT & SONIA BALIN for reclassification
of property located at 300 East Sahara Avenue, on the
northeast corner of Sahara Avenue and Santa Clara Drive,
from P-R to C-1.
Proposed Use: Office & retail sales.

4. Z-81-76

Application of CALVIN & KATSUKO WEISS for reclassification
of property located at 1301 South Maryland Parkway, on
the southeast corner of Maryland Parkway and Franklin
Avenue, from R-1 to C-D.
Proposed Use: Clothing Design, fabrication and
retail sales.

5. Z-82-76

Application of the STATE OF NEVADA DEPARTMENT OF
HIGHWAYS for reclassification of property generally
located on the north side of Washington Avenue, between
North 4th Street and North Main Street, extending north
to a depth of 900 feet, from R-T, R-4 and R-1 to C-V.
Proposed Use: Administrative Headquarters, shops
and storage facilities.

6. VAC-4-76

Petition of Vacation submitted by the STATE OF NEVADA
DEPARTMENT OF HIGHWAYS, ET AL, to vacate property generally
located on the north side of Washington Avenue between
4th Street and North Main Street.

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7. TENTATIVE MAP
LEWIS HOMES-SAHARA
Property generally located on the north side of O'Bannon Drive, west of Jones Boulevard, R-PD5 zoning.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 31.7 +
No. of Lots: 118
8. FINAL MAP
LEWIS HOMES-SAHARA
UNIT 1-A
Property generally located on the north side of O'Bannon Drive, east of Torrey Pines Drive, R-PD5 zoning.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 10.4415
No. of Lots: 38
9. FINAL MAP
LEWIS HOMES-SAHARA
UNIT 1-B
Property generally located on the north side of O'Bannon Drive, east of Torrey Pines Drive, R-PD5 zoning.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 5.3421
No. of Lots: 36
10. Z-55-76
REVIEW OF CONDITION
Review of landscaping condition requested by LALIF WOOD on property located at 401 North Nellis Boulevard, on the west side of Nellis Boulevard, approximately 700 ft. south of East Bonanza Road, C-2 zoning (under ROI).
11. Z-66-64
PLOT PLAN REVIEW
Plot Plan Review requested by AZTEC PLUMBING CORPORATION to allow the construction of a warehouse and an office building on property located at 59 North 30th Street, "M" zone.
12. Z-9-75
REINSTATEMENT
Reinstatement requested by MARY CLAY for property generally located on the east side of Highland Avenue between Washington Avenue and Madison Avenue, from R-E to C-1.
13. AR-14-76
Aesthetic Review requested by the MINT HOTEL & CASINO for expansion of their facilities on property generally located at Ogden and 1st Street, C-2 zone.
14. NEW STREET
ALIGNMENT
(LD-25-76)
New Street Alignment under a Land Division submitted by FRANCES ROYER for property generally located at at Cimarron Road and Washburn Road.

WJ

MINUTES

CITY PLANNING COMMISSION

NOVEMBER 16, 1976

RECEIVED

DEC 14 1 13 PM '76

CITY MANAGERS
OFFICE

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

PRESENT: Chairman Jenkins, Mrs. Coleman, Mr. Tiberti and Mr. Miller.

EXCUSED: Mr. Ward, Dr. Parker and Mr. Busch.

STAFF PRESENT: Don J. Saylor, AIP, Director, Department of Community Planning and Development.
Howard A. 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 of the Planning Commission meeting held September 28, 1976. Motion carried unanimously.

OLD BUSINESS:

1. Z-6-66 Plot Plan Review for RON RUDIN CONSTRUCTION to allow an office building at the southwest corner of Brush Street and Alpine in a C-1 zone (under ROI).

PLOT PLAN REVIEW

(Abeyance Item)

ABEYANCE

MR. SAYLOR indicated the applicant wished this matter held in abeyance until the next meeting of the Planning Commission.

CHAIRMAN JENKINS announced this item would be held until the December 9, 1976, Planning Commission meeting.

NEW BUSINESS:

1. Z-41-73 Request of NEIL J. BELLER, ATTORNEY, for a Use Review to allow the retail sale of electric carts on property located at 1609 East Sahara Avenue, C-1 zone.

PLOT PLAN REVIEW

(Referred back from City Commission)

APPROVED

MR. SAYLOR gave the staff report indicating the Planning Commission previously approved this item; however, one of the conditions of the C-1 zone is that there be no outside storage. He stated the Planning Commission approved the request subject to no outside displays or storage and when the matter went before the City Commission, the applicant indicated they wished the outside storage and the City Commission referred the matter back for reconsideration. Mr. Saylor pointed out the Planning Commission could not approve the outside storage since this was not permitted in the C-1 zone. He stated since this was the case, the potential client has since given up his interest in this property and the owner is now asking that the C-1 use be approved. He said the Planning Commission could approve the C-1 zone; however, when a specific use is proposed for the property, they could then submit it for a review to make sure the proposed use would be compatible.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. LEONARD WILSON, Attorney, appeared on behalf of Mrs. Beth Garside the owner of the property in question. He pointed out the property has been vacant since last May and the applicant did spend a lot of money improving this property. He said they no longer have Mr. Neil Beller's client for this property; however, they would like approval of the C-1 zoning and when they have a client, they would then submit the proposed use to the Planning Commission and City Commission for approval.

After discussion, MR. TIBERTI made a Motion to APPROVE the C-1 zone; however, he indicated a plot plan would have to be submitted

to the Planning Commission and City Commission as soon as there was a proposed use for the property.

Voting was as follows:

"AYES" - Jenkins, Coleman, Tiberti and Miller.

"NOES" - None.

Motion for APPROVAL carried unanimously:

CHAIRMAN JENKINS announced this item would not have to go back before the City Commission at this time.

2. Z-79-76

DENIED

Application of JANETTE K. LITTERAL for reclassification of property legally described as the North 731.5 feet of the West 160 feet 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 east side of North Jones Boulevard beginning 550 feet north of Smoke Ranch Road and extending north 712 feet, from R-1 to R-2.

Proposed Use: Seven (7) duplexes.

MR. SAYLOR gave the staff report indicating there previously was R-2 zoning approved for a tier of lots fronting on Smoke Ranch; however, those lots were across from medium density residential zoning. He pointed out the lots in question were along Jones and are in the vicinity of ranch estates. Staff did not feel duplexes would be compatible along Jones and recommended denial. He stated there were no protests on record.

MRS. COLEMAN asked about the corner piece of property and if it were included.

MR. SAYLOR pointed out when they asked for the original zoning this corner property was held out; but at the time, staff presented a lot layout which showed that the property could be included for single family.

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

MR. NICK DAINE appeared representing Lewis Homes. He stated Jones is a major street and they felt the duplex units would be compatible. He stated if they did not have the duplex units, they would have to construct a wall for FHA. He stated this was the only way they could front on Jones.

MRS. COLEMAN asked how many curb cuts there would be on Jones from these units.

MR. SAYLOR stated there would be a driveway on each lot.

MR. TIBERTI stated he did not see anything wrong with a wall along there and felt it made a nice appearance.

CHAIRMAN JENKINS asked if anyone else wished to be heard.

MR. A. SIBERT, 5980 Alfred, appeared in protest. He indicated he lives just to the north of this site and was in protest. He said he did not feel duplexes would be compatible with the other development in this area.

MR. S. B. ADAMS appeared. He stated he owns three homes in the area and did not feel this proposed development would be compatible.

MR. R. WOODWARD, 5971 Alfred, appeared in protest. He said he felt this type of housing would be cheaper housing and would lower values in the area.

MR. SAYLOR pointed out the duplexes they propose would not increase the density because the lots were twice as large.

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

MRS. COLEMAN stated she did not see the necessity for duplexes in this area due to the size of the lots proposed and felt they would not be compatible. She then made a Motion for DENIAL of Z-79-76.

Voting was as follows:

"AYES" - Jenkins, Coleman, Tiberti and Miller.

"NOES" - None.

Motion for DENIAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on December 1, 1976, at 9:00 A.M.

3. Z-80-76
APPROVED

Application of ROBERT & SONIA BALIN for reclassification of property legally described as Lot 1, Block 1, Paradise Village Tract No. 2, generally located at 300 East Sahara Avenue, on the northeast corner of Sahara Avenue and Santa Clara Drive, from P-R to C-1.
Proposed Use: Office and retail sales.

MR. SAYLOR gave the staff report indicating the proposed use would be for the retail sale of health foods. He stated Dr. Balin owns the adjacent parcel and has his office there, and this would be used in conjunction with that and would only be for use by his patients. Staff has no objection; however, he felt a planter should be provided as required by the Department of Community Planning and Development along with the normal conditions. There were no protests.

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

MR. ANDREW BRIGNONE, Attorney at Law, appeared on behalf of the applicant. He stated he inspected the property but pointed out they would have no objection to the planter as required. He said the entrance would be a common entrance between this property and the adjacent one; however, both parcels were owned by his client. He stated the health foods would not be for general sale, but only for the doctor's patients.

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-80-76, subject to the following conditions:

1. Landscaping and underground permanent 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. Replace deteriorated concrete driveway apron and sidewalk section on Santa Clara Drive as required by the Department of Public Services.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this item would be considered by the City Commission on December 1, 1976, at 9:00 A.M.

4. Z-81-76
APPROVED

Application of CALVIN & KATSUKO WEISS for reclassification of property legally described as Lot 1, Block 20, Huntridge Sub-division Tract No. 4, located at 1301 South Maryland Parkway, on the southeast corner of Maryland Parkway and Franklin Avenue, from R-1 to C-D.

Proposed Use: Clothing design, fabrication and retail sales.

MR. SAYLOR gave the staff report indicating the area has been transitioning to P-R and C-D. He stated the proposed use should be explained by the applicant. He pointed out there had been a petition of protest received from 5 property owners in the area and one letter; however, there was also a petition of approval on record with 37 property owners.

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

MR. CALVIN WEISS appeared and stated he was the applicant. He explained his proposed operation to the Commission indicating they would design the costume or uniform as a sample and if an order resulted for a quantity of one particular type, they would then turn this over to a manufacturer to be produced elsewhere. He said the retail sales as indicated on the agenda is not quite true in that they planned only to have samples on the property; however, they would be taking orders from the samples which was a form of retail sales. He stated he was aware of the restrictions on the C-D zone and would comply.

MRS. COLEMAN asked the applicant if they planned to do any alterations to the costumes after they were sold.

MR. WEISS said "no". He stated they would only have two sewing machines of different types on the property.

MRS. COLEMAN stated complaints had been received from people regarding cars parked around their present location.

MR. WEISS stated he felt the new location would be advantageous and did not feel he presently had a parking situation.

CHAIRMAN JENKINS asked if anyone else wished to be heard.

MRS. CRYSTAL PAINE, 1410 Maryland Parkway, appeared in protest. She gave a brief history of what had taken place on Maryland Parkway. She also presented a list of the property owners in the area and stated the petition the applicant presented in favor of his request was signed, but probably not by property owners.

CHAIRMAN JENKINS asked if the list was a protest petition.

MRS. PAINE stated it was just a list of the property owners. She pointed out there were supposed to be trees planted in the median. She pointed out many of the lots on Maryland Parkway were not kept up and felt if they were rezoned and landscaping was a condition, something could be done about this.

MR. SAYLOR pointed out when staff becomes aware that someone is not maintaining commercial property, they take steps to have it corrected. He stated in this area, it did not seem to be the businesses that did not keep up their landscaping, but the residential properties.

MRS. JOANN ROWLEY, 1601 Maryland Parkway appeared. She stated she has called City Hall about Human Resources property because it is not being kept up. She said they do not have a license and have done nothing to meet the P-R requirements. She said she was told to take to the License Department.

MR. SAYLOR asked Mrs. Rowley if she knew who she talked to.

MRS. ROWLEY stated she did not have a name but it was a girl who answered the phone.

MR. SAYLOR stated there was action which could be taken.

MRS. J. STEWART, 1311 Maryland Parkway, appeared in favor of the request. She said she was an owner in the area and it was not the businesses who did not keep up their property, but the home owners.

MRS. S. ROBINSON, 1404 Maryland Parkway appeared. She said she felt the P-R didn't bother anyone in the area and felt those properties were kept up, but she felt the City had the right to check the business properties to make sure they were meeting the requirements. She stated she wants to stay in that area and hopes it does not turn commercial. She felt if it went commercial, a hot-dog stand could go in next to her.

MR. SAYLOR explained what was permitted in the P-R and C-D zones and indicated they are pretty restrictive and a hot-dog stand could not go in.

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

After discussion, MR. TIBERTI made a Motion for APPROVAL of Z-81-76, subject to the following conditions:

1. Meet all requirements of the C-D zone.
2. The fabrication to consist only of the making of samples or one-of-a-kind costumes.
3. There shall be no merchandise on the premises for sale except for the sale of one-of-a-kind costumes or samples, or the taking of orders for costumes and uniforms from the display of the sample or prototype.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

9. Resolution of Intent be restricted to a twelve (12) month time limit.

Voting was as follows:

"AYES" - Tiberti, Jenkins and Coleman.

"NOES" - Miller.

Motion for APPROVAL carried.

CHAIRMAN JENKINS announced this would be considered by the City Commission on December 1, 1976, at 9:00 A.M.

5. Z-82-76

APPROVED

and

Application of the STATE OF NEVADA DEPARTMENT OF HIGHWAYS for reclassification of property legally described as: Parcel 1 - Lots 1 thru 13, inclusive in Block 1, Lots 1 thru 6, inclusive in Block 2; Lots 1 thru 5, inclusive in Block 3, Edgeview Manor (R-1 & R-4 to C-V). Parcel 2 - Being a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, MDB&M, and being more fully described as follows: Beginning at the southwest corner of Edgeview Manor; thence South 89 $^{\circ}$ 12' West 172.36 feet; thence North 10 $^{\circ}$ 59' West 263.70 feet; thence South 89 $^{\circ}$ 53' East 223.70 feet; thence South 0 $^{\circ}$ 15' West 256.00 feet to the point of beginning (R-4 to C-V). Parcel 3 - Being a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27; Township 20 South, Range 61 East, MDB&M, and more fully described as: Beginning at the northwest corner of Edgeview Manor; thence North 0 $^{\circ}$ 26'17" West 340.00 feet; thence North 89 $^{\circ}$ 58'46" East 475.70 feet; thence South 0 $^{\circ}$ 05'44" West 340.00 feet; thence Southerly to the point of beginning (R-T to C-V), generally located on the north side of Washington Avenue between North 4th Street and North Main Street, extending north to a depth of 900 feet.

Proposed Use: Administrative headquarters, shops and storage facilities.

6. VAC-4-76

APPROVED

Petition of Vacation submitted by the STATE OF NEVADA, DEPARTMENT OF HIGHWAYS, ET AL, to vacate property legally described as all of Adams Street, Second Street and Third Street, lying within the Edgeview Manor Subdivision, generally located on the north side of Washington Avenue, between 4th Street and North Main Street.

MR. SAYLOR gave the staff report pointing out the location of what types of facilities the Highway Department would have on the property. He stated there was one difference, however, in that the Highway Department wished to use Adams Street for their own use and Public Services felt it should be a cul-de-sac. Staff disagreed with both and feels Adams should be blocked and not used for access. He stated staff would recommend approval of the zoning and vacation subject to a planter or decorative wall being installed on Washington Avenue and a wall or hedge on the east property line from the end of the building, south to Washington Avenue, Adams Street to be blocked and not used for access, approval of the Vacation, meeting the requirements of Public Services and the other normal conditions along with the requirements of the utility companies.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. JACK PARVIN appeared on behalf of the State Highway Department. He stated they had applied for Public Works funds to expand their facilities and would meet any of the City's requirements.

MR. JIM HUBBERT, Architect for the Highway Department, appeared and stated he would work very closely with the City on this project and explained what they proposed on the property.

MR. NORMAN HELLEGSON's representative appeared and pointed out his client owns apartments and the access is off Washington, due to the fact 4th Street is a dirt road. He felt if this property were vacated it would cut access to Mr. Hellegson's property and also felt there would be a very bad drainage problem.

MR. HUBBERT stated they would have to meet environmental requirements and would take care of this problem.

MR. PARVIN indicated he would not commit the State, but felt they could improve 4th Street from Washington to Adams which should take care of the problem.

MR. BERKLEY BUNKER appeared. He stated he was in favor of this request for the State and would like to see it approved.

After further discussion, MR. MILLER made a Motion for APPROVAL of Z-82-76 and VAC-4-76, subject to these conditions:

Z-82-76

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. Planter or decorative wall to be installed on Washington Avenue as required by the Department of Community Planning and Development. Also, a wall or hedge to be provided on the east property line from the end of the building to Washington Avenue.
3. Adams Street to be blocked and not used for access as required by the Department of Community Planning and Development.
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. Approval of this zoning subject to approval of the Vacation, VAC-4-76, and to meet the requirements under VAC-4-76.
7. Dedication of necessary right-of-way and installation or replacement of curb and gutter, sidewalk, street lighting and paving of Washington Avenue as required by the Department of Public Services.
8. Installation of sidewalk along Main Street frontage as required by the Department of Public Services.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.

VAC-4-76

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to the requirements of the Department of Public Services and the Fire Department.
3. Conformance to code requirements of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

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

Motion for APPROVAL of Z-82-76 and VAC-4-76, carried unanimously.

CHAIRMAN JENKINS announced Z-82-76 and VAC-4-76 would be considered by the City Commission on December 1, 1976, at 9:00 A.M.

7. TENTATIVE MAP
LEWIS HOMES -
SAHARA

Tentative Map - property generally located on the north side of O'Bannon Drive, west of Jones Boulevard, R-PD 5 zoning.

Owner/Subdivider: Lewis Homes of Nevada
No. of Lots: 118
No. of Acres: 31.7 +

and

8. FINAL MAP
LEWIS HOMES-
SAHARA #2

Final Map - Property generally located on the north side of O'Bannon Drive, east of Torrey Pines Drive, R-PD 5 zoning.

Owner/Subdivider: Lewis Homes of Nevada
No. of Lots: 38
No. of Acres: 10.4415

and

9. FINAL MAP
LEWIS HOMES-
SAHARA #3

Final Map - property generally located on the north side of O'Bannon Drive, east of Torrey Pines Drive, R-PD 5 zoning.

Owner/Subdivider: Lewis Homes of Nevada
No. of Lots: 36
No. of Acres: 5.3421

ITEMS 7, 8 & 9

APPROVED

MR. NULL gave the staff report indicating the zoning was R-PD 5; however, there had previously been a plot plan review approved to create equivalent R-1 sized lots. He stated staff had no objection to approval of the Tentative and both final maps, subject to the normal conditions.

MR. SCOTT WALLACE appeared. He indicated the plot plan review had been approved to allow the R-1 sized lots. He said they would only have 4 per acre; whereas, the R-PD 5 would have allowed 5 per acre. He stated the lots range from 6,500 sq. ft. in size to 7,500 sq. ft.

MR. NULL pointed out on the agenda the two final maps were listed as 1-A and 1-B which designations have since been changed to #2 and #3.

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 the Tentative and both Final Maps, subject to the following conditions:

Tentative Map - Lewis Homes-Sahara

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.

Final Map - Lewis Homes-Sahara #2

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

Final Map - Lewis Homes-Sahara #3

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced the Tentative Map would be on the City Commission agenda for their meeting of December 1, 1976, at 9:00 A.M.

10. Z-55-76

REVIEW OF
CONDITION

ABEYANCE

Review of landscaping condition requested by LALIF WOOD on property located at 401 North Nellis Boulevard, C-2 zoning (under ROI).

CHAIRMAN JENKINS stated the applicant requested this matter be held in abeyance until the next meeting scheduled for December 9, 1976, and no action was necessary at this time.

11. Z-66-64

PLOT PLAN
REVIEW

APPROVED

Plot Plan Review requested by AZTEC PLUMBING CORPORATION to allow the construction of a warehouse and an office building on property located at 59 North 30th Street, "M" zone.

MR. NULL gave the staff report indicating this site was in an industrial area and the applicant had provided sufficient parking. Staff had no objection subject to the normal conditions.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. HOLT appeared and stated he was the applicant. He said he was in the area presently. He indicated they would store supplies on the property.

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 Z-66-64, subject to the following conditions:

1. Landscaping and 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 code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Tiberti, Coleman, Miller and Jenkins.

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on December 1, 1976, at 9:00 A.M.

12. Z-9-75

REINSTATEMENT

DENIED

Reinstatement requested by MARY CLAY for property generally located on the east side of Highland Avenue between Washington Avenue and Madison Avenue from R-E to C-1.

MR. NULL gave the staff report indicating this zoning request had expired and the applicant was unable to develop the property previously due to ill health. She is now requesting a reinstatement and staff has no objection considering it was previously approved by the City Commission.

MRS. COLEMAN pointed out the Planning Commission originally recommended denial on this request; however, it was approved by the City Commission. She did not feel it should be approved because nothing had changed.

CHAIRMAN JENKINS asked to hear from the applicant.

MRS. MARY CLAY appeared and stated she ran into ill health previously and was unable to develop the property, but would now like to build the four stores.

MRS. COLEMAN asked when this would start if approved.

MRS. CLAY indicated as soon as she had approval.

MR. TIBERTI stated he did not feel the situation had changed and they had denied this previously.

CHAIRMAN JENKINS stated they unanimously recommended denial of this zoning previously and felt they should stay with their previous position since nothing appeared to have changed.

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

MR. TIBERTI stated he felt this would be spot zoning in the area and their previous recommendation had been for denial and he made a Motion for DENIAL of this request.

Voting was as follows:

"AYES" - Tiberti, Miller, Coleman and Jenkins.

"NOES" - None.

Motion for DENIAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on December 1, 1976, at 9:00 a.m.

13. AR-14-76
APPROVED

Aesthetic Review requested by the MINT HOTEL & CASINO for expansion of their facilities on property generally located at Ogden and 1st Street, C-2 zone.

MR. NULL gave the staff report and presented an elevation to the Commission. He stated staff would recommend approval subject to landscaping on Ogden Street being provided and general conformance to the elevation.

MRS. COLEMAN asked if this was a parking garage.

MR. NULL stated it was and was three-stories high.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. HARRIS SHARP, Architect, appeared and stated they presently have the foundation started. He indicated they would provide landscaping on Ogden.

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

MRS. COLEMAN made a Motion for APPROVAL of AR-14-76, subject to the following conditions:

1. Landscaping on Ogden Street as shown on the plans.
2. General conformance to the elevation and rendering.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on December 1, 1976, at 9:00 A.M.

14. NEW STREET
ALIGNMENT
(LD-25-76)
APPROVED

New Street Alignment under a Land Division submitted by FRANCES ROYER for property generally located at Cimarron Road and Washburn Road.

MR. NULL gave the staff report indicating the new street would be called Royer Ranch Way. He stated the land division was not the matter at hand; however, a new street must have approval by the Planning Commission and City Commission. Mr. Null pointed out the applicant would have to submit a parcel map.

MR. TIBERTI made a Motion to APPROVE the new street alignment under LD-25-76, indicating a parcel map would have to be submitted as required.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission at their regular meeting to be held December 1, 1976, at 9:00 A.M.

15. SO-3-76
APPROVED

Request for a Sales Office by ROBERT SHAW CONSTRUCTION on property located at 3500 Valley Forge Avenue for the Washington Square #2 and #3 tracts.

MR. NULL gave the staff report indicating staff had no objection subject to the normal conditions.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. DAVE CAUSEY appeared on behalf of the applicant indicating the sales office would be for Washington Square Units #2 and #3.

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

1. The use be limited to sales within Washington Square Unit #2 and #3.
2. The use be limited to a two-year time limit or completion of the sales in the two units, whichever is sooner.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

16. Z-18-68
PLOT PLAN
REVIEW
APPROVED

Plot Plan Review requested by STANSBERRY CONSTRUCTION to allow an addition to the existing building on property located at 3216 West Charleston Boulevard, C-D zone.

MR. NULL gave the staff report indicating the request was for an addition to the rear of the existing building. He stated this does not effect the 30% lot coverage requirement and staff would recommend approval.

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

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on December 1, 1976, at 9:00 A.M.

17. Z-62-75
PLOT PLAN
REVIEW
and
18. RESOLUTION
(ABEYANCE)

Plot Plan Review requested by CURRAN DEVELOPERS to allow the installation of one permanent project sign and fifteen temporary construction signs on property generally located on Washington Avenue between Rancho Drive and Robin Street, C-1 zone (under ROI).
Resolution permitting temporary signs advertising proposed developments and information related thereto.

MR. NULL pointed out this request was something entirely new. He presented a rendering of the main construction sign, but indicated they also wish 15 temporary signs throughout the development. He stated there was nothing in the Sign Ordinance to cover construction signs in the C-1 zone so staff had prepared a Resolution which would cover these types of temporary signs restricting them in certain areas.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. DENNIS CURRAN appeared and explained the type of signs proposed. He said the interior signs would not be visible from the street. He said the signs would be 4' x 8' in size.

MR. NULL stated before the Planning Commission could approve this use of temporary signs in the C-1 zone since it was not covered in the Ordinance, they would have to adopt the Resolution.

MR. TIBERTI stated he did not feel most people would even come in for a permit for these types of signs.

MR. MILLER asked if they could vote on this request apart from adopting the Resolution.

MR. NULL stated since it was not covered, he did not feel they could do this legally. He said they could not approve the plot plan review without first approving the Resolution.

MRS. COLEMAN stated she felt the Commission should have been advised of this Resolution ahead of the meeting so they could have studied it and been prepared.

MR. TIBERTI stated he felt the applicant should have some relief and made a Motion for APPROVAL of the Plot Plan review.

MR. NULL pointed out the Commission could not legally do that.

MR. TIBERTI stated it was the Commission's intension to let the applicant put up the signs. He said he felt the Department of Community Planning & Development should work with this man because the Commission wanted him to have the signs.

MR. NULL stated if he put them up it would be at his own risk.

CHAIRMAN JENKINS stated he felt the applicant should have the signs also.

MR. CURRAN stated he was aware of the dangers of doing this without a permit.

After further discussion, MR. MILLER made a Motion that Z-62-75 and the Resolution be held in abeyance for further study until the next meeting of the Commission on 12-9-76.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 9:45 P.M.

CITY PLANNING COMMISSION


DON J. SAYLOR, AIP, DIRECTOR
COMMUNITY PLANNING & DEVELOPMENT