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AGENDA
CITY PLANNING COMMISSION
JANUARY 13, 1977

- 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
meetings held October 26, 1976, and November 16, 1976.
- OLD BUSINESS:
1. Z-55-76
REVIEW OF CONDITION
(Abeyance Item
from 12-9-76)
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 feet south of East Bonanza Road, C-2 zoning,
(under ROI).
 2. Z-87-76
(Abeyance Item
from 12-9-76)
Application of JOHN E. KENNEY, JR. for reclassification
of property generally located on East Bonanza Road,
between Pecos Street and the existing Park Bonanza
East Townhouses, extending south to Diamond Head Drive,
from R-E and R-2 PUD to R-1, R-3 and C-1.
- NEW BUSINESS:
1. Z-40-72
REVIEW OF CONDITION
Review of Condition requested by J. F. WALL to allow an
additional office (bookkeeper) in conjunction with the
existing insurance office on property located at
3801 Vegas Drive, between Pyramid Drive and Decatur
Boulevard, P-R zone.
 2. Z-80-73
REVIEW OF CONDITION
Review of Condition requested by CLARK TOWERS, INC.
regarding elimination of condition #2 which required
a 30 ft. wide minimum paved access on the west portion
of the development to Valley View, on property generally
located on Tamrich Road, south of El Conlon Avenue,
R-PD 27 zone.
 3. Z-93-76
Application of F. X. McDONALD, JR. for reclassification
of property generally located on the east side of "B"
Street, between McWilliams Avenue and Wilson Avenue,
from R-4 to "M".
 4. Z-94-76
Application of CALIFORNIA STATE AUTOMOBILE ASSOCIATION
for reclassification of property located at 3300 West
Charleston Boulevard, on the northwest corner of Cashman
Drive and Charleston Boulevard, extending west along
Charleston Boulevard a distance of 182 feet, from C-D
and P-R to C-D.
Proposed Use: Offices
 5. VAC-5-76
Petition of Vacation submitted by the CITY OF LAS VEGAS
to vacate property generally located on the west side
of "F" Street, 130 feet north of Bonanza Road.

6. Z-95-76
Application of ERNEST A. BECKER for reclassification of property generally located on the southeast corner of Scholl Drive and Casada Way, from R-3 and C-1 to R-4.
Proposed Use: Apartment project.
7. Z-96-76
Application of FRED B. HOUGHTON for reclassification of property generally located on the south side of East Bonanza Road between Las Vegas Boulevard North and North 7th Street, from R-4 to C-2.
Proposed Use: Apartments - high density.
8. Z-97-76
Application of EDITH A. JENNINGS for reclassification of property generally located on the east side of South 21st Street between Sunrise Avenue and Fremont Street, from R-4 to C-2.
Proposed Use: Retail auto parts store.
9. Z-98-76
Application of HARRY GORDON for reclassification of property generally located on the west side of South Decatur Boulevard, between Alta Drive and Meadows Lane, from R-1 to C-2.
Proposed Use: Used car sales.
10. FINAL MAP
STEWART ARMS 2-A
Property generally located on the west side of Lamb Boulevard, between Stewart Avenue and Charleston Boulevard, R-1 zoning. (proposed R-PD2)
Owner: Charleston Continental Village, Inc.
Subdivider: Ron Rudin Construction Co., Inc.
No. of Lots: 83 No. of Acres: 16.192
11. FINAL MAP
STAGECOACH DEPOT 2-C
Property generally located on the west side of Bradley Road, south of Craig Road, R-E zoning.
Owner/Subdivider: Old West Construction Co., Inc.
No. of Lots: 11 No. of Acres: 6.860
12. CD-1-77
CD Use Review requested by EMCO, LTD., to allow a management and personnel service for professionals which includes conducting courses and seminars on property located at 2701 West Charleston Boulevard, C-D zone.
13. Z-54-74
EXTENSION OF TIME
One-year extension of time requested by GRANT E. PARRY for property located at 500 Shadow Lane, on the southwest corner of Alta Drive and Shadow Lane, P-R zone (under ROI).
Original approval: 1-8-75
12 Month Extension Granted: 1-21-76
14. Z-5-66
PLOT PLAN REVIEW
Plot Plan Review requested by DANIEL TAYLOR & ASSOCIATES to allow an insurance brokerage office on property located at 4502 West Charleston Boulevard, C-1 zone (under ROI).

15. Z-62-75

EXTENSION OF
TIME

Extension of Time requested by CURRAN DEVELOPERS for
property generally located on Washington Avenue,
between Rancho Drive and Robin Street, C-1 zone,
(under ROI).

Original Approval: 2-4-76
No previous extensions

DIRECTOR'S BUSINESS:

1. ELECTION

1977 Election of Officers.

RECEIVED

JAN 7 11 44 AM '77

CITY CLERK

RECEIVED
FEB 15 3 39 PM '77
CITY CLERK

MINUTES

CITY PLANNING COMMISSION

JANUARY 13, 1977

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, Dr. Parker, Mr. Miller and Mr. Tiberti.

EXCUSED: Mr. Busch and Mr. Ward.

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

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the City Planning Commission meetings held October 26, 1976, and November 16, 1976. Motion carried unanimously.

OLD BUSINESS:

1. Z-55-76

REVIEW OF
CONDITION

(Abeyance Item
from 12-9-76)

APPROVED
(2 yrs)

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 feet south of East Bonanza Road, C-2 zoning, (under ROI).

MR. SAYLOR gave the staff presentation indicating this had been held in abeyance from the last meeting to allow the Commission to view the property and further study this request.

MR. TIBERTI stated he did view the property and felt the applicant had a reasonable request in asking for a delay of the landscaping requirement. He said he felt there was a drainage problem on the applicant's property and the City did not have a plan or a grade level. He felt putting in the landscaping now would be premature and felt the request was justified. He suggested the landscaping be waived for two years.

After further discussion by the Commission, MR. TIBERTI made a Motion to APPROVE the Waiver of the landscaping requirements (condition 2 and 3) for a period of two years.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

2. Z-87-76

(Abeyance Item
from 12-9-76)

APPROVED

Application of JOHN E. KENNEY, JR. for reclassification of property legally described as being portions of the North-west quarter (NW $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDM, more particularly described as follows:
Parcel 1 - Commencing at the northwest corner of the North-west Quarter (NW $\frac{1}{4}$) of said Section 31; thence South 89 $^{\circ}$ 42' 31" East 524.19 feet; thence South 0 $^{\circ}$ 26' 25" East 579.47 feet to the point of beginning; thence continuing South 0 $^{\circ}$ 26' 25" East 130.01 feet; thence South 89 $^{\circ}$ 42' 31" East 632.02 feet; thence North 0 $^{\circ}$ 17' 29" East 130.00 feet; thence North 89 $^{\circ}$ 42' 31" West 633.68 feet to the point of beginning.

Parcel 2 - Commencing at the northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 31; thence South 89°42'31" East 524.19 feet to the point of beginning; thence continuing South 89°42'31" East 399.48 feet; thence South 0°26'25" East 270.00 feet; thence South 89°42'31" East 9.00 feet; thence South 0°17'29" West 143.99 feet; thence South 89°42'31" East 228.26 feet; thence South 0°33'49" East 59.46 feet; thence South 0°17'29" West 106.00 feet; thence North 89°42'31" West 633.68 feet; thence North 0°26'25" West 579.47 feet to the point of beginning. Parcel 3 - Beginning at the northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 31; thence South 89°42'31" East 524.19 feet; thence South 0°26'25" East 709.48 feet; thence North 89°42'31" West 530.18 feet, more or less, to the west line of said Northwest Quarter (NW $\frac{1}{4}$) thereof; thence North 0°02'35" East 709.43 feet to the point of beginning, saving and excepting therefrom the northerly 220 feet of the westerly 305 feet, and generally located on East Bonanza Road, between Pecos Street and the existing Park Bonanza East Townhouses, extending south to Diamond Head Drive, from R-E and R-2 PUD to R-1, R-3 and C-1.

MR. SAYLOR gave the staff report indicating this had been held in abeyance to allow staff to work with the applicant in developing a new plan. He indicated this had been achieved. He pointed out the plan had been amended to eliminate the C-1 zoning and provide a larger portion of R-1 and R-3. He stated staff was in agreement with this new plan and would recommend approval subject to the conditions of Public Services and the normal conditions of staff.

CHAIRMAN JENKINS declared the public hearing open.

MRS. COLEMAN asked if the applicant agreed to this new plan and elimination of the C-1 zoning.

MR. JOHN E. KENNEY appeared and stated he was the applicant and was in agreement with the new plan. He presented the layout of the proposed development and indicated there would be 97 feet between the houses and the apartments.

CHAIRMAN JENKINS asked if anyone else wished to be heard.

MR. JOHN McLAUGHLIN appeared on behalf of the Park Bonanza Homeowners Association in protest. He stated they did not want apartments bordering them at all. He felt this would decrease their property values and bring undesirable people into the area. He pointed out they had a problem presently without more children using the swimming pool in the recreation area and felt by allowing apartments, this problem would increase.

DR. PARKER asked how many townhouse units were developed.

MR. McLAUGHLIN indicated there were 86 units; however, 172 were to have been developed. He said by doing this, it has also cut their homeowner association down which means they have to bear a heavier financial burden.

MR. KENNEY said the apartments would be two-story with one and two bedrooms.

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-87-76, subject to the following conditions:

1. That the application be amended to exclude the C-1 and to change the legal descriptions concerning the R-1 and R-3.

2. Resolution of Intent be restricted to a twelve (12) month time limit.
3. Conformance to the plot plan as amended.
4. Dedication of 20 ft. right-of-way on Pecos Road, 60 ft. on Reef Drive and 30 ft. (half-street) on Diamond Head Drive as required by the Department of Public Services.
5. Six (6) radius corners on the interior to be required by the Department of Public Services and a 25 ft. radius corner to be provided at the corner of Pecos Drive and East Bonanza Road.
6. Offsite improvements to be provided as required by the Department of Public Services.
7. All mechanical equipment, air conditioners and trash Areas shall be screened from view from the abutting streets.
8. Conformance to code requirements and design standards of City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this item would be heard by the City Commission on January 19, 1977, at 9:00 A.M.

NEW BUSINESS:

1. Z-40-72

REVIEW OF
CONDITION

APPROVED

Review of Condition requested by J. F. WALL to allow an additional office (bookkeeper) in conjunction with the existing insurance office on property located at 3801 Vegas Drive, between Pyramid Drive and Decatur Boulevard, P-R zone.

MR. SAYLOR gave the staff report indicating at the time of original approval the zoning was conditioned upon the restriction to one office. He stated the intent was to try and keep the activity down, and this operation will have to be explained by the applicant in order to determine how much activity will be involved.

CHAIRMAN JENKINS asked if there was sufficient parking for another office use.

MR. SAYLOR said "yes" in terms of the Ordinance requirements; however, this again would depend on the type of operation and the number of people coming to the property.

DR. PARKER asked if there would be any additions to the building.

MR. SAYLOR stated there were none proposed.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. GEORGE PELLETIER, 900 Saylor Way, appeared and indicated he would have the bookkeeping office on the property. He explained his proposed operation indicating most of his work was done in the home of the client, but that he did do tax work. He said no more than one person other than himself would be there at a time.

CHAIRMAN JENKINS asked about a permit to work out of his home.

MR. PELLETIER stated he wanted a location outside of his residence. He did not feel this would cause a traffic problem.

CHAIRMAN JENKINS asked if there would be any employees.

MR. PELLETIER stated he would not have any employees and would be just using one room.

MRS. COLEMAN asked how many people were involved in the insurance office.

MR. PELLETIER stated it was a man and wife and 1 or 2 employees. He said there is also parking across the street.

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 if the operation were restricted to this applicant and conducted as he presented there probably would be no problem and she made a Motion for APPROVAL of Z-40-72, subject to the following conditions:

1. All conditions of approval on the original zoning be applicable with the exception of condition #8 which shall be waived to allow an additional office.
2. The additional office on the property shall be for the tenure of Mr. George Pelletier only and the operation shall be conducted as presented by him at the City Planning Commission meeting.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this item would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

2. Z-80-73

REVIEW OF
CONDITION

APPROVED

Review of Condition requested by CLARK TOWERS, INC. regarding elimination of condition #2 which required a 30 ft. wide minimum paved access on the west portion of the development to Valley View, on property generally located on Tamrich Road south of El Conlon Avenue, R-PD 27 zone.

MR. SAYLOR gave the staff report indicating the primary reason for this requirement of 30 ft. paved access on the west portion of the development to Valley View was for circulation for the Fire Department. He stated arrangements have been worked out with the Fire Department, and Public Services has also indicated it would be their recommendation that this condition be removed. Therefore, staff would recommend approval.

MR. TIBERTI made a Motion for APPROVAL of Z-80-73, subject to the following condition:

1. All conditions of approval on the original zoning shall be applicable with the exception of condition #2 which has been eliminated.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this item would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

3. Z-93-76
APPROVED

Application of F. X. McDONALD, JR. for reclassification of property legally described as Lots 1 thru 8, Block 14, Amended Original Las Vegas Townsite, generally located on the east side of "B" Street, between McWilliams Avenue and Wilson Avenue from R-4 to "M".

MR. SAYLOR gave the staff report indicating the General Plan recommended industrial for this area, and it was already transitioning toward this type of use; however, there was still some residential use in the area. He stated the applicant in this case has no proposed use for the property; but since this is in line with the General Plan, staff would recommend approval subject to submission of a plot plan and approval of the use prior to development and a Resolution of Intent for twelve months and meeting the requirements of Public Services. There were no protests and one approval.

CHAIRMAN JENKINS declared the public hearing open.

AN UNIDENTIFIED SPEAKER appeared and asked if there was any way of knowing what this property would be used for.

MR. SAYLOR stated they did not know at this time; but when a development was proposed, it would have to be approved by the Planning Commission before it could be developed.

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-93-76, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Submission of a plot plan and approval of the proposed use prior to development of this property.
3. Signing of an Assessment District Agreement for future sidewalks as required by the Department of Public Services.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

4. Z-94-76
APPROVED

Application of the CALIFORNIA STATE AUTOMOBILE ASSOCIATION for reclassification of property legally described as the South 283.0 feet of the East 182.0 feet of the West 455.0 feet of the Southwest Quarter (SW $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, MDB&M, located at 3300 West Charleston Boulevard on the northwest corner of West Charleston Boulevard and Cashman Drive, extending west along Charleston

Boulevard a distance of 182 feet, from C-D and P-R to C-D.
Proposed Use: Offices.

MR. SAYLOR gave the staff presentation indicating they presently had an installation at Charleston and Cashman, and this is an expansion of that facility and would be in keeping with the C-D zone. He said when the new building is completed, they will lease the building they are in presently and any uses would have to conform with the requirements of the C-D zone. Staff would recommend approval subject to the normal conditions. There were no protests on record.

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

MR. PAT O'CONNELL appeared and stated he was the Manager. He said the new building would be 8,600 sq. ft. in size, and they would lease the existing building for compatible uses in the area.

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

MR. O'CONNELL said "no".

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

MRS. COLEMAN made a Motion for APPROVAL of Z-94-76, 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, license, or prior to occupancy.
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 all City departments.

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 item would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

5. VAC-5-76

APPROVED

Petition of Vacation submitted by the CITY OF LAS VEGAS to vacate property generally located on the west side of "F" Street, 130 feet north of Bonanza Road and legally described as follows: Parcel 1 - That portion of the East-West alley

(20 feet wide) in Block 6, Original Las Vegas Townsite, lying southerly and easterly of the Southerly right-of-way line of Interstate Route No. I-15 and lying westerly of the west right-of-way line of "F" Street (70 feet wide) said portion of alley being adjacent to Lots 1 and 2 and a portion of Lots 3 and 24, of said Block 6. Parcel 2 - A triangular parcel of land bounded as follows: On the south by the north line of the east-west alley (20 feet wide) in Block 6, Original Las Vegas Townsite; on the east by the west right-of-way line of "F" Street (70 feet wide); on the northwest by the southerly right-of-way line of Interstate Route No. I-15, said triangular parcel of land being located at the south-easterly corner of Lot 24, of said Block 6, and lying southerly and easterly of the southerly right-of-way line of Interstate Route No. I-15, reserving an easement for utility and incidental purposes over, across and under the above described parcels of land.

MR. SAYLOR gave the staff report indicating this was a very small triangular shaped parcel resulting from the acquisition of right-of-way for the freeway. He indicated the City had no need for this property and assumed after it is vacated that it would be picked up by the adjacent property owner. Staff would recommend approval subject to the normal conditions.

DR. PARKER made a Motion for APPROVAL of VAC-5-76, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to the requirements of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.

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 item would be heard by the City Commission on February 9, 1977, at 9:00 A.M. to set date for public hearing.

6. Z-95-76

DENIED

Application of ERNEST A. BECKER for reclassification of property legally described as being a portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 35, Township 20 South, Range 60 East, MDB&M, described as follows: Commencing at the South Quarter corner of said Section 35; thence South 89°41'10" West 716.17 feet; thence North 01°10'19" East 398.96 feet to the true point of beginning; thence continuing North 01°10'19" East 169.00 feet to a point on the centerline of Casada Way; thence North 89°44'16" West along said centerline 380.71 feet to the intersection of the centerline of Casada Way with the centerline of Scholl Drive; thence South 01°11'57" West along the centerline of Scholl Drive and its southerly prolongation 146.27 feet to a point of curvature of a curve having a radius of 273.41 feet and being concave to the northwest; thence tangent to a bearing of South 01°11'57" west, curving to the right along said curve, through a central angle of 04°16'59" an arc length of 20.44 feet; thence South 84°31'04" East along a radial line to said curve 25.50 feet; thence South 89°44'16" East 356.12 feet to the true point of beginning, generally located on the southeast corner of Scholl Drive and Casada Way from R-3 and C-1 to R-4. Proposed Use: Apartment Project.

MR. SAYLOR gave the staff report indicating that the R-4 zoning would allow twice as many units as the R-3 zoning. He said staff felt the application was not in keeping with the general pattern in the area and is contrary to a policy long abided by of not allowing high density apartments in outlying residential areas. He said this was contrary also to the recommendation of the General Plan, and in view of these reasons, staff recommended denial. He said staff felt this would be detrimental to the overall recommendation of the General Plan and that high density apartments should be near the downtown area. There were no protests on record.

MRS. COLEMAN asked, with the other apartment zoning in the area, how many apartments there would be if developed.

MR. SAYLOR said he did not know the exact number, but if the property is fully developed for apartments, it would then exceed the recommended density for this general area without this proposal by Mr. Becker. He said under the existing zoned property 823 units could be built.

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

MR. BERRY BECKER appeared. He said the apartments they propose would be a combination of 36 studios, 18 one-bedroom and 6 two-bedroom units. He said they have operated this type of apartment in this part of town and there is a large demand factor. He stated he felt with the studio type apartment, they would not have any more people in the area than if they went to less units having more bedrooms. He stated by doing this, they figured they would bring 81 people into the area.

MRS. COLEMAN asked Mr. Becker if they had other apartment zoning in this area.

MR. BECKER said "yes".

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

After further discussion, MR. TIBERTI stated he felt by allowing this it would start a precedent in the area. He felt this was contrary to the General Plan and the policy established of not allowing high density apartments in the suburban areas of Las Vegas and made a Motion for DENIAL of Z-95-76.

Voting was as follows:

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

"NOES" - None.

Motion for DENIAL carried unanimously.

CHAIRMAN JENKINS announced this item would be heard by the City Commission on February 9, 1977, at 9:00 A.M.

7. Z-96-76
APPROVED

Application of FRED B. HOUGHTON for reclassification of property legally described as that portion of the Southwest Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the southeast corner of said Section 27; thence South 87°50'14" West 283.39 feet to the true point of beginning; thence continuing South 87°50'14" West 433.31 feet; thence North 63°25'10" West 140.00 feet; thence South 26°34'50" West 76.79 feet; thence South 87°50'14" West 17.62 feet; thence North 27°28'48" East 171.06 feet; thence North

27°30'00" East 130.00 feet; thence South 62°14'40" East 501.10 feet; thence South 89°59'40" East 33.07 feet; thence South 26°34'50" West 11.99 feet to the true point of beginning, generally located on the south side of East Bonanza Road between Las Vegas Boulevard North and North 7th Street from R-4 to C-2.

Proposed Use: High Density Apartments.

MR. SAYLOR gave the staff report indicating according to the General Plan, high density apartments are recommended for the downtown area. He stated the proposal was for 142 studio apartments. He said the request was also made to allow only one parking space for each two units. He pointed out in the downtown area, other developments of this nature have been allowed on the basis that some of the tenants will not have cars and can walk to work. He stated he felt additional parking might be beneficial, and perhaps they should have a little more. He stated their latest information on the east leg of the freeway was that construction would start at Las Vegas Boulevard within the next two years, and the acquisition of right-of-way should be within one year. He stated they should start picking up property within the next six months and felt possibly the applicant could then lease property for additional parking. He said staff could also change the plan slightly which would provide some additional parking spaces. He stated staff would recommend approval subject to construction of a 6' high wall along the south property line with an access provided for pedestrian traffic at the most westerly portion and redesign of the plot plan to provide additional parking spaces as well as meeting the normal conditions and the conditions of Public Services. He stated there were no protests on record.

MRS. COLEMAN asked why the applicant did not file for R-5 or R-6 instead of commercial.

MR. SAYLOR stated in this case it was designed for the downtown area and the R-5 and R-6 have certain parking requirements which they could not conform with.

MR. TIBERTI asked the number of parking spaces.

MR. SAYLOR stated there were 77 spaces and they would pick up about 18 more by changing the plan slightly.

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

MR. TEMPLE of Temple Realty appeared on behalf of the applicant. He said they were in full agreement with the block wall and for providing a pedestrian access. He said the building would be three-story, and each unit would have a kitchen.

MR. E. HOBAN appeared. He said he owned the property and apartments on the corner and did not object to the proposed apartments, but he did object to the insufficient parking. He said he has 10 units and almost everyone had two cars. He felt unless the applicant could lease additional parking there would be a problem with more congestion in the area. He stated there are presently City employees parking in the area now.

DR. PARKER asked how many apartment buildings there would be.

MR. TEMPLE said there would be three buildings.

MR. D. HUFFMAN, 720 South 1st Street, appeared on behalf of the Elks Club and stated they would be happy to work out a lease for parking with the applicant if he needs the additional space.

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-96-76, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Dedication of 10 ft. right-of-way for Bonanza and the installation of sidewalk and street lighting on Bonanza as required by the Department of Public Services.
3. Ingress and egress on Bonanza Road to conform to the requirements of the Traffic Engineer.
4. Redesign of the plot plan to provide additional parking spaces as required by the Department of Community Planning and Development.
5. Construction of a 6' high masonry wall along the south property line with an access provided for pedestrian traffic at the most westerly portion.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this item would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

8. Z-97-76

APPROVED

and

9. PM-17-76

APPROVED

Application of EDITH A. JENNINGS for reclassification of property legally described as that portion of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 35, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the southwest corner of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Said Section 35; thence South 89°52'21" East 60.01 feet to the true point of beginning; thence continuing South 89°52'21" East 150.02 feet; thence North 01°05'29" East 173.63 feet; thence South 89°57'00" West 150.03 feet; thence South 01°05'29" West 173.16 feet

to the true point of beginning, generally located on the east side of South 21st Street between Sunrise Avenue and Fremont Street, from R-4 to C-2.

Proposed Use: Retail Auto Parts Store.
(AND)

Parcel Map submitted by EDITH A. JENNINGS on property located on the east side of South 21st Street at Fremont Street, R-4 zoning (proposed C-2).

MR. SAYLOR gave the staff report indicating this item had been before the Commission previously and was withdrawn. He said this was only one piece of property which would be used for the retail auto parts store, but in order to sever this parcel from the rest, the Parcel Map was required. He stated if approved, it would be necessary prior to that, that they receive the quitclaim deed from the person owning the other property. He said it was his understanding they would get this additional piece so that the street would come out to 21st Street. Staff recommends approval of the zoning and the parcel map. There were no protests.

CHAIRMAN JENKINS declared the public hearing open and asked if anyone wished to be heard. There being no one, he declared the public hearing closed and asked for a Motion.

DR. PARKER made a Motion for APPROVAL of Z-97-76 and PM-17-76 subject to the following conditions:

Z-97-76

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Conformance to the plot plan as amended.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. Conformance to code requirements and design standards of all City departments.

PM-17-76

1. Obtaining the right-of-way necessary to extend Jennings Avenue west to the existing right-of-way on 21st Street.

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 Z-97-76 would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

10. Z-98-76
DENIED

Application of HARRY GORDON for reclassification of property legally described as the South 100 feet of the East 180 feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$)

of the Northeast Quarter (NE¼) of Section 36, Township 20 South, Range 60 East, MDB&M, generally located on the west side of South Decatur Boulevard, between Alta Drive and Meadows Lane from R-1 to C-2.

Proposed Use: Used Car Sales.

MR. SAYLOR gave the staff report indicating this issue had come up several times before of allowing used car sales on Decatur. He said it had been the position of the Planning Commission and City Commission not to allow used car sales lots on Decatur. He stated that the sale of used cars was only allowed in conjunction with new car dealerships. Staff felt if approved, it would lead to other requests of this nature and was contrary to the established policy. Staff recommends denial of this request. He stated there were no protests on record.

MRS. COLEMAN asked the size of the property.

MR. SAYLOR indicated it was 100' x 100'.

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

MR. JAY BREWER, 1412 S. Main, appeared on behalf of Union Plaza Cars. He did not feel this would detract from the area. He stated they presently have a used car lot, and it was very attractive and their cars ranged in price from \$3,000 to \$8,000. He said there would be no garage operation and felt this would be just as attractive as Las Vegas Dodge and would be operated much the same. He said this would be landscaped the same as Fletcher Jones to make it attractive. He felt this would be a first-class operation. He also stated he did not feel there should be a difference between a new car agency and a used car lot.

MRS. COLEMAN asked what type of building they would have.

MR. BREWER said they would just have a small office building or could use a trailer if the City desired. He asked for at least temporary approval for him to develop this and then they could judge his operation.

MRS. COLEMAN asked if there would be banners or flags, etc. on the property.

MR. BREWER stated they might have these, but he did not desire this because of the wind. He said the lot would be black-topped.

DR. PARKER stated this was the third car dealer to want this property.

MR. BREWER stated he was not amazed at this because this was a good location.

CHAIRMAN JENKINS asked if anyone else wished to be heard

MR. D. BECKLEY, representing Fletcher Jones Chevrolet, appeared. They felt if not in conjunction with a new car agency, this would be a detriment to the area. He stated other requests of this nature had been turned down, and the only reason they approved Las Vegas Dodge was because of it being a new car agency.

MRS. COLEMAN asked about Las Vegas Dodge because it was not very attractive.

MR. BECKLEY said unless they kept the caliber of these places high, they would not have control and the area would go down and asked that this request be denied.

MR. JOHN P. LEE representing Nevada National Bank on Decatur appeared in protest. He said the bank has a substantial investment in property there and they were objecting to the used car operation. He did not feel this business would be compatible and felt Decatur would change as soon as the new shopping center is opened. He said he did not feel it would be possible to allow this on a temporary basis since the applicant would not then make a large investment on improving the property if he might have to remove it.

CHAIRMAN JENKINS stated he felt he should make a statement in that he was associated with automobiles and used cars and did not feel that there should be a difference between a new car lot and a used car agency. He then asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

After further discussion, MRS. COLEMAN stated while she was sympathetic, she still felt they had to hold the line on some of the City's streets as far as appearance and did not feel they should take a small parcel of land here and put a temporary type building and use on it for a few cars. She said she was sorry the way Las Vegas Dodge turned out, but they were trying to do the proper thing. She stated she felt this was contrary to the policy established of not allowing used car facilities on Decatur and felt this would not be compatible with the development taking place in the area and made a Motion for DENIAL of Z-98-76.

Voting was as follows:

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

Motion for DENIAL carried.

CHAIRMAN JENKINS announced this item would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

11. FINAL MAP
STEWART ARMS 2-A
APPROVED

Property generally located on the west side of Lamb Boulevard, between Stewart Avenue and Charleston Boulevard, R-1 zoning, (proposed R-PD2).

Owner: Charleston Continental Village, Inc.
Subdivider: Ron Rudin Construction Co., Inc.
No. of Lots: 83 No. of Acres: 16.192

MR. NULL gave the staff report indicating that the block extending north exceeds the design standards and further that there should be curb returns provided on the southwest corner of Sterling Place and Mancini Drive and the southeast corner of Sterling Place and Beethoven. With these conditions, staff would recommend approval along with the normal conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Stewart Arms 2-A, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

12. FINAL MAP

STAGECOACH DEPOT
#2-C

APPROVED

Property generally located on the west side of Bradley Road, south of Craig Road, R-E zoning.

Owner/Subdivider: Old West Construction Company
No. of Lots: 11 No. of Acres: 6.860

MR. NULL gave the staff report indicating in this particular development Jerolma Lane was 40 ft. longer than permitted by design standards. He stated this plat met all of the code requirements and staff would recommend approval, subject to the normal conditions.

DR. PARKER made a Motion for APPROVAL of the Final Map of Stagecoach Depot #2-C, 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 all City departments.
3. Meet the requirements of State Subdivision Statutes.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

13. CD-1-77

APPROVED

C-D Use Review requested by EMCO, LTD. to allow a management and personnel service for professionals which includes conducting courses and seminars on property located at 2701 West Charleston Boulevard, C-D zone.

MR. NULL gave the staff report indicating they would be having classes and seminars on this property which was the reason for the review. He stated staff's concern was that perhaps there should be some limitation on the number of students. He stated there were 33 parking spaces which seemed to be sufficient, but he suggested perhaps the students should be limited to 20 per day. He read the letter from the applicant explaining the operation.

DR. PARKER indicated this was the type of operation wherein they go into an office and teach the people there efficiency in time and motion. He stated he felt 20 students a day would probably be more than they would have and made a Motion for APPROVAL of CD-1-77, subject to the following conditions:

1. There shall be a maximum of 20 students per day.
2. Conformance with the plot plan.
3. Conformance to code requirements and design standards of all City departments.

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 item would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

14. Z-54-74

EXTENSION OF
TIME

DENIED

One-year extension of time requested by GRANT E. PARRY for property located at 500 Shadow Lane, on the southwest corner of Alta Drive and Shadow Lane, P-R zone (under ROI).

Original approval: 1-8-75

12-Month Extension Granted: 1-21-76

MR. NULL gave the staff report indicating this was a single family home converted to an office. He said they had taken out a permit for the parking area so he is now moving forward. He stated the reason for the delay was due to economic reasons. He stated staff had no objection to the extension.

MRS. COLEMAN stated this was denied by the Planning Commission originally and when it came back for an extension in January of 76, nothing had been done at that time. She pointed out there were many protests on the original zoning, and she did not feel the situation had changed to warrant approval of this. She stated she voted against this zoning originally and would do so again.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. GRANT PARRY appeared and stated he was the applicant. He said he wished he could eliminate that first year because he had been under the impression he was only allowed one doctor's office. He said he had also wanted to sell this previously but has now realized he is in a better position to lease it. He pointed out he had made mistakes in the past but felt he was on the right road now and also felt this was a desirable area in which to build. He said his permit had been taken out by Mr. Mott who would be his general contractor. He stated if he is denied, he would then just build a house. He stated he would not let contractors or subcontractors come to his back lot and dump garbage across the street and had even personally volunteered to be the landlord for other property and has told people about this and has it in writing. He indicated he would very much appreciate another extension on his request.

MRS. COLEMAN stated she had already expressed her feelings on this matter and made a Motion for DENIAL.

Voting was as follows:

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

"NOES" - Mr. Miller and Dr. Parker.

Motion for DENIAL carried.

CHAIRMAN JENKINS announced this item would be heard by the City Commission on February 2, 1977 at 9:00 A.M.

15. Z-5-66

PLOT PLAN
REVIEW

APPROVED

Plot Plan Review requested by DANIEL TAYLOR AND ASSOCIATES to allow an insurance brokerage office on property located at 4502 West Charleston Boulevard, C-1 zone (under ROI).

MR. NULL gave the staff report indicating that staff did redesign the parking to prevent cars from backing out onto Charleston. He stated if approved staff would also recommend that there be a 6' high wall along the north property line and meet all of the other normal conditions. He said the operation is for an insurance brokerage firm. He pointed out with this type of operation, you would contact the broker and he would get you all of the different types of insurance you need by contacting the other companies involved.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. DANIEL TAYLOR appeared and stated he was the applicant.

CHAIRMAN JENKINS asked if he could meet the block wall and other requirements of staff.

MR. TAYLOR stated he would conform.

DR. PARKER then made a Motion for APPROVAL of Z-5-66, subject to the following conditions:

1. Construction of a 6' high masonry wall along the north property line as required by the Department of Community Planning and Development.
2. Redesign of the plot plan for the parking layout as required by the Department of Community Planning and Development.
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, license or prior to occupancy.
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 all City departments.

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 item would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

16. Z-62-75

EXTENSION OF
TIME

APPROVED

One-year extension of time requested by CURRAN DEVELOPERS for property generally located on Washington Avenue, between Rancho Drive and Robin Street, C-1 zone (under ROI).

Original Approval: 2-4-76

No previous extensions

MR. NULL gave the staff report indicating the applicants had already invested quite a bit of money. He pointed out the streets were in and the irrigation system was 2/3 complete. He stated this was their first request for an extension and staff had no objection.

MR. TIBERTI asked since they did have this much money invested, why it required an extension of time.

MR. NULL indicated this was because there still was no building on the property.

DR. PARKER stated he questioned the fence and was under the impression a decorative block wall would be constructed on this property. He stated he drove by and there was a chain

link fence on the property in front. He asked staff to research this matter and let him know what had taken place.

MR. NULL told Dr. Parker staff would provide him this information.

MR. DENNIS CURRAN appeared and stated it had been their idea to have the entire property with chain link fence and have the planting totally cover this as part of their "living fence" concept.

DR. PARKER stated that was not his impression when he approved the plot plan review. He stated he was not objecting to the extension and would make a Motion for APPROVAL of a one-year extension of time, subject to the following conditions:

1. Extension of time to be granted for a period of one year.
2. All other conditions of approval be applicable under the original zoning.
3. All requirements imposed by ordinances adopted subsequent to the initial approval of this application shall be adhered to.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this item would be heard by the City Commission on January 19, 1977, at 9:00 A.M.

16. AMENDMENT TO
THE MASTER PLAN
OF STREETS AND
HIGHWAYS

Oakey Boulevard

APPROVED

Amendment to the Master Plan of Streets and Highways to remove that portion of Oakey Boulevard from Las Vegas Boulevard to Boulder Highway.

MR. NULL gave the staff report indicating the Master Plan called for Oakey to be 80 feet wide, and it was developed at 60 feet. He said Public Services and Planning and Development were in agreement that Oakey would never be widened to 80 feet in the foreseeable future and unless this section is removed from the Master Plan, staff must enforce the 20 ft. dedication which prevents property owners in the area from having additions on their homes. Staff, therefore, recommends that Oakey Boulevard from Las Vegas Boulevard east to Boulder Highway be removed from the Master Plan.

MR. TIBERTI made a Motion for APPROVAL of this request.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this would be considered by the City Commission on January 19, 1977, at 9:00 A.M. at which time they would set a date for public hearing.

17. Z-80-65

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by ERNEST A. BECKER on behalf of MULTI-SERVICES COMPANY to allow a motor vehicle registration service at the shopping center generally located on South Decatur Boulevard, between Mayflower Lane and Alta Drive, C-2 zone.

MR. NULL gave the staff report indicating there would be a small building in the shopping center 6'8" x 12' for motor vehicle registration. He said staff questioned the traffic and parking required for the operation. He stated the Traffic Engineer would also have to approve the location of the facility.

CHAIRMAN JENKINS asked to hear from the applicant.

MR. BERRY BECKER appeared. He said they had obtained approval of the State to handle vehicle registration, and the operation was similar to that of the fast-photo service where you drive up, give them the information and then come back at a later time to pick up your new plates instead of going all the way to the Motor Vehicle Department and waiting in line.

MRS. COLEMAN stated her only concern was the location of the facility so that there would not be a problem with traffic backing up into the street.

MR. BECKER stated there would be no problem in moving the location of the building to wherever the Traffic Engineer felt it was suitable.

MRS. COLEMAN asked what the facility would look like.

MR. BECKER stated it was a small rectangular building done in orange and gold.

DR. PARKER made a Motion for APPROVAL of Z-80-65 subject to the following conditions:

1. Location of the facility to meet the requirements of the Traffic Engineer.
2. Conformance to the plot plan to reflect the above conditions.
3. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this item would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

18. Z-69-76

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by A. J. PIAZZA, Architect, on behalf of "CARPETERIA" on property located on the west side of Vista Drive, 200 ft. south of West Charleston Boulevard, C-1 zone.

MR. NULL gave the staff report. He said staff had no objection to the parking as proposed on the plot plan, but was concerned with the vacant property to the south. Staff felt cars would be crossing the vacant property to get to Vista and to the parking and felt bumper guards should be provided

along the parking areas to prevent this. He stated there is a block wall on a portion of the property and when further development is proposed, they probably would have to continue the wall. Staff sees no need for the extension of the wall or landscaping at this time and recommends this be approved with the stipulations mentioned. He stated if and when there is further development proposed, they would have to submit another plan and at that time the wall and landscaping would be provided.

After further discussion by the Commission, DR. PARKER made a Motion for APPROVAL of Z-69-76, subject to the following conditions:

1. Concrete bumper guards to be provided along all parking areas on the property to prevent access across the undeveloped portion of the property to Vista Drive.
2. Submission of a plot plan prior to any further development on the property.
3. Conformance to all conditions of approval under the original zoning.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JENKINS announced this item would be heard by the City Commission on February 2, 1977, at 9:00 A.M.

DIRECTOR'S BUSINESS:

1. ELECTION OF OFFICERS

1977 Election of Officers for the City Planning Commission was held with the following results.

MR. TIBERTI made a Motion Dr. Parker be elected Chairman for 1977.

MRS. COLEMAN made a Motion that Mr. Miller be elected Vice-Chairman for 1977.

Voting was as follows:

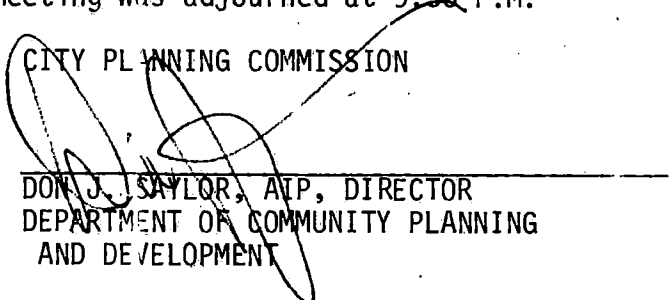
"AYES" - Mr. Tiberti, Mrs. Coleman, Mr. Miller and Mr. Jenkins.
"ABSTAINED" - Dr. Parker.

Motions carried and DR. PARKER was elected Chairman and MR. MILLER was elected Vice Chairman for 1977.

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