

AGENDA

CITY PLANNING COMMISSION

JANUARY 25, 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 of the City Planning Commission
meeting held December 9, 1976.

OLD BUSINESS:

1. Z-89-76

(Abeyance Item
from 12-9-76)

Application of PANSY LOUELLA HARTMAN and PHILLIS F.
DERRY for reclassification of property located
approximately 300 feet north of Cory Place, between
Brush Street and Mohawk Street from R-1 to R-PD 10.
Proposed Use: Medium density residential (PUD)
Multiple Unit Building (4-plex
with duplex ownership.)

NEW BUSINESS:

1. Z-99-76

Application of Q. T. CORPORATION for reclassification
of property generally located at the southeast corner
of North Lamb Boulevard and East Owens Avenue, from
R-T to C-1.

Proposed Use: Circle K Grocery store and gasoline
pumping facilities.

2. Z-100-76

Application of HOME SAVINGS ASSOCIATION for reclassi-
fication of property generally located on the west
side of Torrey Pines Drive, approximately 1,500 ft.
south of West Craig Road and extending west 1/2 mile
to North Lorenzi Boulevard, from R-E to R-MH.

Proposed Use: Mobile Home Estate Development.

3. Z-101-76

Application of JOEL GORDON ADLER for reclassification
of property located at 1517 East Sahara Avenue, on the
northeast corner of Chapman Drive and East Sahara
Avenue, from P-R to C-1.

Proposed Use: Expansion of office building.

4. VAC-6-76

Petition of Vacation submitted by the LAS VEGAS CLUB,
INC., ET AL, to vacate a portion of the alley running
south from Ogden Street, between First Street and
Main Street.

5. VAC-1-77

Petition of Vacation submitted by SOUTHERN NEVADA
MEMORIAL HOSPITAL, ET AL, to vacate that portion of
Alturas Avenue lying between Rose Street and a point
240 feet East of Tonopah Drive.

6. TENTATIVE MAP

McNEIL MANOR TRACT #3

Property generally located at the northwest corner
of Oakey Boulevard and Cahlan Drive, R-1 zoning.
Owner/Subdivider: B. J. A. Development of Nevada
No. of Lots: 19 No. of Acres: 6.5±

7. FINAL MAP

WATKINS MANOR UNIT #3

Property generally located on the north side of Silverstream Avenue, extending north to Washington Avenue, R-PD zoning.

Owner: H. S. Service Corporation

Subdivider: Watkins Development Corporation

No. of Lots: 56 No. of Acres: 9.008

WVP

RECEIVED

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MINUTES

CITY PLANNING COMMISSION

JANUARY 25, 1977

OFFICE OF THE
CITY MANAGER

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

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

EXCUSED: 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: MR. TIBERTI made a Motion for APPROVAL of the Minutes of the Planning Commission meeting held December 9, 1976, as mailed. Motion carried unanimously.

OLD BUSINESS:

1. Z-89-76
(Abeyance Item
from 12-9-76)

Application of PANSY LOUELLA HARTMAN and PHILLIS F. DERRY for reclassification of property legally described as Government Lot 6 and Government Lot 7, Section 36, Township 20 South, Range 60 East, MDB&M, located approximately 300 feet north of Cory Place between Brush Street and Mohawk Street from R-1 to R-PD 10.

WITHDRAWN

Proposed Use: Medium Density Residential (PUD)
Multiple building (4-plex with duplex ownership).

MR. SAYLOR gave the staff report indicating this item had been held in abeyance from the 12-9-77 meeting as requested by the applicant because FHA could possibly increase their loan limits and the applicant felt they could make a better presentation and upgrade their development. He stated staff's recommendation at the December 9th meeting was for denial of this request because it had been the policy of the Commission to not allow this type of development west of Brush Street. He said this was still staff's position. He stated there were several protests and petitions presented at the December 9th meeting totaling approximately 250 protests.

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

MR. ROSEQUIST, 2867 N. Jones, appeared on behalf of the applicants. He stated they originally asked for abeyance of this item because FHA was to increase their loan limitations. He stated this had not been done as yet, but they did expect this. He stated for this reason, they would like to withdraw this application at this time and refile in four months.

CHAIRMAN PARKER asked how many protestants were in the audience and approximately 30 people stood.

MR. SAYLOR pointed out the Commission could accept the withdrawal of this application and if and when it is refiled, the property owners would again be notified.

CHAIRMAN PARKER announced this application had been WITHDRAWN and no further action was necessary at this time. He pointed out to the audience when this matter is refiled, the property owners in the area would again be notified.

NEW BUSINESS:

1. Z-99-76

APPROVED

Application of Q. T. CORPORATION for reclassification of property legally described as the North 250 feet of the West 250 feet of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 29, Township 20 South, Range 62 East, MDB&M, generally located on the southeast corner of North Lamb Boulevard and East Owens Avenue from R-T to C-1.

Proposed Use: Circle K Grocery Store and Gasoline Pumping Facilities.

MR. SAYLOR gave the staff report indicating staff would recommend approval of the proposal. He pointed out, however, on the plot plan there was no development shown for the east 50 feet and the south 80 feet of the property; and before this could be developed, they would have to submit another plot plan. He stated with this condition and the other normal conditions, staff would recommend approval. There were no protests and 2 approvals on record.

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

MR. ADAMS, Realty Agent, 4055 S. Spencer, appeared and MR. JOHN CARTER from Phoenix representing Circle "K". Mr. Carter stated they would agree to the stipulations.

MRS. COLEMAN asked the size of the property and what they would utilize.

MR. SAYLOR stated the property to be developed runs north/south 120 feet and east/west 150 feet which they will be using.

MR. CARTER pointed out the property was originally 250' x 250' before dedications. He pointed out the portion they will not be using could possibly be sold off.

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

After discussion, MR. JENKINS made a Motion for APPROVAL of Z-99-76 subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Installation of half-street improvements including street lighting on Lamb Boulevard and Owens Avenue.
3. Ingress and egress to meet the requirements of the Traffic Engineer.
4. There shall be no use of the east 50 feet or the south 80 feet of the property in question unless a development plan is submitted and approved by the Planning Commission.
5. 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 16, 1977, at 9:00 A.M.

2. Z-100-76

DENIED

Application of HOME SAVINGS ASSOCIATION for reclassification of property legally described as Parcel 1 - That portion of the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 2, Township 20 South, Range 60 East, MDB&M, described as follows: Beginning at the northeast corner of said North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence South 0 $^{\circ}$ 03'27" West 261.44 feet; thence North 83 $^{\circ}$ 55'22" West 507.95 feet; thence South 74 $^{\circ}$ 04'38" West 309.19 feet; thence North 83 $^{\circ}$ 55'22" West 794.93 feet to the beginning of a tangent curve, concave to the southeast and having a radius of 370.00 feet; thence westerly and southwesterly along said radius curve through a central angle of 43 $^{\circ}$ 30'23" an arc length of 280.95 feet to the beginning of a reverse tangent curve concave to the northwest and having a radius of 430.00 feet; thence southwesterly and westerly along said radius curve through a central angle of 43 $^{\circ}$ 28'26" an arc length of 326.27 feet; thence South 6 $^{\circ}$ 02'41" west 75.45 feet; thence North 83 $^{\circ}$ 58'00" West 311.88 feet; thence North 0 $^{\circ}$ 31'25" East 674.42 feet; thence South 83 $^{\circ}$ 55'31" East 2489.74 feet to the point of beginning, excepting therefrom the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 2. Parcel 2 - That portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 2, Township 20 South, Range 60 East, MDB&M, described as follows: The East 1365.00 feet of said North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 2, measured at a right angle to the east line thereof excepting therefrom Jade Park Unit No. 1 and Jade Park Unit No. 2, also excepting therefrom the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 2. The above property generally located on the west side of Torrey Pines Drive, approximately 1,500 feet south of West Craig Road and extending west 1/2 mile to North Lorenzi Boulevard from R-E to R-MH.

Proposed Use: Mobile Home Estate Development

MR. SAYLOR gave the staff report indicating this would be an extension of the existing development. He stated several months ago there was an application submitted to extend the mobile home zoning south to Alexander which met with substantial protests. He pointed out there were R-E zoned lots along the east side of Torrey Pines at the time. He stated a mobile home development does require a block wall on all of the exterior streets. Staff also feels access at Torrey Pines would lend to the development and staff felt this was proper since Torrey Pines is a major street and will be developed to 80 feet. Mr. Saylor stated there was a protest factor, but he understood some of the people met with the developer and have reached an agreement, at least some of them, to cul-de-sac the proposed street so that it would not go out to Torrey Pines. He said this was discussed with Public Services and they indicated if this was done, that they would need a 20 ft. wide drainage easement to bring the water out to

Torrey Pines which can be done. Staff feels, circulation wise, it would be better to have the street but if this would make the protestants happy, this could be worked out. Mr. Saylor stated there was one protest on record and a letter from Attorney Hanley representing the homeowners association of Jade Park indicating they protest until the litigation can be settled. Mr. Saylor said it was his recommendation that this litigation not be taken into consideration under this zoning request since the City was not involved.

CHAIRMAN PARKER asked staff's recommendation.

MR. SAYLOR stated staff would recommend approval of the application since this was a logical development of the land.

MRS. COLEMAN asked how many lots were south of this.

MR. SAYLOR said "34".

MRS. COLEMAN asked if there was a block wall on the south line.

MR. SAYLOR stated they would also have to wall all around the exterior.

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

MR. CLAY LYNCH representing Home Savings, appeared. He stated he concurred with everything Mr. Saylor said. He said this zone change is essentially what was approved last year and the Planning Commission recommended approval; however, the City Commission denied it on the grounds they had not made use of the Resolution of Intent they had on another portion. He said they have now started the other one and have 40 lots and have designed unit #5. He stated they needed the zoning for the whole parcel to design it properly.

MR. TOM ELY, President of the Jade Park Homeowners Association, appeared. He said the letter received from the attorney, Mr. Hanely, was between only one home owners, the present developer and the previous developer and the Homeowners Association and that no one else was involved. He stated this letter, therefore, did not represent the homeowners association, but only one property owner.

MR. TOM GLEESON, 4101 N. Torrey Pines, appeared in protest and presented a petition signed by approximately 96 persons and another petition with approximately 20 signatures. He felt their major complaint was the small lots, the increase in population by changing from the R-E zoning which would cause more children in their schools and more traffic. He said there were other R-E zoned developments in the area. He pointed out that around the wall of the mobile home park there were weeds and trash and the City did not clean the streets. He stated they have been asking for a street sweeper. He also pointed out there is only one police unit for this whole area. He said the people who purchased the R-E lots in this area did it because they wanted the larger lots and horses. He said they were not against the mobile homes, just the size of the lots. He said he would have 4 trailers across the street from just his lot and indicated they also did not agree to the cul-de-sac.

MR. BOB BROWN, Vice-President of Nevada Savings and Loan appeared on behalf of Steven S. Miller. He said they were protesting because of the street confusion within the development. He said they were not objecting to the zoning. He pointed out they had recently purchased all of the acreage between Torrey Pines and Lorenzi south of this development to Alexander which was about 200 acres. He said they intended to develop this in a high quality manner and felt if the street was to go to Torrey Pines, it would be dangerous to the development of the area.

CHAIRMAN PARKER asked Mr. Brown what their development would be.

MR. BROWN stated they did not have the engineering on it yet and was unable to say exactly what they would be requesting.

MR. FRED INKSTER, 3760 N. Edward Avenue, appeared in protest. He stated he moved here two years ago because of the R-E zoning. He said he has already noticed more cars and motorcycles in the area. He felt this would also cause an increased load on the school system. He pointed out the water table was low in this area and would have an increased use with this development. He also pointed out there was an existing flood problem in this area and by expanding this trailer park, this would be increased.

MR. RICHARD PFISTER, 4505 Balsam Street, appeared in protest. He stated he moved out to R-E property to have room and animals. He said last year the City Commission stated that this would be the end of this and the Master Plan called for R-E zoning. He said he did not know how many times they could keep requesting expansion when the City Commission told them the last time would be the end of it. He stated this would over-crowd their area and schools and also felt there was not proper notification to the owners in the area.

CHAIRMAN PARKER asked the people to stand who were in the audience on this matter. Approximately 27 people stood.

MRS. R. PATTERSON, 4141 N. Torrey Pines, appeared in protest. She presented photographs to the Commission showing the area in question. She said the area was not kept clean, and there was trash and bushes outside on the street which had been thrown there. She said most of their homes were \$60,000 to \$70,000 and did not feel this would increase their property value. She said half of the mobile homes in the park were not kept up well and some of the lots were vacant. She felt this would devalue her property.

MR. F. J. LaFOND, 4333 N. Torrey Pines, appeared in protest. He stated if this is permitted, he would be completely surrounded by this mobile home park. He said he has put his home on the market for sale and was told by the real estate company that by having this trailer park there, it would bring his property down. He said if this goes in, he will probably have to give his property away. He stated if this is approved, it probably would not be the end of it either, since the developers want this to go to Alexander.

MR. E. JORY, 4017 N. Torrey Pines, appeared and stated he also owned property at 4033 N. Torrey Pines. He said he was the original developer, across the street, of the Lazy "J" Ranch Estates. He said he did not feel the hearing was properly notified. He said Nevada Home Savings had no knowledge of this hearing either and Steve Miller had no notice. He said he just received his notice on Monday and since that time had been busy trying to find out some way to make everyone happy. He said he had a meeting with staff the day before the meeting and tried to work out a compromise on this if they wished to approve it. He said he was not in favor of it, but it was difficult for him to understand some of staff's presentation. He said it was mandatory for the developer to develop the streets and he had to put in 40' streets from Alexander to Jory Trail. In the event this is allowed, they would have a 40' street from Craig to Cheyenne and the way it is designed they would have all of the people on the west in Jade Park going to Torrey Pines. He said he wished more time had been spent with staff on this. He felt with this traffic situation there would be a hazard to the children in the area. He said the proposed freeway on I-15, for this particular area, is scheduled to go Lorenzi to Tonopah Highway and that is the only reasonable practical way to direct traffic, not down Torrey Pines. He said they have not developed the other property and now they are asking for this. He said Mr. Brown agrees with his thinking on the

traffic planning and felt it could be improved. He stated if approved, he would not like to see access to Torrey Pines. He further stated he felt possibly this should be held or withdrawn until new engineering plans could be submitted.

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

MR. MILLER stated he was opposed to this and made a Motion for DENIAL of Z-100-76.

Voting was as follows:

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

Motion for DENIAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 16, 1977, at 9:00 A.M.

3. Z-101-76
APPROVED

Application of JOEL GORDON ADLER for reclassification of property legally described as Lot 26, Block 6, Francisco Park #2, located at 1517 East Sahara Avenue, on the northeast corner of Chapman Drive and East Sahara Avenue from P-R to C-1.
Proposed Use: Expansion of office building.

MR. SAYLOR gave the staff report indicating this would be an expansion of the existing building and the applicant was asking for C-1 zoning which would allow a greater flexibility in the setbacks. He stated there was adequate parking and landscaping, and staff would recommend approval. There were no protests.

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

DR. JOEL ADLER appeared and stated he was the applicant. He said the reason he would like the zoning is basically to expand his building. He also stated he needed more parking facilities to keep the cars off the street.

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

MR. BUSCH made a Motion for APPROVAL of Z-101-76, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Parking layout to meet the requirements of the Traffic Engineer.
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" - Mr. Busch, Mr. Miller, Mrs. Coleman, Mr. Parker,
Mr. Tiberti and Mr. Jenkins.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 16, 1977, at 9:00 A.M.

4. VAC-6-76

APPROVED

Petition of Vacation submitted by the LAS VEGAS CLUB, INC., ET AL, to vacate a portion of the alley running south from Ogden Street, between First Street and Main Street. Property legally described as: that portion of Block 2, Clark's Las Vegas Townsite, described as follows: Beginning at the most easterly corner of Lot 1, of said Block 2; thence South 27°45'00" West along the southeasterly line of Lots 1 thru 8 a distance of 200.03 feet to the most southerly corner of Lot 8; thence South 62°11'40" East 20.00 feet to the most westerly corner of Lot 24, Block 2; thence North 27°45'00" East along the northwesterly line of Lots 21 thru 31 a distance of 200.03 feet to the most northerly corner of Lot 31; thence North 62°11'40" West 20.00 feet to the point of beginning.

MR. SAYLOR gave the staff report indicating that the expansion and development plans for the Las Vegas Club had been approved previously. He stated they have now acquired the property so that they own both sides of the north part of the north/south alley. He stated staff has no objection to the utilization of the alley and incorporating it into the development. He pointed out there were utilities in the alley that they will have to make arrangements for, but staff would recommend approval subject to the usual conditions and also that the traffic flow in the alley from First Street to the alley going south to Fremont be one-way.

CHAIRMAN PARKER asked to hear from the applicant.

MR. MEL EXBER, 18 Fremont Street, appeared and stated he would be happy to answer any questions the Commission might have.

MR. TIBERTI stated he was under the impression this alley was vacated.

MR. SAYLOR pointed out one portion is vacated, but they are now asking that the north portion be vacated.

CHAIRMAN PARKER 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 VAC-6-76, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. The traffic flow in the alley to be one-way from First Street to the alley going south to Fremont Street.
3. Conformance to the requirements of the Department of Public Services and the Fire Department.
4. Conformance to the code requirements of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER stated this item would go to the City Commission on February 9, 1977, at 9:00 A.M. at which time they would set a date for a public hearing.

5. VAC-1-77

APPROVED

Petition of Vacation submitted by SOUTHERN NEVADA MEMORIAL HOSPITAL, ET AL, to vacate that portion of Alturas Avenue lying between Rose Street and a point 240 feet east of Tonopah Drive and lying between Lots 20 thru 26 (inclusive), Block 2, Woodland Park and Lots 1 thru 7 (inclusive), Block 1, Woodland Park.

MR. SAYLOR gave the staff report indicating the hospital has been expanding and acquiring property in this area. He stated there was a problem which staff had not worked out yet, and there was a meeting scheduled January 26. He stated there was proposed access to the emergency facility on Tonopah and Hastings which staff does not feel is advisable and all deliveries would be on Alturas where there are still homes. He stated he felt these problems could be worked out, but staff would recommend holding this matter in abeyance until the February 10th meeting to solve them.

CHAIRMAN PARKER asked to hear from the applicant.

MR. DALE GARDNER, MR. KEN PRESSER AND MR. KENNEDY appeared on behalf of this request.

MR. GARDNER stated he was the hospital administrator. He stated a representative of the Planning Department had been out to the hospital for a meeting and the site plans were reviewed with him. He further explained the phases of the hospital plan and indicated that access to the property would not be as described. He stated they would be completely eliminating traffic on Shadow and Tonopah. He also stated the nine-story tower building would be on Charleston and access in the future would be from Charleston. He stated they were in the process of acquiring property immediately north of the hospital which would allow the ambulances to come down Charleston, Shadow and Alturas right into the emergency facility. He stated the ambulances would not be routed down Tonopah or Hastings.. He stated the ambulances were on a 24-hour basis but the deliveries would be Tonopah east on Alturas during normal working hours on the west side of the property. He stated in the final stage, the entrance would be off Shadow to the parking, but in the future when it is completed it would be off Charleston.

MR. KENNEDY, Architect, appeared and presented a rendering of the hospital.

MRS. COLEMAN asked if they planned to buy the other properties on Alturas.

MR. GARDNER stated this was their hope since they do have funds allocated for property.

MR. SAYLOR stated if this problem has been solved, staff has no objection.

MR. GARDNER stated the master plan of the hospital was prepared several years ago, and they have been acquiring property. He stated the homes on Alturas had substantial problems and it would not have been feasible economically for the people to bring them up to code.

MR. MILLER asked how many homes were left.

MR. SCHLESINGER appeared and stated he lived here for 25 years and asked what would be done for the property owners left in this area. He stated the homes the hospital purchased were being used for storage and were fire hazards. He also stated he was worried about the appearance of this and whether he would be looking out his window at a delivery or trash area.

MR. GARDNER pointed out the loading dock would be below grade level and they would screen the trash enclosure.

MR. JENKINS asked the distance from Mr. Schlesinger's house to the loading dock.

MR. KENNEDY stated it was about 175 feet and the dock would be 4 ft. below grade level.

MR. TIBERTI asked Mr. Schlesinger exactly where he lived.

MR. SCHLESINGER stated he lived at 2032 Alturas.

MR. GARDNER stated it was their hope to purchase the property on Alturas which is left.

MR. TIBERTI suggested Mr. Schlesinger get with the hospital people and see if things could be worked out to his satisfaction.

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

After further discussion, MR. JENKINS made a Motion for APPROVAL of VAC-1-77, subject to the following conditions:

1. Access to the emergency entrance shall be by means of Shadow Lane and Alturas until the project is completed at which time it will be directly from Charleston Boulevard.
2. Trash enclosure to be screened as required by the Department of Community Planning and Development.
3. Loading dock to be below grade level as required by the Department of Community Planning and Development.
4. Satisfaction of the requirements of the various utility companies.
5. Conformance to the requirements of the Department of Public Services and the Fire Department.
6. Conformance to the code requirements of all City departments.
7. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER stated this would go to the City Commission on February 9, 1977, at 9:00 A.M. at which time they would set a date for a public hearing.

6. TENTATIVE MAP

McNEIL MANOR
TRACT #3

APPROVED

Property generally located at the northwest corner of Oakey Boulevard and Cahlan Drive, R-1 zone.

Owner/Subdivider: B.J.A. Development of Nevada

No. of Lots: 19 No. of Acres: 6.5±

MR. NULL gave the staff report indicating there was a cul-de-sac built with a 40.5 ft. radius rather than the required 45 ft. which was reviewed by Public Services and which they agreed to. He pointed out the length of the cul-de-sac block exceeds the design standard of 400 ft. He stated it would be necessary for them to dedicate a 20 ft. easement between the end of the cul-de-sac and the north right-of-way line of Oakey for a 6 in. water line. Staff also feels all of the lots fronting on Oakey should have circular drives to prevent backing out and this should be

required of all the lots which can meet the Curb Cut Ordinance. He stated some 78 ft. wide lots were involved. He pointed out Public Services also required dedication and full street improvements on Oakey and Campbell and dedication of the cul-de-sac portion of Eaton Drive which has not already been dedicated. He stated they would have to realign the dedicated right-of-way on Eaton so as to remove that portion of the right-of-way between the end of the cul-de-sac and the north line of Oakey Boulevard to provide for realignment of a portion of Eaton Drive cul-de-sac not on a presently dedicated right-of-way. He further stated that the Planning Commission should recognize that the block between Cahlan and Campbell exceeds the 1200 ft. design standard. Staff also suggested that Lot 16 which presently faces Oakey be turned so that it fronts on Campbell which would be a much better arrangement. He said with these conditions and the other normal conditions, staff would recommend approval.

CHAIRMAN PARKER asked to hear from the applicant.

MR. GEORGE SMITH, SEA Engineers, appeared. He stated some of the lots would have circular drives, but as to the turning of Lot 16 as suggested, he stated it was the developer's preference to have it front on Oakey. He stated these had already been designed.

MRS. COLEMAN asked what the setbacks would be.

MR. SMITH said they would vary from 20 ft. to 25 ft. in front and 25 ft. to 30 ft. in the rear.

MR. SAYLOR stated on Lot 16 there is only 1 ft. difference in the length of lot lines and felt they could simply turn the house with no problem and it would be a far superior design.

MR. SMITH stated they would prefer not to have this a condition of approval on the Tentative Map.

CHAIRMAN PARKER 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 subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Dedication and full street improvements on Oakey Boulevard and Campbell Drive as required by the Department of Public Services.
3. Realignment of the dedicated right-of-way on Eaton Drive so as to remove that portion of the right-of-way between the end of the cul-de-sac and the north line of Oakey Boulevard to provide for the realignment of the Eaton Drive cul-de-sac not on a presently dedicated right-of-way.
4. There is to be a 20 ft. easement to remain between the end of the cul-de-sac and the north right-of-way line of Oakey Boulevard to provide for a six (6") inch water line as required by the Department of Public Services.
5. The developer is to provide circular drives for all lots fronting on Oakey Boulevard where they can meet the Curb Cut Ordinance.

6. Street names shall be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.
8. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 16, 1977, at 9:00 A.M.

7. FINAL MAP

WATKINS MANOR
UNIT #3

APPROVED

Property generally located on the north side of Silverstream Avenue, extending north to Washington Avenue, R-PD zoning.

Owner: H. S. Service Corporation
Subdivider: Watkins Development Corporation
No. of Lots: 56 No. of Acres: 9.008

MR. NULL gave the staff report. He pointed out there was a slight variation from the Tentative Map in that Bills Way does not stub out on the west line of Unit #3, but instead connects with Sportsman Drive which then runs north. He stated there was a slight problem on Lot #33 in that the final plat would have to be amended to show dedication and improvement along Silverstream for the entire frontage of Lot #33 and the final map should not be recorded until then. They would also have to meet the conditions under the original zoning Z-20-76 which called for the immediate dedication of Silverstream. He stated with these conditions, staff would recommend approval.

CHAIRMAN PARKER asked to hear from the applicant.

MR. GEORGE WALLACE, Wallace Engineering, appeared. He stated in regard to Silverstream the developer had an obligation to work with the State Highway Department and the City. He stated the plan calls for the Highway Department to acquire the right-of-way from the land owner which would be improved. He stated funds were available in both the City and the Highway Department to provide improvements for it.

MR. SAYLOR stated this was not in conformity with the Tentative Map because of the change, but we recommend they acknowledge that change. He stated this puts staff in a bad position to recommend to the Commission approval of this when 20 ft. of Lot 33 is not included in the subdivision.

MR. WALLACE stated he would like to go ahead with the whole thing, and by the time it goes to the City Commission, there would be public right-of-way in front of this lot. He stated they would either change the boundary of the map or it would be the State's property.

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

MR. BUSCH made a Motion for APPROVAL subject to the following conditions:

1. Meet the conditions of approval under the zoning application, Z-20-76.

2. The final map not to be recorded until the entire width of Lot #33 fronts on dedicated right-of-way which is to have standard improvements prior to occupancy.
3. Street names shall be provided in accord with the City's Street Name Policy.
4. Subject to code requirements and design standards of all City departments.
5. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. Z-55-72

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by TACO CHARLEY, INC. to allow a restaurant facility at the southwest corner of West Sahara Avenue and Tamrich Drive, C-1 (under ROI).

MR. NULL gave the staff report indicating staff had no objection subject to the normal conditions. He presented an elevation of the proposed building.

CHAIRMAN PARKER 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 Z-55-72, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
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" - Mrs. Coleman, Mr. Jenkins, Mr. Miller, Mr. Tiberti,
Mr. Busch and Dr. Parker.
"NOES" - None.

Motion for APPROVAL carried unanimously.

9. Z-11-76

REVIEW OF
CONDITION and
PLOT PLAN REVIEW

APPROVED

Plot Plan Review and Review of Condition requested by CARMINE V. CATELLO, JR. for property located at 1208 South Highland Drive, between West Charleston Boulevard and West Oakey Boulevard, C-1 zone (under ROI).

MR. SAYLOR gave the staff report indicating their request was for a waiver of condition #8 under the original zoning which indicated

there be no storage of trucks over 3/4 ton on the property. He stated they are now requesting to have an inside loading dock and plan to keep their semi-truck there. Mr. Saylor stated there would also have to be another curb cut for this facility to allow the truck to get into the building. He also gave a brief history of the zoning case.

CHAIRMAN PARKER stated originally there was a substantial protest factor, and he asked to hear from the applicant.

MR. CARMINE CATELLO appeared. He said they would have the truck inside of the building, but would still have small trucks loading and unloading outside. He said the semi-truck would be inside of the building and not outside which should not be objectionable to the property owners in the area.

MR. SAYLOR pointed out if this is approved, since it is a change from the original plot plan and conditions of approval, it would be subject to final approval by the City Commission.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of Z-11-76, subject to the following conditions:

1. All conditions of approval under the original zoning approval shall be applicable with the exception of condition #8 which is amended to allow the inside storage of a semi-truck for loading and unloading purposes, but that the outside storage of vehicles larger than 3/4 ton shall still be prohibited.
2. There shall be no loading or unloading or storage of the semi-truck outside.
3. Curb cuts to meet the requirements of the Traffic Engineer.
4. Conformance to the submitted plot plan.
5. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 9:30 P.M.

CITY PLANNING COMMISSION


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

DJS:kt