

AGENDA

CITY PLANNING COMMISSION

MARCH 10, 1977

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CALL TO ORDER:

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

ROLL CALL:

NEW BUSINESS:

1. Z-9-77

Application of the ROMAN CATHOLIC CHURCH OF RENO for reclassification of property generally located on the northwest corner of Canosa Avenue and South Maryland Parkway, extending north along Maryland Parkway approximately 400 feet, from R-1 to P-R.  
(No proposed use at this time.)

2. Z-10-77

Application of the MASONIC LODGE, VEGAS #32 F & A.M. for reclassification of property generally located on the south side of East Charleston Boulevard, between South 6th and South 8th Streets, from R-1 to C-1.

Proposed Use: Masonic Lodge Facility

3. Z-11-77

Application of JOHN P. AHERN for reclassification of property located at 1785 West Bonanza Road, on the south side of Bonanza Road, between North Highland Drive and Clarkway Drive, from C-2 and R-E to C-M.

Proposed Use: Warehouse Building

4. Z-12-77

Application of FEDERATED EMPLOYERS OF NEVADA for reclassification of property located at 2301 East Sahara Avenue, on the north side of Sahara Avenue, between Eastern Avenue and Atlantic Street, from R-1 and R-2 to C-1.

Proposed Use: Office building

5. Z-13-77

Application of JOSEPH C. & RITA MARIE SCHLAGETER for reclassification of property located at 1111 Desert Lane, on the east side of Desert Lane, between West Charleston Boulevard and Ellis Avenue from R-1 to P-R.

Proposed Use: Real Estate office

6. Z-14-77

Application of LEWIS HOMES OF NEVADA for reclassification of property generally located west of North Nellis Boulevard, running between East Washington Avenue and Harris Avenue, from R-E to R-1.

Proposed Use: Single Family Homes

7. Z-15-77

Application of MR. & MRS. THEODORE BOSSART for reclassification of property generally located on the east side of Arville Street, between Del Monte Avenue and West Oakey Boulevard, from R-E to R-1.

Proposed Use: Single Family Homes

8. Z-16-77  
Application of CLAUDE I. HOWARD for reclassification of property located at 2409 Las Verdes Street, between West Sahara Avenue and El Camino from C-C to C-1.  
Proposed Use: Camelot Health Center Men's Spa
9. Z-17-77  
Application of THOMAS ELARDI for reclassification of property generally located on the south side of Oakley Boulevard between Decatur Boulevard and Arville Street, 1150 ft. east of Decatur Boulevard from C-1 and R-1 to R-3.  
Proposed Use: Apartment Complex
10. VAC-3-77  
Petition of Vacation submitted by FANTASY IN IRON, INC., ET AL, to vacate that portion of Westwood Drive extending north from Edna Street and turning east to Highland Drive, and also the north/south alley running between Edna Street and Westwood Drive.
11. TENTATIVE MAP  
RANCHO BEL AIR  
Property generally located at the southwest corner of Rancho and Mesquite, R-1 zone.  
Owner: Bel Air Circle Development  
Subdivider: B.J.A. Corporation of Nevada  
No. of Acres: 39.8+ No. of Lots: 101
12. TENTATIVE MAP  
HIGHLAND INDUSTRIAL PARK  
Property generally located at the northwest corner of Highland and Edna, "M" zone.  
Owner: Hawaii-Nevada Investment Corporation  
Subdivider: Nevada Industrial Development  
No. of Acres: 15.5+ No. of Lots: 15
13. FINAL MAP  
SPANISH OAKS UNIT #5  
Property generally located at the southwest corner of Calle De El Cortez and Calle De Espana, R-PD 6 zone.  
Owner/Subdivider: Royal Crest, Inc.  
No. of Acres: 11.1+  
No. of Lots: 52
14. Z-100-64  
PLOT PLAN REVIEW  
Plot Plan Review requested by TIBERTI-BLOOD & CO. to allow a 48 unit apartment complex to be constructed at the southwest corner of South 1st Street and Bonneville Avenue, R-4 zone (ROI to C-2).
15. Z-4-68  
PLOT PLAN REVIEW  
Plot Plan Review requested by IMPERIAL MORTGAGE CORPORATION to allow an addition to the existing building on property located at 410 E. Sahara, on the northwest corner of Santa Rita Drive and East Sahara Avenue, C-1 zone.
16. AV-3-77  
Administrative Variance requested by MR. & MRS. MIKE BURRIS to allow the construction of a garden cover on property located at 3004 Campbell Drive, R-E zone.

17. FINAL MAP  
STEWART PLACE,  
UNIT #3

Property generally located east of Lamb Boulevard,  
between Charleston Boulevard and Stewart Avenue,  
R-1 zone.

Owner: First Western Savings

Subdivider: Dasco, Inc.

No. of Acres: 14.725

No. of Lots: 68

18. Z-18-68  
PLOT PLAN REVIEW

Plot Plan Review requested by KARL & PEGGY STEVENS  
to allow a Xerox Copy Center to be located at 2628  
West Charleston Boulevard, C-D zone.

MINUTES

CITY PLANNING COMMISSION

MARCH 10, 1977

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. Jenkins, Mr. Tiberti, Mr. Miller, Mrs. Coleman and Mr. Ward. (Mr. Ward excused at 9:30 P.M.)

EXCUSED:

Mr. Busch.

STAFF PRESENT:

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

NEW BUSINESS:

1. Z-9-77

APPROVED

Application of the ROMAN CATHOLIC CHURCH OF RENO for reclassification of property legally described as: Commencing at the southeast corner of Southridge Tract #3; thence North 87° 50' 36" East 25.02 feet to the true point of beginning; thence North 0° 08' 18" West 25.02 feet; thence North 87° 50' 36" East 100.06 feet; thence North 0° 08' 19" West 440.04 feet; thence North 89° 51' 42" East 100.00 feet; thence South 0° 08' 18" East 461.53 feet; thence South 87° 50' 36" West 200.12 feet to the true point of beginning.

MR. SAYLOR gave the staff report indicating it was his understanding the purpose for the zoning was to effect a trade for some other property. He stated normally it is staff's position to request a plan be submitted with a zoning; however, in this case the P-R is logical and staff would recommend approval subject to the usual conditions plus the condition that there be approval of a plot plan and use prior to any development. He stated there were no protests or approvals on record.

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

FATHER SHELL of St. Anne's Parish appeared on behalf of the application. He said he would be happy to answer any questions the Board may have.

MR. KEN PUTNAM, 1806 South 11th Street, appeared and indicated the students from Gorman were parking on the property in question and also at the curb, jutting out into their driveways and indicated there was a substantial parking problem.

FATHER SHELL indicated that was Gorman High, and this application had nothing to do with that.

MR. J. HANNIG, 1805 South 11th Street, appeared also and indicated there was a parking problem in their area.

MR. WARD asked if they had approached the school with this problem.

MR. HANNIG said "yes" but indicated they received no satisfaction.

After substantial discussion regarding the parking problem in the area, MR. JENKINS stated he did not feel the Commission

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had jurisdiction over parking problems in the area.

FATHER SHELL indicated he would discuss the matter with Gorman High and indicated "no parking" signs would be posted and the students would be told not to park on this property.

MR. SAYLOR also indicated he would ask the Traffic and Parking Commission to examine the situation and present this matter at their next meeting.

MR. RONNOW, 1801 South 11th Street appeared and also indicated there was a parking problem in the area.

FATHER SHELL stated if the zoning did not go through, he would at least make sure the lot was oiled to take care of the dust problem.

MR. SAYLOR stated there was no apparent solution at this time; however, he felt the property owners in the area should present a petition and he would make sure this matter did get to the Traffic and Parking Commission.

MR. HANNIG indicated they had no objection to the zoning, just the parking situation.

After further discussion, MRS. COLEMAN made a Motion for APPROVAL of Z-9-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Dedication of necessary right-of-way for Canosa Avenue and the installation of street lighting and concrete sidewalks along Maryland Parkway and Canosa Avenue frontage as required by the Department of Public Services.
3. Approval of the proposed use and plot plan prior to development of this property.
4. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

2. Z-10-77

APPROVED

Application of MASONIC LODGE, VEGAS #32 F & A.M. for reclassification of property legally described as that portion of the northwest quarter (NW $\frac{1}{4}$ ) of the northeast quarter (NE $\frac{1}{4}$ ) of Section 3, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the north quarter (N $\frac{1}{4}$ ) corner of said Section 3; thence South 02°38'33" West 40.44 feet; thence North 90°00'00" East 125.00 feet to the true point of beginning; thence continuing North 90°00'00" East 238.00 feet; thence South 02°38'33" West 385.00 feet; thence South 90°00'00" West 238.00 feet; thence North 02°38'33" East 385.00 feet to the true point of beginning, generally located on the south side of East Charleston Boulevard, between South 6th Street and South 8th Street, from R-1 to C-1.

Proposed Use: Masonic Lodge Facility.

MR. SAYLOR gave the staff report and indicated staff had no objection, but felt there should be substantially more landscaping provided than that indicated on the plan. He also indicated the south 100 feet of the property should be excluded from the C-1 zoning and made P-R for parking purposes only; however, this then would have a restriction of 9:00 P.M. for that portion of the parking. He also felt there should be a buffer hedge or planting along the south property line with the parking set back sufficiently to provide this. There were no protests or approvals.

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

MR. STOUT appeared on behalf of the Masonic Lodge. He said they had no objection to the landscaping and they would be glad to change the parking layout to provide the landscaping. He said it was his understanding they also had to provide a 6' fence along the back and sides. He stated they did set the building back from Charleston because they felt the street might be widened. He stated he did not feel the parking time limitation would be a problem since it was forbidden for a meeting to last past midnight, and they would meet the requirements of staff.

MRS. COLEMAN asked if there was an elevation.

MR. STOUT indicated there was and that the building would be 1½ stories high.

MR. SAYLOR further pointed out a 6' block wall was indicated on the plot plan which is required in the P-R zone.

MR. STOUT indicated he felt development of this property would be an improvement and they had already spent \$5,000 in having the weeds removed.

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

MR. WARD made a Motion for APPROVAL of Z-10-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Dedication of 10 feet for Charleston Boulevard and the installation of three (3) street lights and concrete sidewalk along Charleston Boulevard frontage as required by the Department of Public Services.
3. The south 100 feet of the property to be P-R zoning for parking purposes only.
4. Parking on the south 100 feet to be setback from the south property line and provided with a buffer planting/hedge along the south property line, abutting the single family homes.
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 as amended to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

3. Z-11-77  
 APPROVED

Application of JOHN P. AHERN for reclassification of property legally described as the South 100.00 feet of the following property: The West 200 feet of the East 500 feet of the North 428 feet of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 28, Township 20 South, Range 61 East, MDB&M, located at 1785 West Bonanza Road, on the south side of Bonanza Road, between North Highland Drive and Clarkway Drive, from C-2 and R-E to C-M.  
 Proposed Use: Equipment Repair Facility.

MR. SAYLOR gave the staff report recommending approval. He stated there were no protests on record.

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

MR. JOHN AHERN appeared and stated he was the applicant. He indicated the agenda said this was for a warehouse building; however, it would actually be used for the repair of equipment. He said they might possibly move an existing building to this proposed location on the rear.

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

MR. MILLER made a Motion for APPROVAL of Z-11-77, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

4. Z-12-77  
 APPROVED

Application of FEDERATED EMPLOYERS OF NEVADA for reclassification of property legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of

Section 1, Township 21 South, Range 61 East, MDB&M, and being more particularly described as follows: Commencing at the southwest corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section; thence North 0 $^{\circ}$ 32'30" West 75.00 feet; thence South 89 $^{\circ}$ 33'18" East 512.64 feet to the true point of beginning; thence North 0 $^{\circ}$ 26'42" West 470.68 feet; thence South 89 $^{\circ}$ 27'30" East 158.52 feet; thence South 0 $^{\circ}$ 19'52" East 470.40 feet; thence North 89 $^{\circ}$ 33'18" West 157.58 feet to the true point of beginning, located at 2301 East Sahara Avenue, on the north side of Sahara Avenue, between Eastern Avenue and Atlantic Street, from R-1 and R-2 to C-1.

Proposed Use: Office building.

MR. SAYLOR gave the staff report recommending approval subject to the condition that when they were ready for development that a plot plan be submitted for approval. There were no protests.

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

MR. C. RUTHE appeared on behalf of the applicant and indicated they would meet the conditions of staff.

MRS. COLEMAN asked if the Chamber of Commerce would stay where it is.

MR. RUTHE stated they would renovate that building.

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

MR. JENKINS made a Motion for APPROVAL of Z-12-77, subject to the following conditions:

1. Submittal of a plot plan for approval prior to any development of this property.
2. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

5. Z-13-77  
APPROVED

Application of JOSEPH C. & RITA MARIE SCHLAGETER for reclassification of property legally described as that portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 4, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the northeast corner of said Section 4; thence South 88 $^{\circ}$ 03' West 1507.27 feet to a point on the south line of Charleston Boulevard (original alignment 80 feet wide); thence North 89 $^{\circ}$ 43' West 491.08 feet; thence South 2 $^{\circ}$ 48' West 270 feet to the true point of beginning; thence South 89 $^{\circ}$ 43' East 100 feet; thence North 2 $^{\circ}$ 48' East 80 feet; thence North 89 $^{\circ}$ 43' West 100 feet; thence South 2 $^{\circ}$ 48' West 80 feet to the true point of beginning, located at 1111 Desert Lane, on the east side of Desert Lane, between West Charleston Boulevard and Ellis Avenue from R-1 to P-R.

Proposed Use: Real Estate Office.

MR. SAYLOR gave the staff report recommending approval subject to the usual conditions. There were no protests on record.

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

MR. JOE SCHLAGETER appeared and Mr. Dick Lybbert. Mr. Lybbert indicated he would use the property. He said they had room for 4 parking spaces and have 2 on the side for a total of 6 spaces. He said they would provide landscaping; however, the house would remain pretty much the same.

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

MR. TIBERTI made a Motion for APPROVAL of Z-13-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Installation of concrete sidewalk along Desert Lane frontage and the installation of a street light near the south property line as required by the Department of Public Services.
3. Parking layout to meet the requirements of the Traffic Engineer.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

6. Z-14-77

DENIED

Application of LEWIS HOMES OF NEVADA for reclassification of property legally described as the West Half ( $W\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section 29, Township 20 South, Range 62 East, MDB&M, generally located west of North Nellis Boulevard, running between East Washington Avenue and Harris Avenue, from R-E to R-1.  
Proposed Use: Single Family Homes.

MR. SAYLOR gave the staff report recommending approval and indicating this would be a continuation of the Lewis Homes development in this immediate area. He stated there were no protests on record.

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

MR. NICK DANE, Lewis Homes, appeared. He stated this proposal was in keeping with the General Plan, and there was R-1 zoning to the west and to the north. He said he felt their homes had been a credit to the area.

CHAIRMAN PARKER asked if the protestants in the audience would stand. Nine people stood.

MR. RICHARD COUNCILMAN, 4851 E. Harris, appeared in protest. He also presented a petition of protest from property owners in the immediate area and indicated some of them were in the audience. He said their property was R-E, and this was a horse oriented area. He said they objected to the R-1 development and felt the R-E should remain in the area and be preserved. He further felt R-1 density would cause a traffic problem and over-crowd the school and would decrease their property values.

MR. MILLER asked how many homes were proposed for this development.

MR. DANE stated there would be 93.

MRS. ANN COUNCILMAN, 4851 E. Harris, appeared in protest. She also stated they purchased because this was an R-E area and would like it to remain the same.

MR. TIBERTI asked Mrs. Councilman if she would object if they could provide R-E across the road on the front street.

MRS. COUNCILMAN stated they were not opposed to development, but just the R-1. She further stated Mr. Monte was supposed to be at this meeting with another petition of protest, but he had not arrived yet.

MR. JOSEPH KINCAID, 4795 Harris appeared in protest. He indicated he felt the same and wished this property to remain R-E.

MR. ED GREGORY, 4869 Harris, appeared in protest. He said he purchased this property because he wanted to get away from town and because he felt this area would be developed with R-E and would like this to stay the same.

MRS. COUNCILMAN stated most of the R-E developments in this area have horses. She said out of the 9 homes on Harris, 6 of them have horses and all of these homes have corrals.

DIANE BURLEIGH, 4949 Harris, appeared in protest. She said Security Housing was building R-E in this area and felt this developer could do the same thing.

MR. DANE indicated Washington would be a 100 ft. right-of-way and Harris is 60 ft. and he felt this width would be a buffer and indicated they would have to provide half of those streets planned. He stated they could not control what would happen south of Harris, and they didn't have any plans to acquire this. He asked how much of a buffer would be needed between R-E and R-1. He said even if they did provide R-E lots on the frontage of streets, then the homes backing up to those would not have a buffer if they were R-1. He stated he did

not feel these would affect property values, and the homes would sell for \$38,000 to \$40,000. He said they would not, however, build R-E.

MR. SAYLOR stated it was possible that it could be designed so that the development could be walled in.

MR. DANE stated he did not feel this development would disturb their life style.

MRS. BURLEIGH appeared and indicated they had no objection to the R-E and would like to see it developed with 1/2 acre lots. She stated Security Housing was building \$50,000 homes there and felt Lewis could do the same.

After considerable discussion, MR. MILLER stated he felt some of these areas should be preserved and felt the R-1 zoning would be an intrusion into the R-E residence estates development in the area and made a Motion for DENIAL of Z-14-77.

MR. TIBERTI asked if Lewis was willing to try and put in a row of R-E.

CHAIRMAN PARKER stated Lewis indicated they would not.

Voting was as follows:

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

"NOES" - Mr. Ward.

Motion for DENIAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

7. Z-15-77

DENIED

Application of MR. & MRS. THEODORE BOSSART for reclassification of property legally described as those portions of the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 6, Township 21 South, Range 61 East, MDB&M, described as follows: Parcel 1 - Commencing at the northwest corner of the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 6; thence South 0<sup>0</sup>07' East 30 feet; thence North 89<sup>0</sup>55' East 30 feet; thence South 0<sup>0</sup>07' East 167 feet; thence North 89<sup>0</sup>55' East 217 feet to the true point of beginning; thence continuing North 89<sup>0</sup>55' East 147 feet; thence South 0<sup>0</sup>07' West 138 feet; thence North 89<sup>0</sup>55' West 364 feet; thence North 0<sup>0</sup>07' West 66 feet; thence North 89<sup>0</sup>55' East 217 feet; thence North 0<sup>0</sup>07' West 72 feet to the true point of beginning. Parcel 2 - Commencing at the southwest corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 6; thence North 0<sup>0</sup>06'29" West 30 feet; thence North 89<sup>0</sup>52' East 630 feet; thence North 0<sup>0</sup>06'29" West 200 feet to the true point of beginning; thence continuing North 0<sup>0</sup>06'29" West 114.8 feet; thence South 89<sup>0</sup>55' West 236 feet; thence South 0<sup>0</sup>06'29" East 115.2 feet; thence North 89<sup>0</sup>52' East 236 feet to the true point of beginning. Parcel 3 - Commencing at the southwest corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 6; thence North 89<sup>0</sup>52' East 30 feet; thence North 0<sup>0</sup>06'29" West 230 feet to the true point of beginning; thence North 89<sup>0</sup>52' East 364 feet; thence North 0<sup>0</sup>06'29" West 115.58 feet; thence South 89<sup>0</sup>55' West 364 feet; thence South 0<sup>0</sup>06'29" East 115.90 feet, more or less, to the true point of beginning, generally located on the east side of Arville Street, between Del Monte Avenue and West Oakey Boulevard from R-E to R-1.

Proposed Use: Single Family Homes.

MR. SAYLOR gave the staff report indicating in this case, staff felt the R-1 would be a definite intrusion into the R-E area. He said there were no protests on record.

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

MRS. BOSSART, 510 North 28th Street, appeared. She presented photographs of the surrounding properties to the Commission. She said she would like to build \$60,000 homes.

MRS. COLEMAN asked the size of the property.

MRS. BOSSART said it was very odd shaped and if developed with R-E, they wouldn't have the 100 ft. frontage. She pointed out there was a nursery and church on one side and a small lot for 3 rentals and then a junk yard. She said her property was not vacant and was about 2½ acres in size. She also presented a small plan to the Commission and indicated there would be 7 homes.

MR. SAYLOR stated Mrs. Bossart's plan showed a 30 ft. street which was not acceptable.

MRS. BOSSART said this was permitted and it was recorded. She said it had been recorded about two weeks ago.

MR. SAYLOR asked who signed it.

MRS. BOSSART said Mr. Jaubert in Public Services accepted it.

MR. SAYLOR stated this did not meet the minimum street standards and Jaubert did not have that authority.

MR. TIBERTI asked what was across the street.

MRS. COLEMAN stated there were new homes, some of which have not been moved into yet.

MR. LACKNER appeared and stated there were \$200,000 homes on the R-E property. He said he was opposed to this zoning. He further asked to see the pictures the applicant presented. He said she was out on his property two weeks previous with Mr. Geoff Stormson looking at it. He said he tried to help them find the corner survey marker. He said he has the lawn mower shop on his property and has had a Home Occupation Permit for this for 10 years and bought this property 20 years ago. He said he does have some stuff on his property but this could be moved around back if necessary and did not really make too much of an effort in keeping the weeds down and there is not too much landscaping. He stated the applicant was surely aware of the size of this property and its shape when she purchased it, and he was opposed to R-1 zoning here on this little strip.

MR. QUISENBERRY, 4115 Del Monte, appeared in protest. He said this would border him on two sides and he has two acres. He stated this area was R-E and felt it should remain the same.

MR. SHERMAN BUTLER, 221 Upland, appeared in protest. He stated he owns the piece that joins this property, and they also would like it to remain R-E in this area.

MR. CRAIG KENNEDY, 4110 W. Oakey, appeared in protest. He also stated they would like the area to remain R-E and did not want to see a few small houses built on this small property.

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

MR. JENKINS made a Motion for DENIAL of Z-15-77 indicating he felt this would be an intrusion into the R-E development in the area.

Voting was as follows:

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

"NOES" - Mr. Ward.

Motion for DENIAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

8. Z-16-77  
APPROVED

Application of CLAUDE I. HOWARD for reclassification of property legally described as portions of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 6, Township 21 South, Range 61 East, MDB&M, described as follows: Parcel 1 - Commencing at the southeast corner of Las Verdes Heights Unit #5; thence North 89°31'42" West 930 feet; thence South 00°19'38" West 167.90 feet to the true point of beginning; thence South 89°40'22" East 160 feet; thence South 00°19'38" West 243.25 feet; thence North 89°40'22" West 160 feet; thence North 00°19'38" East 243.25 feet to the true point of beginning. Parcel 2 - Commencing at the southeast corner of Las Verdes Heights Unit #5; thence North 89°31'42" West 930 feet; thence South 00°19'38" West 441.15 feet to the true point of beginning; thence South 89°40'22" East 160 feet; thence South 00°19'38" West 84.25 feet; thence North 89°31'42" West 160 feet; thence North 00°19'38" East 83.85 feet to the true point of beginning, located at 2409 Las Verdes Street, between West Sahara Avenue and El Camino from C-C to C-1.

Proposed Use: Camelot Health Center Men's Spa.

MR. SAYLOR gave the staff report recommending approval subject to the normal conditions. There were no protests.

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

MR. JERRY SCHRADER, 938 Tam O'Shanter appeared indicating he was the manager. He said he had nothing to add to staff's presentation.

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

MR. WARD made a Motion for APPROVAL of Z-16-77, subject to the following conditions:

1. Parking layout to meet the requirements of the Traffic Engineer.
2. Remove and replace damaged sidewalk as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, 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" - Mr. Ward, Dr. Parker, Mrs. Coleman, Mr. Tiberti and Mr. Jenkins.  
(Mr. Miller temporarily absent)  
"NOES" - None.

Motion for APPROVAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

9. Z-17-77  
DENIED

Application of THOMAS ELARDI for reclassification of property legally described as that portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 6, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the northwest corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 6; thence South 00°05'04" East 40.00 feet; thence South 89°45'23" East 1150.07 feet to the true point of beginning; thence continuing South 89°45'23" East 280.00 feet; thence South 00°15'01" West 1278.58 feet; thence North 89°38'34" West 280.00 feet; thence North 00°15'01" East 1278.04 feet to the true point of beginning, generally located on the south side of Oakey Boulevard between Decatur Boulevard and Arville Street 1150 ft. east of Decatur Boulevard, from C-1 and R-1 to R-3.

Proposed Use: Apartment complex.

MR. SAYLOR gave the staff report indicating there were single family homes to the east and south. He said the north half of the parcel is C-1 vacant and the south is vacant R-1. He stated the only immediate access or street to the property is Oakey on the north. He said the request was for a 148 unit apartment complex. He stated several years ago when Vegas Village was allowed, a request was made that the vacant land between the existing homes and the proposed commercial be developed with homes. He said the property was acquired and homes built. He stated there was no record of any protests.

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

MR. HERB JONES, Attorney at Law, appeared on behalf of the applicant. He said they had prepared pictures for the screen; however, they would not fit the machine. He said they were, for this reason, going to ask that this item be held; but he was now not going to do this. He presented a rendering of the project to the Commission indicating there would be 51 feet between the building and the wall to the east. He said all windows go either north or south, and the east wall would be similar to the west wall. He felt one of the important factors to the people living in the area was to have a two-story window over their back yards. He said these buildings

were designed so that this would not disturb their privacy. He stated the buildings were setback and there was still a setback from the other property lines. He said this density was slightly less than what could have been proposed. He said approximately 200 units could be permitted, and they were proposing 176. He also stated he did not feel by having apartments in this area it would decrease any property values. He pointed out that development does not decrease the value of land, but increases it. He said he felt this was proper zoning for this and asked that the zoning be approved.

MR. TIBERTI asked if the first row of apartments was one story.

MR. JONES stated they were two story.

MR. SAYLOR also pointed out this was a lower grade level next to Vegas Village.

MR. MILLER asked for a breakdown of the units.

MR. ELARDI appeared and stated they would all be one bedroom with a den and two bathrooms and would range from 815 sq. ft. to 1,500 sq. ft. and would be adult units.

MRS. COLEMAN said there was such a difference in elevations, she would like to know if they intend to raise this development.

MR. ELARDI said they would be dropped to the level of the homes which is about 5 ft. and they would put a wall up.

MR. JONES said there was a water problem there several years ago and there had to be a dyke put in, but now it would have to be engineered and the water problem will have to be taken care of. He said this would be necessary to pass planning and building departments, and they would have to provide the necessary drainage. He then presented the elevation plan to the audience.

CHAIRMAN PARKER asked for a show of hands from people in the audience protesting this zoning. There were 27 people in opposition.

MR. M. LUCIANI, 4517 Galaxy appeared in protest and presented a petition with 119 people protesting this request out of 134 in the area. He indicated this was supposed to be all adult, but they had no guarantee of this and indicated there would still be congestion. He said he had lived in apartments and this bring crime along with the congestion and noise and overcrowding of the schools. He said one thing he wanted to point out was that only 1 out of every 6 owners in the area received a certified letter.

MR. SAYLOR pointed out that certified letters were sent within a 300 ft. radius.

MR. LUCIANI asked if there would be sufficient parking for these 176 two-story units.

MR. MILLER indicated they would have to meet the code.

MR. SAYLOR stated they did satisfy the ordinance requirements.

MR. LUCIANI stated crime rate goes up when apartments and higher density is permitted. He said they presently have a very low crime rate, almost nil.

MR. MILLER stated he wished he could guarantee that the crime rate would not go up.

MR. WARD asked Mr. Luciani if he was saying that the people who live in apartments were transients.

MR. LUCIANI indicated he felt this situation would occur whether the tenants were transients or not.

MR. THACKER, 4516 Hillcrest, appeared in protest. He indicated they did not want apartments there, and there were no apartments on Oakey. He pointed out there were 2,000 apartments from where he lives to Sahara. He felt with 850 sq. ft. apartments, they would have transients going in and out. He said they have a very small turnover of houses in the area and purchased their homes at \$22,000 and are now worth about \$45,000, and they didn't want apartments. He felt they did not need apartments on Oakey with all of the apartments there were in the area and felt this should be another shopping center or more homes.

MR. M. BERNSTEIN, 1720 Tranquility, appeared in protest. He said he purchased there in 1970. He said Mr. Jones indicated that in some areas values increased, but he did not indicate that having an apartment building there would increase property values. He said he felt there were some problems and asked with 176 apartments, if they would use the existing sewer line or if they had any plans to improve this. He said these would be one bedroom apartments which also breeds transients.

MR. DON CARTER, 1704 Tranquility, appeared in protest. He stated Mr. Jones in his presentation indicated he lived in the Scotch Eighty Addition and asked what would happen if they put apartments 51 ft. away from him.

MR. WARD asked Mr. Carter how far these apartments would be from him.

MR. CARTER said 51 ft. He said this was a nice neighborhood and felt with apartments, it would be ruined.

MR. JOHN ANDERSON, 1904 Aquarius, appeared in protest and asked what the rent would be.

MR. ELARDI said the rentals would be approximately \$200 to \$375 per month.

MRS. BETTY FLOYD, 4511 Buckeye, appeared in protest. She said the homes on the back wall only have windows in the back and if these were two-story apartments, they would have no view. She pointed out one neighbor has solar heating for her pool and asked what a two-story building would do to this.

MR. IIBERTI pointed out that two-story homes could be built.

MRS. FLOYD stated she felt this was an imposition on her privacy. She said she did not object to houses or townhouses but did object to apartments.

MRS. RUBY DAVIS, 1700 Tranquility, appeared in protest. She said the only access to the apartments would be off Oakey which was right by her house. She said she bought a home to get away from apartments so that she could live in a nice, decent neighborhood, indicating these apartments would have transients which breed dope, crime, etc. She stated her wall faces Vegas Village and this complex would be practically in her back yard and would be a complete invasion of her

privacy. She further stated this would cause a noise problem 24 hours a day.

MR. BILL CLARK, 1900 Fontenelle, appeared in protest. He stated he bought here 10 years ago and indicated he was in real estate and if apartments are close to homes, it is hard to sell the homes unless they take a loss. He said his home was 2,200 sq. ft. , and he did not want any more congestion and cars and indicated they did not know yet what would be done with solar heating. He also stated he has a nice view and this would eliminate that. He said what you were talking about here was putting in cheap apartments and 300 more cars. He felt this would increase the crime rate in the area and felt they would take a loss on their properties if this went in and did not want to move. He hoped to keep the area as it was.

MR. JONES reappeared and stated he checked that afternoon and it was his understanding that the developer did buy that strip of land and it was sold to Bud Hand to build homes which was a buffer zone as was indicated by Mr. Saylor. He stated this was zoned in 1967 or 1968.

MR. SAYLOR indicated Mr. Jones was correct and it was zoned commercial in 1967.

MR. JONES stated anyone buying there after that time knew that there was commercial zoning there. He further stated if developed for commercial he did not feel the argument of additional cars could have any meaning against the 176 apartments they were proposing. He stated it was brought out by some of the protestants that apartments breed everything from prostitutes to thieves and felt several thousand people living in apartments would be insulted by these remarks. He felt this was a proper use of the property and asked that this request be approved.

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

MR. TIBERTI asked if the people in the audience were aware that half of this property was C-1 already and could be commercial. The audience indicated they were aware of that fact and wanted to keep it that way. MR. TIBERTI therefore, made a Motion for DENIAL of Z-17-77.

Voting was as follows:

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

"NOES" - None

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

CHAIRMAN PARKER declared a ten-minute recess at 9:40 P.M. and reconvened the meeting at 9:50 P.M.

10. VAC-3-77

APPROVED

Petition of Vacation submitted by FANTASY IN IRON, INC., ET AL, to vacate that portion of Westwood Drive extending north from Edna Street and turning east to Highland Drive, and also the north/south alley running between Edna Street and Westwood Drive.

MR. NULL gave the staff report indicating this Vacation was

basically for Westwood extending from Edna to Highland plus the alley. He said all of the utility companies and the City expressed no problems with the Vacation and the only condition that staff would impose is that they record the Vacation concurrently with the recording of the Highland Industrial Final Map. He said staff recommends approval.

CHAIRMAN PARKER asked to hear from the applicant.

MR. GEORGE SMITH, SEA Engineering, appeared and indicated that Fantasy In Iron was not the applicant specifically and that the applicant actually was the owner of the Highland Industrial Park.

MRS. COLEMAN asked how the cars would get to Highland.

MR. NULL pointed out the whole area will be an industrial subdivision, and there was nothing but vacant land there presently.

After discussion, MR. TIBERTI made a Motion for APPROVAL of VAC-3-77, subject to the following conditions:

1. Recordation of the Vacation to be made concurrently with the recording of the Highland Industrial Park Final Map.
2. Conformance to the requirements of the Department of Public Services and the Fire Department.
3. Satisfaction of the requirements of the various utility companies.
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" - Mr. Tiberti, Dr. Parker, Mrs. Coleman, Mr. Miller and Mr. Jenkins.

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced the date for public hearing would be set by the City Commission.

11. TENTATIVE MAP  
RANCHO BEL AIR  
APPROVED

Property generally located at the southwest corner of Rancho and Mesquite, R-1 zone.

Owner: Bel Air Circle Development  
Subdivider: B.J.A. Corporation of Nevada  
No. of Acres: 39.8+ No. of Lots: 101

MR. NULL gave the staff report indicating there was a previous tentative and final map for this subdivision that has been pretty much built up. He said these were large lots and a 6' high block wall surrounds the development. Staff was concerned that there be some way that the children could reach the school to the south and proposes that there be dedication of a 10 ft. easement for a 4 ft. paved walkway from Mesquite to Lantern. He stated Public Services also needs dedication and improvements on Mesquite for a 30 ft. half street. He further pointed out that because of the way this subdivision is enclosed for privacy, that some blocks are longer than the 1,200 ft. design length. He further indicated there should be some minor design correct-

ions because there are missing dimensions on the plan, etc. Staff would recommend approval subject to these and the normal conditions.

MR. SMITH, 2404 Windjammer Way, appeared representing Mr. Becker. He stated they would design this as the original plan was designed. He stated they were kind of opposed to taking the land off the back because it would be coming from lots already designed. He stated the City has a 12 ft. easement on the back already, but Mr. Becker would be happy to negotiate with the Water District in obtaining right-of-way to put the path in, rather than take it off the lots.

MRS. COLEMAN asked if staff was proposing another easement besides the existing one.

MR. NULL explained there is a 12 ft. easement starting after the south end of the water district property. On this property there is a wall set back but the water district has a chain link fence on their property line.

MR. SMITH stated there was an existing 12 ft. dedication for an 8" water line. He stated since there is a water line, there must be some type of easement, and they were under the assumption that the easement is there.

MRS. COLEMAN asked the depth of the houses in the back.

MR. SMITH said 120 ft. now and felt 10 ft. would be substantial to take off these lots.

MR. NULL pointed out the children have made their own hole through the wall and are going through the drainage ditch to get to school.

MR. SMITH did not feel there were that many children.

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

MR. TIBERTI stated he would make a Motion for APPROVAL and felt if they could use the existing 14 ft. and put the path in, that was fine; but if they couldn't use the existing 14 ft., the kids should fend for themselves. He indicated approval would be 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 improvement of the south 30 ft. of Mesquite Avenue as required by the Department of Public Services.
3. Retention of a 5 ft. pedestrian easement along the west boundary from Lantern Lane north to Mesquite to be improved as an asphaltic surfaced walkway.
4. Waiver of the maximum block length requirements to accommodate the proposed street pattern predicated upon the fact that the lots are substantially larger than the normal R-1 lot.

5. The proposed private street arrangement be acceptable only if the present owners of developed property in the tract are in agreement and the existing right-of-way can be vacated.
6. Minor design changes as required by the Department of Community Planning & Development.
7. Street names shall be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977 at 9:00 A.M.

12. TENTATIVE MAP  
 HIGHLAND INDUSTRIAL  
 PARK  
 APPROVED

Property generally located at the northwest corner of Highland and Edna "M" Zone.  
 Owner: Hawaii-Nevada Investment Corporation  
 Subdivider: Nevada Industrial Development  
 No. of Acres: 15.5+ No. of Lots: 15

MR. NULL gave the staff report indicating this was a tentative map involving the area in the previous vacation action. He stated staff would like an aesthetic review, since this property is next to the freeway, when development occurs. He said staff had no objection subject to the normal conditions.

MR. HOLTON appeared and stated he would be happy to meet the requirements of staff. He stated this would be constructed in its entirety.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

13. FINAL MAP

SPANISH OAKS  
UNIT #5

APPROVED

Property generally located at the southwest corner of Calle De El Cortez and Calle De Espana, R-PD 6 zone.

Owner/Subdivider: Royal Crest, Inc.

No. of Acres: 11.1+ No. of Lots: 51

MR. NULL gave the staff report indicating there were just some minor corrections to be made to the map such as the engineers certificate. Staff would recommend approval subject to the usual conditions and meeting the requirements of Public Services.

MRS. COLEMAN asked if these were 42 ft. lots.

MR. NULL indicated one lot had been dropped out of some blocks, and they would have 50 ft. lots.

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

1. Satisfaction of the zoning requirements, Z-66-73.
2. An improvement bond is required to cover installation of underground utilities as required by the Department of Public Services.
3. Sewer connection must be made into the Westwood Village #3A tract for outfall into the Sahara Avenue trunk line and a survey tie to some section corner should be shown as required by the Department of Public Services.
4. Street names shall be provided in accord with the City's Street Name Policy.
5. Subject to code requirements and design standards of all City departments.
6. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried.

14. Z-100-64

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by TIBERTI-BLOOD & COMPANY to allow a 48 unit apartment complex to be constructed at the southwest corner of South 1st Street and Bonneville Avenue, R-4 zone (ROI to C-2).

MR. NULL gave the staff report indicating this project was in a C-2 zone and staff had no objection and recommends approval; however, he indicated staff in no way was indicating they agreed with the floor space shown on the plot plan.

MR. TIBERTI stated he did not think it was their prerogative on the floor space.

MRS. COLEMAN asked if the dimension would affect off-street parking.

MR. NULL stated there was some question whether or not they could meet the Housing Code requirements with the size of the units, but it would not affect off-street parking.

MRS. COLEMAN made a Motion for APPROVAL of Z-100-64, 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, Dr. Parker and Mr. Miller.

"ABSTENTION" - Mr. Tiberti.

Motion for APPROVAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

15. Z-4-68

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by IMPERIAL MORTGAGE CORPORATION to allow an addition to the existing building on property located at 410 East Sahara, on the northwest corner of Santa Rita Drive and East Sahara Avenue, C-1 zone.

MR. NULL gave the staff report indicating staff would recommend approval subject to the normal conditions. He indicated this is an addition to the existing building and there was sufficient parking.

MR. FELGAR appeared and stated he would be happy to answer any questions the Board might have.

MRS. CLARK, 2400 Santa Rita appeared and stated they did have a community driveway and indicated she did not want this closed off. She said she and Mr. Thomas were involved in that, and she went to this expense and did not want her portion of it closed off.

MR. NULL pointed out they could close off their portion, but not her portion. He pointed out two of the parking spaces were set back 5 feet so there should be no problem with ingress.

MR. JENKINS made a Motion for APPROVAL of Z-4-68, subject to the following conditions:

1. Parking layout to meet the requirements of the Department of Community Planning and Development.

2. Conformance to the plot plan to reflect the above condition.
3. Conformance to code requirements and design standards of all City departments.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

16. AV-3-77  
APPROVED

Administrative Variance requested by MR. & MRS. MIKE BURRIS to allow the construction of a garden cover on property located at 3004 Campbell Drive, R-E zone.

MR. NULL gave the staff report indicating this application qualified under the Administrative Variance regulations and staff would recommend approval subject to the usual conditions.

MRS. COLEMAN made a Motion for APPROVAL of AV-3-77, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

17. FINAL MAP  
STEWART PLACE  
UNIT #3  
APPROVED

Property generally located east of Lamb Boulevard, between Charleston Boulevard and Stewart Avenue, R-1 zone.

Owner: First Western Savings  
Subdivider: Dasco, Inc.  
No. of Acres: 14.725      No. of Lots: 68

MR. NULL gave the staff report indicating the plans should show a tie to a section line or corner and indicate utility easements and lot dimensions. He stated with these changes and the normal conditions, staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL 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 the State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

18. Z-18-68

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by KARL & PEGGY STEVENS to allow a Xerox Copy Center to be located at 2628 West Charleston Boulevard, C-D zone.

MR. NULL gave the staff report indicating the zoning to C-D took place in 1968. He said they do propose a drive-in window as part of this operation and the regulations of the C-D zone prohibit a drive-in type operation. He said staff has no objection to the operation, except that by not having the window as part of the operation, the parking layout would have to be changed and this would have to meet the requirements of Community Planning and Development and the Traffic Engineer, and they would also have to meet the conditions under Z-18-68.

CHAIRMAN PARKER asked to hear from the applicant.

MR. KARL STEVENS, 35 Diamond Circle, appeared. He stated they were moving this operation because of parking problems and felt the drive-in window would be of benefit. He said they do approximately 50,000 copies per month and 95 percent of their customers are women with a small percentage being disabled. He stated they felt the drive-in window would be of benefit to his clients.

MRS. COLEMAN stated Shetland was a residential street on that corner and said if he had the drive-in window, he wouldn't need the driveway on Shetland.

MR. STEVENS said there is 38 feet from Shetland to the building, and there is room for three cars between Shetland and the building; however, the main parking is to the rear.

MR. TIBERTI stated he felt it would be better to have the entrance on Shetland and exit on Charleston.

MRS. COLEMAN said with the drive-in window and doing a business of 50,000, she wondered if this was the intent of the C-D zoning and felt possibly this was more of a commercial operation. She said this was supposed to be a professional type building have operations that don't involve this kind of traffic.

MR. STEVENS said they are presently located in a P-R zone by means of a variance. He said they had received no objections to their present operation which is just down the street a little further on Charleston.

MR. TIBERTI said he felt this operation could work if they have the entrance on Shetland and the exit on Charleston so the cars would not be going down Shetland which is a residential street.

MRS. COLEMAN said if the traffic could be directed this way, maybe it wouldn't be so bad, but her feeling was that the operation at this location would then require a large sign.

MR. STEVENS said this lot was 100' x 178', and lots in the area were smaller than this one.

MR. TIBERTI said he felt they may have to have directional signs for the entrance and exit.

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

After discussion, MR. TIBERTI stated he would make a Motion for APPROVAL of Z-18-68, subject to the following conditions:

1. Parking layout to meet the requirements of the Department of Community Planning and Development and the Traffic Engineer.
2. Meet the original conditions of approval under Z-18-68.
3. The proposed drive-in window to be excluded as required by the C-D zoning regulations.
4. Ingress to be provided from Shetland Avenue and egress onto Charleston Boulevard.
5. Conformance to all requirements of the C-D zone.
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" - Mr. Tiberti, Mrs. Coleman, Mr. Miller, Mr. Jenkins and Dr. Parker.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

19. Z-66-64  
PLOT PLAN REVIEW  
APPROVED

Plot Plan Review requested by Carson Construction Company on behalf of HOWLETT OLSON EGG COMPANY to allow an addition to the existing freezer storage area on property located at 41 North Mojave Road, ROI to M zoning.

MR. NULL gave the staff report indicating this whole area was interspersed with "M" zoning. He stated the request was for an addition to the existing building and another loading dock. He indicated it was 480 feet to the closest dwelling unit to the west so staff felt there was no reason for a block wall to the rear. He said with the normal conditions, staff would recommend approval.

MR. JENKINS made a Motion for APPROVAL of Z-66-64, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

20. FINAL MAP  
McNEIL MANOR  
UNIT #3  
APPROVED

Property located on the north side of West Oakey Boulevard, between Cahlan Drive and Eaton Drive, R-1 zone.  
Owner/Subdivider: B.J.A. Development Corporation of Nevada  
No. of Acres: 6.478 No. of Lots: 19

MR. NULL gave the staff report indicating there had been some street location changes on the Tentative Map; however, these have been worked out. He said Public Services requests that the Final Map not be recorded until there is a realignment submitted and approved for that portion of right-of-way between the cul-de-sac on Eaton Drive and the north right-of-way line of Oakey. He said there were also some minor design and information changes such as a 20 ft. easement at the end of the cul-de-sac for a water line that should be shown on the map. He said with the conditions of Public Services and the normal conditions, staff would recommend approval.

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

1. Final map not to be recorded until a realignment has been submitted and approved for that portion of right-of-way between the cul-de-sac on Eaton Drive and the north right-of-way line of Oakey Boulevard as required by the Department of Public Services.
2. Street names shall be provided in accord with the City's Street Name Policy.
3. Subject to code requirements and design standards of all City departments.
4. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

21. Z-100-64  
PLOT PLAN REVIEW  
APPROVED

Plot Plan Review requested by WILLIAM D. EMBRY, JR. to allow a telephone answering service on a portion of property known as 732 South 4th Street, (R-4 zone, under ROI to C-2).

MR. NULL gave the staff report indicating the request was to use one of the four units for residential purposes and the duplex in front for a telephone answering service. He said if approved, staff would recommend that the residential use be allowed to remain only for a maximum of 12 months. Staff did not want to see a situation where there was mixing of commercial and residential on the same property. He said if there are any major changes to the front and side elevations of the property, they should also be approved.

CHAIRMAN PARKER asked to hear from the applicant.

MR. EMBRY appeared and stated he agreed to the conditions of staff.

MRS. COLEMAN made a Motion for APPROVAL of Z-100-64, subject to the following conditions:

1. Residential use on the property limited to a twelve (12) month time limit.
2. Applicant to submit drawings for any major change in front and side street elevations 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" - Mrs. Coleman, Dr. Parker, Mr. Tiberti, Mr. Miller and Mr. Jenkins.

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 6, 1977, at 9:00 A.M.

22. FINAL MAP

LEWIS HOMES-  
SMOKE RANCH ESTATES  
UNIT #3 - DUPLEXES

APPROVED

Property generally located at the northwest corner of Smoke Ranch Road and Michael Way, R-2 zone (under ROI).

Owner/Subdivider: Lewis Homes of Nevada  
No. of Acres: 2.188 No. of Lots: 5

MR. NULL gave the staff report indicating the applicant just recently had approval of a plot plan changing the number of lots from 6 to 5. He said with a few minor corrections to the map and satisfaction of the zoning requirements and the usual conditions, staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL subject to the following conditions:

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

Voting was as follows:

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


"NOES" - None.

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 10:40 P.M.

CITY PLANNING COMMISSION

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

DJS:kt