

RECEIVED

AGENDA

APR 7 12 35 PM '77 CITY PLANNING COMMISSION

CITY CLERK

APRIL 14, 1977

CALL TO ORDER:

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

ROLL CALL:

MINUTES:

Approval of the Minutes for the City Planning Commission
meeting held March 10, 1977.

NEW BUSINESS:

1. "208" Water Quality
Management Plan

Presentation of the "208" Water Quality Management
Plan by the Clark County Sanitation District.

2. Z-22-77

Application of MICHAEL T. LYON, ET AL, for
reclassification of property generally located
on the east side of South 28th Street, 320 feet
north of East Charleston Boulevard, from R-1 to
R-3.

Proposed Use: Apartment Complex.

3. Z-23-77

Application of VITO PILEGGI for reclassification
of property located at 1100 South 10th Street,
on the southwest corner of East Charleston Boulevard
and South 10th Street, from R-4 to C-1.

Proposed Use: Restaurant.

4. Z-24-77

Application of LOUIS & MANUEL WALTER for reclassi-
fication of property generally located on the west
side of North Main Street between Stewart Avenue and
Ogden Street, from "M" and C-2 to C-2.

Proposed Use: Holiday Inn Hotel & Casino

5. Z-25-77

Application of SUN FINANCIAL COMPANY for reclassi-
fication of property generally located on the south-
east corner of Lake Mead Boulevard and Simmons
Street, from R-4 to C-2.

Proposed Use: Circle "K" Food Store, other
retail or office facilities and
gasoline pumping facilities.

6. Z-26-77

Application of ANTHONY BAKER, ET AL, for reclassi-
fication of property located at 414 S. Maryland
Parkway, between Lewis Avenue and Clark Avenue from
R-4 to C-1.

Proposed Use: Retail sales and offices.

7. Z-27-77

Application of VIRGINIA A. HART for reclassifi-
cation of property generally located on the west
side of North 13th Street, between Stewart Avenue
and Mesquite Avenue from R-2 to C-2.

Proposed Use: Apartment complex.

8. Z-28-77
- Application of VALLEY HOSPITAL, ET AL, for reclassification of the following property:
- Parcel I: 1823 Pinto Lane
Parcel II: 1901 Pinto Lane
Parcel III: 609 Kingsbury Lane
Parcel IV: 641 Kingsbury Lane
Parcel V: 731 Rose Street
Parcel VI: Generally located at the southwest corner of Valerie and Rose Street.
- From: R-1 (Single Family Residence)
To: P-R (Professional Offices and Parking)
Proposed Use: Professional Office for Physicians.
9. Z-29-77
- Application of LEWIS HOMES OF NEVADA for reclassification of property generally located on the north side of Alaska Avenue, between Minnesota Avenue and the southerly extension of Michael Way, from R-1 to R-3.
Proposed Use: Medium Density apartments.
10. TENTATIVE MAP
LEWIS HOMES-MEADOW VISTA
- Property generally located on the east side of Michael Way, between the Las Vegas Expressway and Sugarfoot Avenue, R-1 zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 33.66 No. of Lots: 147
11. TENTATIVE MAP
MONROE MANOR
- Property generally located on the west side of "J" Street running to "N" Street, south of Owens Avenue, R-1 zone.
Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 8 No. of Lots: 32
12. Z-18-75
PLOT PLAN REVIEW
- Plot Plan Review requested by GERALD G. BEAL to allow the construction of a greenhouse on property located at 3300 Thom Boulevard, C-2 zone.
13. Z-15-76
PLOT PLAN REVIEW
- Plot Plan Review requested by GARY W. STEWART to allow the construction of an addition on property located at 3025 W. Sahara Avenue, (under ROI to C-1).
14. FINAL MAP (REVIEW)
STEWART PLACE #3
- Review of the final map of Stewart Place #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
15. FINAL MAP
PINWOOD UNIT #1
- Property generally located on the north side of Charleston Boulevard, east of Marion, R-PD7 zone (under ROI).
Owner: First Western Savings Assoc.
Subdivider: Dasco, Inc.
No. of Acres: 10.880 No. of Lots: 64

16. A-1-77
Annexation Petition submitted by CHARLESTON HEIGHTS DEVELOPMENT for property generally located at the northwest corner of Lorenzi Boulevard and Cheyenne.
17. PM-6-77
(NEW STREET ALIGNMENT)
New Street Alignment for a Parcel Map submitted by J. P. & JUDY GAYHENETCHE for property generally located at the northwest corner of Alexander Way and Decatur Boulevard.
18. LD-16-77
(NEW STREET ALIGNMENT)
New Street Alignment for a Land Division submitted by WILLIAM W. BOYD for property generally located at the northeast corner of Elkhorn Road and Jones Boulevard.
19. FINAL MAP
CHARLESTON RAINBOW
UNIT #15-B
Property generally located west of Buffalo Drive, north of Charleston Boulevard, R-1 zone.
Owner/Subdivider: Sproul Homes of Nevada
No. of Acres: 10.238 No. of Lots: 41
20. Z-18-68
PLOT PLAN REVIEW
Plot Plan Review requested by DR. GARY F. HOFFMAN to allow a medical clinic for children on property located at 3701 West Charleston Boulevard, C-D zone.
21. FINAL MAP
VILLA TIERRA VERDE
UNIT #1
(RESUBDIVISION)
Property generally located on the south side of Oakey Boulevard, between Jones Boulevard and Torrey Pines, R-PD 5 zone.
Owner/Subdivider: Villa Tierra Verde Homeowners Assoc.
No. of Acres: 5.671 No. of Lots: 22

SUPPLEMENTAL AGENDA

CITY PLANNING COMMISSION

APRIL 14, 1977

1. Z-15-77

Referred back
from the City
Commission

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. (For consideration to R-PD2).

MINUTES

CITY PLANNING COMMISSION

APRIL 14, 1977

RECEIVED
MAY 18 3 33 PM '77
CITY CLERK

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. Tiberti, Mr. Jenkins, Mr. Miller and Mrs. Coleman.

EXCUSED:

Mr. Busch and Mr. Ward.

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.

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the City Planning Commission minutes for the meeting of March 10, 1977 as mailed. Motion carried unanimously.

NEW BUSINESS:

1. Z-15-77

Referred back from
the City Commission

ABEYANCE

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°07' East 30 Feet; Thence North 89°55' East 30 Feet; Thence South 0°07' East 167 Feet; Thence North 89°55' East 217 Feet to the True Point of Beginning; Thence continuing North 89°55' East 147 Feet; Thence South 0°07' West 138 Feet; Thence North 89°55' West 364 Feet; Thence North 0°07' West 66 Feet; Thence North 89°55' East 217 Feet; Thence North 0°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°06'29" West 30 Feet; Thence North 89°52' East 630 Feet; Thence North 0°06'29" West 200 Feet to the True Point of Beginning; Thence continuing North 0°06'29" West 114.8 Feet; Thence South 89°55' West 236 Feet; Thence South 0°06'29" East 115.2 Feet; Thence North 89°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°52' East 30 Feet; Thence North 0°06'29" West 230 Feet to the True Point of Beginning; Thence North 89°52' East 364 Feet; Thence North 0°06'29" West 115.58 Feet; Thence South 89°55' West 364 Feet; Thence South 0°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 Delmonte Avenue and West Oakey Boulevard, from R-E to R-1 (for consideration to R-PD2).

CHAIRMAN PARKER indicated the applicant was requesting abeyance of this item because of being out of town and was not expected to return until at least May 1st. He asked if there was anyone who wished to be heard on this matter.

EUGENIA OHRENSCHALL, Attorney at Law, appeared on behalf of the applicants. She stated Mr. Bossart was out of town, and they wished to have this matter held until the May 12th meeting of the Planning Commission.

There being no one else who wished to be heard, MRS. COLEMAN made a Motion Z-15-77 be held in ABEYANCE until the May 12th City Planning Commission meeting.

Voting was as follows:

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

"NOES" - None

Motion for ABEYANCE carried unanimously.

2. "208" Water Management Plan

Presentation of the "208" Water Quality Management Plan by the Clark County Sanitation District.

MR. RICHARD ATWATER and MARSHA HUDGINS appeared and gave an oral and slide presentation of the concept of this plan and what they were trying to achieve. He pointed out in June of 1975 the Governor designated the Clark County Board of Commissioners with the responsibility of seeking a local means to solve the water pollution problems. He indicated when the plan is completed, all entities would have to adhere to it. After the presentation there was a short question and answer period. Mr. Atwater indicated at periodic times, they would again like to come before the Planning Commission and make future presentations on what is taking place with the plan.

3. Z-22-77

APPROVED

Application of MICHAEL T. LYON, ET AL, for reclassification of property legally described as: That portion of the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 36, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 36; Thence North 01°12'30" East 320.00 Feet; Thence South 89°32'18" East 70.01 Feet to the True Point of Beginning; Thence North 01°12'30" East 567.05 Feet; Thence South 89°32'18" East 552.05 Feet; Thence South 01°12'30" West 637.06 Feet; Thence North 89°32'18" West 202.02 Feet; Thence North 01°12'30" East 70.01 Feet; Thence North 89°32'18" West 350.03 Feet to the True Point of Beginning, generally located on the east side of South 28th Street, 320 Feet north of East Charleston Boulevard, from R-1 to R-3.

Proposed Use: Apartment Complex.

MR. SAYLOR gave the staff presentation indicating this proposal was somewhat different in nature in that there would be a common kitchen area for four units and one bathroom facility for each two units. He stated this concept has been done elsewhere and has been successful. He stated there was one problem, however, with the zoning in that it would create a small illegal parcel of R-1 which would not be suitable for that use and staff could not recommend that through the Planning Commission action that such a parcel be created which would not meet the R-1 requirements. He stated that the applicant has had some discussion with the McDonalds Restaurant for acquisition of this small parcel which would give them more parking and access to 28th Street which would help the traffic flow. He stated there has been an application submitted for commercial zoning on this little parcel for access and parking; however, that zoning is not before the Planning Commission at this meeting. He stated staff is ready to recommend approval but cannot because of this small illegal parcel and feel action should be held on this proposal until the other application is acted upon and they have commercial and they have a parcel map or land division for all three at one time. He stated there were no protests on record.

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

MR. JAMES WEBER, architect, 954 Vallejo, San Francisco, appeared on behalf of the applicant. He stated they would like to have some indication of an official approval for the concept of this rezoning. He stated if this zoning is held, it would mean another month's delay in construction. He stated this would be constructed in two phases.

MR. SAYLOR stated if the Commission saw fit to approve this, it could be amended so that only the north half is approved and then they could proceed.

CHAIRMAN PARKER asked if they had had experience with this type of apartment previously. He indicated his concern was what this might ultimately turn into.

MR. WEBER stated one block from U.N.L.V. at 1450 Harmon, there is a similar project. He stated the project is to be 240 units, and the first 104 units were rented in three weeks. He stated the units usually rent for about \$140.00 a month.

MRS. COLEMAN stated she could understand why this would be successful near U.N.L.V., but asked if this project is not successful, if it could be redesigned for normal apartments.

MR. WEBER indicated it could be converted. He stated at the project near the University, only 20% are students, and there was a high percentage of people in the gaming industry.

MR. GEORGE HORTON, Manager of the project near the University, appeared. He pointed out all of the units have their own private access, but two units would share one bathroom facility and four units would share a kitchen facility. He stated these units were designed mainly for individual people.

MR. WAGNER appeared and stated he was a citizen of this community and was not here on this particular item but would like to speak out against this type of concept in this City. He said he was concerned and didn't think that the City should condone what could go on in this type of setting.

MR. HORTON pointed out there were recreation facilities at the complex.

CHAIRMAN PARKER stated he had experience living in this type of home several years ago and there was no problem; but the moral character of the people was better than what it is now, and this is the thing they are concerned about.

MR. TIBERTI stated about half of the colleges now have mixed dorms.

MR. SAYLOR pointed out they have already allowed a development of this type in the City and this is not the first one.

MR. MILLER said "yes" but they were senior citizens.

MR. HORTON pointed out there are people living in these units from 21 to 80 years old; from students to engineers and college professors.

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

MR TIBERTI stated he would make a Motion for APPROVAL of

Z-22-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Approval subject to working out the problem in connection with the Parcel Map and the creation of an illegal parcel. It has been concluded with a representative of the applicant that for expediency, only Phase I (essentially the north half of the project) will be referred to the City Commission for action at this time and as soon as appropriate in connection with the Parcel Map and proper classification of the resulting parcel, the remainder of the project will be referred to the City Commission.
3. Installation of half-street improvements including street lighting and sewer along 28th Street frontage as required by the Department of Public Services.
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"- Mr. Tiberti, Mr. Jenkins, Dr. Parker and Mrs. Coleman

"NOES" - Mr. Miller

Motion for APPROVAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on May 4, 1977 at 9:00 A.M.

4. Z-23-77

DENIED

Application of VITO PILEGGI for reclassification of property legally described as Lot 1, Block 1, Huntridge Subdivision #1, located at 1100 South 10th Street, on the southwest corner of East Charleston Boulevard and South 10th Street, from R-4 to C-1.

Proposed Use: Restaurant.

MR. SAYLOR gave the staff report. He indicated the proposed use was a restaurant, and they provided parking to meet the ordinance requirements. He stated the restaurant was designed for only 24 people, and they only needed one parking space for every four persons; however, from a practical viewpoint, staff did not feel six (6) parking spaces was sufficient. He stated the applicant had indicated he would remove one portion of the building and a storage facility which would allow four (4) or more parking spaces

and adequate access to the rear. He stated there is also a proposed take-out service.

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

MR. VITO PILEGGI, 2900 Valley View, appeared. He said this would be mostly a fast-food type operation and mostly take-out.

MR. JENKINS asked the hours of operation.

MR. PILEGGI said it would be from 11:00 A.M. to 8:00 P.M.

MRS. COLEMAN asked if this was some type of franchise.

MR. PILEGGI said "no" and it would be just Italian food.

MRS. COLEMAN asked where the trash area would be.

MR. PILEGGI said it would be at the rear of the building. He said he would be removing one building and there would then be access and would also be removing the storage area.

MRS. M. HIBBS, 555 Canosa, appeared in protest. She said she owns the property practically adjacent to this. She said she bought this property for retirement and felt a restaurant facility would be objectionable because of the smells, bugs and trash area. She felt this would also draw stray animals into the area. She felt the area was becoming full of small types of facilities without sufficient parking and was becoming a slum. She did not want this type of facility near her back yard.

CHAIRMAN PARKER asked the distance from this facility to Mrs. Hibbs' property.

MR. SAYLOR said there was about fifty feet (50').

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

After further discussion, MRS. COLEMAN stated she felt this was too heavy a use for this corner and was too congested for a take-out service. She further felt there was not sufficient parking and made a Motion for DENIAL of Z-23-77.

Voting was as follows:

"AYES" - Mrs. Coleman and Mr. Miller.

"NOES" - Mr. Tiberti and Mr. Jenkins.

"ABSTAINED" - Chairman Parker, due to previous professional contact.

CHAIRMAN PARKER stated the motion for APPROVAL did not carry and the application was DENIED.

He then announced this would be considered by the City Commission on May 4, 1977, at 9:00 A.M.

5. Z-24-77

APPROVED

Application of LOUIS & MANUEL WALTER for reclassification of property legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 27, and of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 34, Township 20 South, Range 61 East, MDB&M, being more particularly described as follows: Commencing at the intersection of the Westerly prolongation of the Northerly line of Stewart Street with a point on the Westerly line of Main Street; Thence South 27°45' West 62.00 Feet to the True Point of Beginning; Thence continuing South 27°45' West

182.75 Feet; Thence North 62°15' West 196.20 Feet; Thence North 27°45' East 182.75 Feet; Thence South 62°15' East 196.20 Feet to the True Point of Beginning, generally located on the West side of North Main Street between Stewart Avenue and Ogden Avenue, from "M" and C-2 to C-2.
Proposed Use: Holiday Inn Hotel and Casino.

6. Z-57-76 (PLOT PLAN
and REVIEW)
AR-13-76 (REVIEW)

APPROVED

ITEMS 5 and 6

APPROVED

Plot Plan Review and Aesthetic Review requested by the HOLIDAY INN HOTEL & CASINO to allow a parking garage structure on property generally located on the west side of Main Street at Stewart Avenue.

MR. SAYLOR gave the staff report indicating they already had approval on a portion of the property for the Holiday Inn Hotel and Casino and were expanding to the south which was the reason for the zoning request. He stated they were also requesting a parking structure on the north portion of the property which was the reason for the plot plan review and the aesthetic review. He stated staff had no objection to the zoning request; however, the garage structure they are proposing is to be constructed over a flood control channel and they are proposing to provide piping for this. He stated this construction will have to meet the requirements of Public Services. He stated Public Services has given their approval of this; however, the Ordinance prohibits construction within a flood control channel and this cannot be constructed until the ordinance has been changed. He stated the walls of the garage will have a parapet high enough, 4'6" so that you cannot see the vehicles in the garage. He stated the only other requirement is that the lighting on the top deck does not adversely affect the traffic on the freeway.

MR. KARSTEN BRONKEN appeared and stated he was representing the applicants and asked if the Commission has any questions.

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-24-77 and Z-57-76 and AR-13-76, subject to the following conditions:

Z-24-77

1. Landscaping to be provided under Z-24-77 as proposed under Z-57-76 and to be included in the landscaping plan to be submitted to the Department of Community Planning and Development.
2. Meet the requirements of the Public Services Department in regard to sidewalks, driveways and parking.
3. Conformance to the plot plan to reflect the above conditions.
4. Conformance to code requirements and design standards of all City departments.

Z-57-76 and AR-13-76

1. Elevation plans to be revised to screen vehicles on Main Street elevation as required by the Department of Community Planning and Development.
2. Proper adjudication of the flood control channel

requirements.

3. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" - None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced Z-24-77 would be heard by the City Commission on May 4, 1977, at 9:00 A.M.

7. Z-25-77

APPROVED

Application of SUN FINANCIAL COMPANY for reclassification of property legally described as that portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 20, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the Northwest corner of said Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 20; Thence South 00°32'22" East 69.67 Feet; Thence North 89°27'38" East 30.00 Feet to a point on a nontangent curve concave to the Southeast having a radius of 20.00 Feet, a tangent line to said curve bears North 00°32'22" West, aforesaid point also being the true point of beginning; Thence Northeasterly along the arc of said curve through a central angle of 89°37'15" an arc distance of 31.28 Feet; Thence North 89°04'53" East 325.00 Feet; Thence South 00°55'07" East 90.00 Feet; Thence South 89°04'53" West 345.46 Feet; Thence North 00°32'22" West 70.14 Feet to the True Point of Beginning, generally located on the Southeast corner of Lake Mead Boulevard and Simmons Street, from R-4 to C-2.

Proposed Use: Circle "K" Food Store, other retail or Office Facilities and Gasoline Pumping Facilities.

MR. SAYLOR gave the staff report indicating this parcel was left out of a previously approved apartment project. He said this would be a small convenient type center including gas pumping facilities. He stated the request is for C-2 zoning and staff would recommend that this be amended to C-1 which would still allow the proposed development. There were no protests.

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

MR. CAMPBELL appeared representing the applicants. He said the C-1 zoning would be acceptable. He pointed out they have 352 apartments and there is another development of 17 acres to the west under construction. He stated they built these apartments five years ago and the people living there have to go a considerable distance for any type of services.

MR. MILLER asked what else would go in there.

MR. CAMPBELL stated he did not know.

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-25-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Application be amended to C-1 zoning.
3. Parking layout and driveway openings to meet the requirements of the Traffic Engineer.
4. Landscaping and underground permanent sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
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" - Mr. Tiberti, Mr. Jenkins, Mr. Miller, Dr. Parker and Mrs. Coleman.

"NOES" - None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on May 4, 1977, at 9:00 A.M.

8. Z-26-77

DENIED

Application of ANTHONY BAKER, ET AL, for reclassification of property legally described as Lots 23 and 24, Block 16, Pioneer Heights Addition, located at 414 South Maryland Parkway, between Lewis Avenue and Clark Avenue, from R-4 to C-1.

Proposed Use: Retail Sales and Offices.

MR. SAYLOR gave the staff report, indicating immediately across the street was a Standard Paint store; however, the rest of the area is pretty much developed for apartment use although there is some conversion to P-R. He stated staff felt this was very obviously "spot zoning" in this area. He stated the parking would be from the rear. He stated he must advise the Board that a member of his staff has a financial interest in this property, but he did not feel there was a conflict since staff was recommending denial of the request. Staff felt if the commercial were permitted, it would establish a chain reaction and open the door for commercial which would include commercial signs, etc. Staff feels this is out of character. He stated there were several letters of approval on record which staff feels is because there would be other requests for the commercial zoning. There is one protest on record.

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

MR. ANTHONY BAKER AND MS. E. MURDOCK appeared. Mr. Baker stated it was their feeling that, because of Standard Paint directly across the street that this property would be more compatible with shops. He stated what they propose would be nothing like a used car lot but would have such operations as perhaps a decorator shop, with professional businesses. They felt because of the paint store across the street, this was not as compatible for apartments as for shops and also felt this was a reasonable request because it was on Maryland Parkway.

MR. TIBERTI asked if they could use P-R zoning.

MR. BAKER indicated they could not use P-R with retail stores.

MR. MILLER asked the number of operations.

MR. BAKER said there would be one or two in the front portions. He said there were four units, so there would be four stores. He stated there were six (6) parking spaces required, and they have eight (8) spaces.

MRS. COLEMAN stated if there were four stores and only eight parking spaces, these would be used up by employees.

MR. BAKER pointed out there was street parking on both sides of the street since it was one-way.

MS. MURDOCK stated they went to the property owners who would be affected by this zoning and indicated they expressed no objection. She pointed out there was an alley to the rear of this building so it is separated from the four-plex unit to the rear.

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

MRS. COLEMAN stated when they approved Standard Brands, it seemed to be a logical use for that particular piece of property and something the residents could be compatible with. She pointed out at that time the residents screamed about it being that close and now they get a rezoning based on Standard Brands rezoning. She stated she agreed with staff and would follow their recommendation and made a Motion for DENIAL of Z-26-77.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER announced this would be heard by the City Commission on May 4, 1977, at 9:00 A.M.

9. Z-27-77

DENIED

Application of VIRGINIA A. HART for reclassification of property legally described as Lot 14, Block 12, Fairview Tract, generally located on the west side of North 13th Street, between Stewart Avenue and Mesquite Avenue, from R-2 to C-2.

Proposed Use: Apartment Complex.

MR. SAYLOR gave the staff presentation indicating they wished to rezone this property and add a small piece to the rear. He stated the reason for the commercial is to have an apartment complex without the normal ratio of parking which would be one and one-half (1½) spaces for each unit. He stated in this case they will have 66 apartment units and only 33 parking spaces with only a ten foot (10') wide driveway which is not feasible. He said the alley was vacated and the applicant was part of the request but one-half (½) of it went to the parcel to the west. Staff has no objection to the apartments but feels they should provide the necessary parking of one and one-half (1½) spaces per unit under the Ordinance. Staff feels this is far enough removed from the downtown area that you can't predicate rentals on walking workers; therefore, staff recommends denial.

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

MR. STEVE SMALL, KAUFMAN CONSTRUCTION, appeared on behalf of the applicant. He said the rededication of the alley has been reviewed and, as of today, final negotiations with Mr. Tam were approved and it is in title escrow.

MR. SAYLOR stated even if the alley is rededicated, there are still only thirty-three (33) parking spaces.

MR. SMALL stated this was designed to meet the ordinance. He stated there are three bus routes, one to downtown and one to the strip and one bus going east and is only two blocks away from another development of the same type on 11th Street. They felt with the downtown expansion that more walking use of the apartments would be taking place.

MRS. COLEMAN asked the size of the units.

MR. SMALL stated they would be approximately 400 square feet in size and were studios.

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 agreed with staff's recommendation and made a Motion for DENIAL of Z-27-77.

Voting was as follows:

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

"NOES" - None

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on May 4, 1977, at 9:00 A.M.

10. Z-28-77

APPROVED

Application of VALLEY HOSPITAL, ET AL, for reclassification of property legally described as: Parcel 1 - The North 182.66 Feet of the West 79.66 Feet of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 33, Township 20 South, Range 61 East, MDB&M, excepting therefrom the Northerly 30 Feet thereof. Parcels 2, 3, and 4 - The North 330 Feet of the East Half (E½) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼)

of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M, excepting therefrom the North 30.00 Feet and the West 40.00 Feet thereof for road and incidental purposes. Parcel 5 - The South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M, excepting therefrom the Westerly 10.00 Feet and the East 127.00 Feet thereof. Parcel 6 - The South Half (S $\frac{1}{2}$) of the Southeast Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M, excepting therefrom the Easterly 40.00 Feet, located at: Parcel 1 - 1823 Pinto Lane. Parcel 2 - 1901 Pinto Lane. Parcel 3 - 609 Kingsbury Lane. Parcel 4 - 641 Kingsbury Lane. Parcel 5 - 731 Rose Street. Parcel 6 - Generally located at the Southwest corner of Valerie and Rose Streets, from R-1 to P-R.

Proposed Use: Professional Offices for Physicians.

MR. SAYLOR gave the staff report indicating this was a request to allow offices for physicians. He pointed out what has already taken place on the property and their proposed expansion plan. He stated parcels 1 thru 4 will be used for professional offices; however, parking would be from a parking lot at Pinto and Shadow. Parcel 5 abuts the existing parking to the north and east and parcel 6 is on Rose which dead-ends; and there are no plans to continue it. He stated there would be additional parking on the south boundary of parcels 5 and 6. He stated there is a half-street on parcel 6 that has two houses on it and provisions will have to be made for dedication on the south side of that street. He stated the P-R zoning carries with it some stipulations such as landscaping, parking to cease at 9:00 P.M., etc. He stated the plan of parcel 5 and 6 anticipates possibly the vacating of a portion of Rose Street; however, if not vacated, it would still be workable. Staff feels, if approved, there should be no access except from Shadow Lane.

MR. MILLER asked what these parcels would be used for.

MR. SAYLOR said they would all be used for offices for doctors, but the doctors would be associated with the hospital.

MRS. COLEMAN asked where the access would be for Parcels 5 and 6.

MR. SAYLOR said from Rose.

MR. SAYLOR stated there was no record of any written protest.

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

MR. MILTON SCHWARTZ, Chairman of the Board for the Hospital, appeared. He stated they would close off Rose Street. He stated, in preparing this, they invited everyone to come and discuss it; and this is the plan that was presented to them. He stated all the traffic would come from Shadow and no traffic from Rose. He stated there is a fence at Rose, and they would remove this and run it all the way up with the same type of decorative wall that is presently there. He said all of the neighbors felt this was a good idea.

MR. SAYLOR said Rose Street is there and if it can be vacated it then would be one piece and the wall would be continued across the south end of Rose Street.

MRS. COLEMAN asked if there was a fence on Kingsbury.

MR. SCHWARTZ stated there are block wall fences right now on Kingsbury Lane in front, and they plan a solid wall with no traffic to Kingsbury. He stated when he met with the neighbors he proposed a higher fence, but they said to leave it this way.

MR. PETE BARBUTTI, Rose Street, appeared and stated he was opposed. He stated they were told by the attorney for the hospital and by Mr. Schwartz at all of the zoning meetings that there would be no traffic on Rose. He pointed out there are now ambulances going up and down on Rose. He stated they were also assured that the houses would remain residential, and now they are proposing to change them. He stated they objected to the parking lot, but the hospital did plant shrubs which died and they replanted. He stated his house is one and one-half (1½) story and, instead of looking out at what was once the desert, he now looks at autos in a parking lot. He stated they previously had the Variance approved for three years, but got that changed and are now not only across the street, but to the south and on the side. He said it was R-1 all around there and didn't see any reason to change the zoning in the first place.

MR. TIBERTI stated, if they block Rose Street, that would stop the traffic.

MR. BARBUTTI pointed out Rose Street dead-ends anyway. He pointed out they have had ambulances going down Rose Street.

MR. SCHWARTZ stated Mercy Ambulance once without his knowledge, did use Rose Street, and he was called about this and told Mercy about it. He stated to his knowledge this never happened again. He stated the ambulances don't work for the hospital but one does stay at the emergency room entrance of all hospitals. He pointed out the emergency room is about three blocks away from where Mr. Barbutti lives. He stated they have tried to work out any problems with neighbors in the area.

MR. BARBUTTI pointed out Mr. Beehar goes down Roase Street.

MR. SCHWARTZ stated he then would talk to Mr. Beehar.

MR. BARBUTTI stated he did not object to them wanting the whole area, but he pointed out he bought when it was R-1 and he wants his lot to remain that way; however, the hospital purchased R-1 and now want to change it. He stated the City Ordinance states they should protect the residential zoning.

MR. GEORGE RUDIAK, Attorney for the hospital, appeared. He pointed out, regarding the ambulances, that Shadow Lane is the entrance to the emergency room and they would have no reason to use any other street. He stated the houses they are proposing to use for doctors' offices are there, and they intend to keep them in a residential manner and not change the character. He stated the portion that faces their home will look the same as it does now, and the entrance will be from Shadow Lane.

MR. BARBUTTI stated he was not opposed to that and did not want to run the hospital out of town; but indicated now they were circling his home.

MR. RUDIAK stated they planned to have a wall separating the hospital property from Mr. Barbutti's. He stated, since there will be no traffic on Rose or Valerie, he failed to see how Mr. Barbutti would be affected since the appearance would not be changed.

MR. BARBUTTI stated this would just be another decorative wall to be placed in his area and stated he preferred the desert to the block wall. He stated this was his home, not his business.

PAT HEELEY, 720 Rose Street, appeared in protest and stated their house faces the decorative block wall. He stated the question here was whether or not they preserve R-1 zoning or do we allow encroachment of C-1. He stated when he moved there, he expected to see homes go in, and now they have walls and can see the parking lot. He asked what was proposed for the area along Valerie.

MR. SAYLOR indicated the residential character was not proposed to be changed, and this could be a condition.

MR. SCHWARTZ stated the building will be a residential building with a basement. He pointed out this was presented to the people in the area, and there was no one who objected.

MR. HEELEY stated he went to find out what they proposed, not to protest.

MR. JENKINS asked if a compromise could be worked out by eliminating the property on Rose.

MR. SCHWARTZ stated this would destroy their plan. He stated they wanted to come before the Commission and tell them all they wanted to do.

MR. HEELEY stated in the Minutes of 1974 at a meeting, they indicated at that time that was all they wanted to do.

MR. SCHWARTZ stated it was their intention to square it off.

After further discussion, CHAIRMAN PARKER declared the public hearing closed and asked for a Motion.

MR. JENKINS stated it was the Commission's intention to protect the residents in the area, and he felt, if they could not compromise, he would make a Motion for DENIAL.

MR. RUDIAK pointed out there was already a house on Parcel 5 which was on Rose Street which they purchased at considerable expense. He stated; however, the other side of Rose Street is just a vacant lot and suggested perhaps they eliminate only parcel 6 since that was vacant. He stated, by approving parcels 1 thru 5, this would enable them to utilize the value of this property and did not see how anyone could be hurt by this since they would still have access from Shadow and there would be a wall on Rose.

MR. JENKINS stated he felt this would be feasible.

MR. BARBUTTI stated he was opposed to Parcel 5. He indicated he did not object to Parcels 1 thru 4.

MR. SAYLOR pointed out along the east side to the end of Rose, there is already a wall across from Mr. Barbutti's property.

MR. JENKINS stated he would withdraw his previous motion for denial and make a Motion for APPROVAL of Z-28-77, amending the application to eliminate Parcel 6 subject to the following conditions.

1. Application be amended to exclude Parcel VI (property generally located at the southwest corner of Valerie and Rose Street).
2. Resolution of Intent be restricted to a twelve (12) month time limit.
3. With regard to Parcels I, II, III and IV - install concrete sidewalk and street lighting as required

by the Department of Public Services.

4. With regard to Parcel V - install half-street improvements including street lighting on Rose Street as required by the Department of Public Services.
5. Access to be limited to Shadow Lane only.
6. Meet the requirements of the P-R zoning regulations.
7. Landscaping and 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Conformance to the plot plan to reflect the above conditions.
11. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" - None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on May 4, 1977, at 9:00 A.M.

CHAIRMAN PARKER declared a ten (10) minute recess at 9:30 P.M. and reconvened at 9:40 P.M.

11. Z-29-77

DENIED

Application of LEWIS HOMES OF NEVADA for reclassification of property legally described as the Southerly 301 Feet of the Westerly 1,085 Feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 25, Township 20 South, Range 60 East, MDB&M, generally located on the north side of Alaska Avenue, between Minnesota Avenue and the southerly extension of Michael Way, from R-1 to R-3.
Proposed Use: Medium Density Apartments.

MR. SAYLOR gave the staff report indicating staff could see no reason for allowing anything other than R-1 development in this area. Staff feels anything else would not be in keeping with the pattern in the area. He stated the applicant has indicated they will probably ask for R-2; however, staff still feels this would be out of character and is not justified. He stated there was a multitude of protests on record including several letters and a petition from approximately eighty (80) properties in the area.

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

MR. LEWIS, 5240 S. Polaris and MR. NICK DANE, 5240 S. Polaris, appeared. He stated they realized a great number of people were in opposition to the R-3 and indicated they were now requesting development to R-2 for this strip of property. They felt it would be difficult to sell R-1 homes along the edge of the freeway and felt this would be a better use of the property along the freeway. He stated they would build duplexes on fourteen (14) lots along this strip, and there would be no windows facing the freeway; he presented a rendering of what they proposed.

CHAIRMAN PARKER asked for a raise of hands from people in the audience protesting this request.

There were approximately fifty (50).

MR. SAYLOR pointed out there were seven (7) letters of protest and approximately seventy-one (71) properties in protest on a petition.

CHAIRMAN PARKER stated he would hear from some of the protestants.

MRS. ANNILLO, 108 Chason, appeared in protest. She indicated she felt this area should remain residential and be developed with single family homes. She pointed out her reasons for objecting; but stated she did not object to single family development there.

MR. C. SULLIVAN, 109 Catalini, appeared in protest. He also pointed out his reasons for protesting indicating this was residential and felt it should be developed with single family homes.

MR. D. WARGACKI, 113 Chason, appeared in protest, and stated people in the area do have homes facing the freeway or backing up to it and felt single family homes would sell on this property and felt there was no need for apartments or duplexes. He further pointed out Lewis Homes tried to call a meeting and were contacting people on Easter night.

MR. LARRY SCHASIGER, 9 Minnesota, appeared in protest. He pointed out he felt the street circulation in the area was a hazard and objected to anything but single family R-1 development.

MRS. SHARON APODACA, 4901 Nebraska, appeared in protest. She felt there would be a traffic and parking problem from duplexes and felt apartments or duplexes would devalue their property and felt it should be developed with R-1.

AN UNIDENTIFIED SPEAKER appeared indicating they lived on Sugarfoot indicating they were not notified of this hearing.

MR. SAYLOR pointed out Sugarfoot was at least 1/4 mile away which was a substantial distance. He then pointed out the people within 300 feet were notified.

MR. GEORGE SIEG, 5125 Sugarfoot, appeared in protest. He stated they just had an application on the Hospital where they had asked for a Variance change on one thing and then they come back for something else. He stated this was his objection and felt they should build homes and if there is anything left over then try and build apartments.

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 felt there should be homes in this area and made a Motion for DENIAL of Z-29-77.

Voting was as follows:

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

"NOES" - None

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the
City Commission on May 4, 1977 at 9:00 A.M.

12. TENTATIVE MAP

LEWIS HOMES
MEADOW VISTA

APPROVED

Property generally located on the east side of Michael Way,
between the Las Vegas Expressway and Sugarfoot Avenue, R-1
zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 33.66 No. of Lots: 147

MR. NULL gave the staff report indicating this was the
property indicated in the previous zoning and included the
R-1 portion. He stated since the R-3 zoning was recommended
for denial, the Tentative Map should be amended to exclude
the property south of Tanya Avenue. He indicated there
were some minor corrections to be made. He indicated ten
foot (10') contours are shown and these should be one foot
(1'), and a ten foot (10') utility, pedestrian and drainage
access from Capitol Drive to Kansas should be provided.
He stated they should also provide a ten foot (10') drainage
easement in Block 1 between Lots 32 and 33 on an alignment
with Nebraska Avenue. He stated with these suggestions and
the normal conditions, staff would recommend approval as
modified.

After discussion, MRS. COLEMAN 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. The tentative map to be amended to exclude the
property south of Tanya Avenue.
3. Ten foot (10') contours are shown on the map and
this should be changed to one foot (1') contours
to meet the requirements of the Subdivision Ordinance.
4. A 10 foot utility, pedestrian, and drainage access
from Capitol Drive thru to Kansas Avenue to be
provided.
5. Provide a 10 foot drainage easement in Block 1
between Lots 32 and 33 on an alignment with
Nebraska Avenue.
6. Street names to be provided in accord with the City's
Street Name Policy.
7. Subject to all conditions of City departments and
State Subdivision Statutes.

Voting was as follows:

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

"NOES" - None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this would be heard by the City
Commission on April 20, 1977, at 9:00 A.M.

13. TENTATIVE MAP

MONROE MANOR

APPROVED

Property generally located on the west side of "J" Street
running to "N" Street, south of Owens Avenue, R-1 zone.

Owner/Subdivider: Dalton Properties, Inc.

No. of Acres: 8 No. of Lots: 32

MR. NULL gave the staff report indicating Public Services
had agreed to a re-alignment of Monroe and Jackson Road.
Staff would have no objections subject to the normal
conditions and recommends approval.

After discussion, MRS. COLEMAN 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" - Mrs. Coleman, Mr. Tiberti, Mr. Miller, Mr. Jenkins
and Dr. Parker.

"NOES" - None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this would be heard by the City
Commission on April 20, 1977 at 9:00 A.M.

14. Z-18-75

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by GERALD G. BEAL to allow the
construction of a greenhouse on property located at
3300 Thom Boulevard, C-2 zone.

MR. NULL gave the staff report indicating the request was
for a greenhouse thirty feet by ninety-six feet (30'x96'),
indicating there would be a considerable distance between
the owner's residence and the proposed greenhouse. He
stated there would be no visual problem and staff would
recommend approval.

MR. JENKINS made a Motion for APPROVAL of Z-18-75, 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, Mr. Miller, Mr. Tiberti, Mrs. Coleman
and Dr. Parker.

"NOES" - None

Motion for APPROVAL carried unanimously.

15. Z-15-76

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by GARY W. STEWART to allow the construction of an addition on property located at 3025 W. Sahara Avenue, (under ROI to C-1).

MR. NULL gave the staff report indicating the request was for a storage shed to the rear of the existing building. He stated there were single family homes to the south and a six foot (6') high wall to the rear. He said the building is about five feet (5') from the west and five feet (5') from the south property lines. He stated there is a difference in elevation and the lots to the south are about one and one-half feet (1½') lower. He felt there would be very little view of the shed from the properties to the south. He stated there would be two parking spaces as existed now and staff sees no problem.

MRS. COLEMAN felt there should be a buffer planting on the south wall where the new addition would be.

MR. NULL stated he did not feel this building would be visible to anyone due to its setback and angle of sight.

MRS. COLEMAN asked the height of the addition.

MR. NULL indicated it would be twelve feet (12').

MRS. COLEMAN stated she felt there should be a screening of Italian Cypress trees on the south wall of the new building addition and made a Motion for APPROVAL of Z-15-76 subject to the following conditions:

1. All previous conditions of approval to be applicable.
2. A screening of Italian Cypress Trees to be installed on the south wall of the new building addition.
3. Conformance to the plot plan to reflect the above.
4. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" - None

Motion for APPROVAL carried unanimously.

16. FINAL MAP (REVIEW)

STEWART PLACE #3

APPROVED

Review of the final map of Stewart Place #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

MR. NULL gave the staff report indicating the difference between this and the previous Stewart Place submission is that the former request had Hillsway Drive come out to Marion which is an 80 foot major street and by doing it this way, they would remove another intersection with Marion which staff feels is beneficial. Staff would recommend approval subject to the normal conditions.

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

"NOES" - None

Motion for APPROVAL carried unanimously.

17. FINAL MAP

PINEWOOD UNIT #1

APPROVED

Property generally located on the north side of Charleston Boulevard, east of Marion, R-PD7 zone (under ROI).

Owner: First Western Savings Association

Subdivider: Dasco, Inc.

No. of Acres: 10.880 No. of Lots: 64

MR. NULL gave the staff report indicating staff would like to see the sewer alignment shown as a dedicated ten foot (10') right-of-way. He stated with this change, staff would recommend approval.

MR. DAVE WEIR, VIN, appeared. He stated if this ten feet (10') becomes right-of-way, it is then the property of the City and maintenance becomes a problem. He felt by doing it this way, the property owners would take care of it.

MR. NULL stated, if they want it as an easement, he would suggest that they show the lot line in the center of the easement and this area be taken from both properties involved.

After discussion, MR. JENKINS made a Motion for APPROVAL subject to the following conditions:

1. The sewer easement (10') shown between Lots 8 and 9 of Block 4, to be shown as part of Lots 8 and 9.
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" - Mr. Jenkins, Mr. Tiberti, Mr. Miller, Dr. Parker and Mrs. Coleman.

"NOES" - None

Motion for APPROVAL carried unanimously.

18. A-1-77

APPROVED

Annexation Petition submitted by CHARLESTON HEIGHTS DEVELOPMENT for property generally located at the northwest corner of Lorenzi Boulevard and Cheyenne.

MR. NULL pointed out this was a request for annexation. He stated the property in question was approximately 100 acres. He stated this property did abut the City limits; staff would present the recommendation of the Planning Commission to the City Commission.

MRS. COLEMAN made a Motion for APPROVAL of A-1-77.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the
City Commission on April 20, 1977 at 9:00 A.M.

19. PM-6-77

(NEW STREET ALIGNMENT)

APPROVED

New Street Alignment for a Parcel Map submitted by J. P. &
JUDY GAYHENETCHE for property generally located at the
northwest corner of Alexander Way and Decatur Boulevard.

MR. NULL stated this item was on the agenda because of
a new street being provided and the Planning Commission
should be aware of this. Staff sees no problem in the
creation of this street pattern and recommends approval.
He indicated this would also go to the City Commission.

MR. MILLER made a Motion for APPROVAL of the new street
alignment under PM-6-77.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this would be heard by the City
Commission on April 20, 1977 at 9:00 A.M.

20. LD-16-77

(NEW STREET ALIGNMENT)

APPROVED

New Street Alignment for a Land Division submitted by
WILLIAM W. BOYD for property generally located at the
northeast corner of Elkhorn Road and Jones Boulevard.

MR. NULL indicated this was the same type of request as the
previous one for a new street alignment and staff recommends
approval.

MR. JENKINS made a Motion for APPROVAL of the new street
alignment under LD-16-77.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this would be heard by the City
Commission on April 20, 1977 at 9:00 A.M.

21. FINAL MAP

CHARLESTON RAINBOW
UNIT #15-B

APPROVED

Property generally located west of Buffalo Drive, north
of Charleston Boulevard, R-1 zone.

Owner/Subdivider: Sproul Homes of Nevada
No. of Acres: 10.238 No. of Lots: 41

MR. NULL gave the staff report indicating that a condition
on the Tentative Map was that there be no vehicular access
to the lots backing up to Buffalo and this condition should
be on the Final Map. He stated there should also be a
statement made to the effect that a six foot (6') block wall
was to be constructed along the west property line and until
this is built, a dyke is to be constructed to the west across
the existing wash for protection against run-off. With
these conditions and the normal conditions, staff would
recommend approval.

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

1. Access to be prohibited to the lots backing up to Buffalo.
2. A dyke to be constructed to the west across the existing wash for protection against run-off until the 6' block wall is constructed along the west property line.
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. Jenkins, Mr. Tiberti, Mr. Miller, Dr. Parker and Mrs. Coleman.
 "NOES" - None

Motion for APPROVAL carried unanimously.

22. Z-18-68

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by DR. GARY F. HOFFMAN to allow a medical clinic for children on property located at 3701 West Charleston Boulevard, C-D zone.

MR. NULL gave the staff report indicating there was an alley on the west side of this property and another to the south. He stated staff modified the proposal slightly to move the drive proposed at Charleston and the alley to the east for better and safer access. He stated the parking layout would also have to meet the City requirements and the Plot Plan meet the requirements of the C-D zoning regulations. He stated with these conditions staff would recommend approval.

MR. JENKINS made a Motion for APPROVAL of Z-18-68, subject to the following conditions:

1. Access at the corner of Charleston Boulevard and the alley as proposed to be moved further east as required by the Department of Community Planning and Development.
2. Parking layout to meet the requirements of the Traffic Engineer and the Department of Community Planning and Development.
3. Meet the requirements of the C-D zoning regulations.
4. Landscaping and underground permanent sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
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" - Mr. Jenkins, Mr. Miller, Mr. Tiberti, Dr. Parker and Mrs. Coleman.

"NOES" - None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this would be heard by the City Commission on April 20, 1977, at 9:00 A.M.

23. FINAL MAP

VILLA TIERRA VERDE
UNIT #1
(RESUBDIVISION)

ABEYANCE

Property generally located on the south side of Oakey Boulevard, between Jones Boulevard and Torrey Pines, R-PD 5 zone.

Owner/Subdivider: Villa Tierra Verde Homeowners Assoc.
No. of Acres: 5.671 No. of Lots: 22

MR. NULL gave the staff report indicating they are requesting that additional land from the common area be added to each of the property owners' lots in this subdivision. He stated since they would all have a share of this common property, it is necessary that they have all of the signatures of the home owners which must be notarized. He stated the Fire Department also requests that a twenty foot wide (20') area running down the middle, which is to be in the form of an easement, not be obstructed and be stable to support the heavy load of a Fire Truck and for these reasons staff is requesting that this be held in abeyance until these matters can be resolved.

MR. DAVE WEIR of VTN, appeared. He stated they were only lacking two signatures and these people were out of town. He stated they would like to have the map approved instead of holding it in abeyance. He stated they could condition that it not go to the City Commission for final approval until these requirements are met.

MR. NULL pointed out there was no notary on the signatures.

MR. TIBERTI stated he was willing to go ahead with the condition mentioned by Mr. Weir, that all of the details be taken care of before it goes to the City Commission.

MR. NULL pointed out he did not feel they could legally approve this without the proper details.

MR. JENKINS asked if the applicant was apprised of these problems.

MR. NULL said "no", there was not sufficient time.

MRS. COLEMAN stated she did not disapprove of the concept but felt it should be held.

MR. JENKINS stated he would make a Motion for APPROVAL with the condition that the signatures, all of them, be certified prior to it going to the City Commission.

MR. NULL indicated there was another item to be taken care of and that was the requirements of the Fire Department. He stated the Fire Department wants some type of treatment in the easement so it would be able to hold a fire truck.

MR. WEIR stated there was access from public streets.

MRS. COLEMAN stated she felt all of these problems should have been worked out before it came to the Planning Commission.

MRS. COLEMAN asked if the Fire Department asked for this.

MR. NULL said "yes".

MR. TIBERTI stated they would ask for the world if they could get it.

After discussion, MR. JENKINS stated he would withdraw his previous motion for APPROVAL and make a Motion for ABEYANCE to allow the applicant sufficient time to work out these problems.

Voting was as follows:

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

"NOES" - None

Motion for ABEYANCE carried unanimously.

24. Z-66-73

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by HERBST & COLLINS (SPANISH OAKS) to allow a shopping center on property generally located on the northeast corner of Valley View Boulevard and West Sahara Avenue, C-1 zone (under ROI).

MR. NULL gave the staff report indicating this request was in the commercial portion of Spanish Oaks. He stated there were four (4) individual parcels created through a Parcel Map and each one has parking and access. He stated the parcel in question is for Albertson's with the loading dock to the rear. He stated instead of providing a wall on El Conlon they are requesting dense landscaping and staff would want to be able to approve this landscaping particularly to make sure it would be dense enough.

MR. NULL also stated staff would also like elevations submitted and with these conditions and the normal staff requirements, staff would recommend approval.

MR. KRAEMER appeared and stated the landscaping would be pines every fifteen feet (15') with oleanders every three feet (3') which would be a total screening. He stated they wanted this to be the finest shopping center in the area. He stated staff mentioned elevations; however, these were submitted.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of Z-66-73, subject to the following conditions:

1. Landscaping and underground permanent sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, including pine trees 15' on center and oleanders 3' on center on El Conlon.
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. Tiberti, Mr. Miller, Mrs. Coleman, Mr. Jenkins
and Dr. Parker.

"NOES" - None

Motion for APPROVAL carried unanimously.

25. Z-100-64 (96)

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by ROBERT T. BIGELOW to allow a 48-unit apartment complex on property located at 820-826 South 3rd Street (ROI to C-2).

MR. NULL gave the staff report indicating the request was for a 48 unit apartment project with ten (10) parking spaces. He stated this was in a C-2 area which does not have parking requirements. He indicated these would be studio apartments and staff's approval of the project in no way indicates approval of the size of the units. He stated with the normal requirements, staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of Z-100-64 (96) 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. Miller, Mr. Tiberti, 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 20, 1977 at 9:00 A.M.

26. Z-108-63

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by VTN to allow a temporary office in a mobile trailer for FIRST WESTERN SAVINGS & LOAN ASSOCIATION for a period of three years on property generally located on the north side of Sahara Avenue, approximately 1,400 feet west of Rancho Road, ROI to C-1.

MR. NULL gave the staff report indicating they planned to construct a bank at this location and would like the trailer until construction is complete. He stated the Planning Commission has allowed this in the past with temporary landscaping. He stated staff would recommend approval with this condition.

MR. WEIR, VTN, appeared. He stated the same trailer was used on Sahara and they would use some of the landscaping

that was there. He said the landscaping would be in pots so it could be relocated. He stated they are requesting the trailer for three years and probably would need it for that long until construction was complete.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of Z-108-63 subject to the following conditions:

1. Temporary landscaping to be provided as required by the Department of Community Planning and Development.
2. Conformance to the plot plan to reflect the above conditions.
3. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" - None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this would be heard by the City Commission on April 20, 1977, at 9:00 A.M.

27. NU-1-77

APPROVED

Request by VANCE A. GEIGLEY on behalf of JOSE REYES to allow a nonconforming use (gymnasium) on property generally located at the northwest corner of California and Casino Center Boulevard, C-1 zone.

MR. NULL gave the staff report indicating there was an existing two-story structure which had a non-conforming use and it is requested of the Planning Commission that they determine whether or not the proposed use for a gymnasium would be more intense than the previous use or that it is less obnoxious. He stated the building was built in 1953 and they used the old Code for parking at that time and they could provide only about fifteen (15) parking spaces. He stated the proposed gym would be on the first floor and would require thirty-seven (37) parking spaces and ten (10) for the remaining area and the motel portion above would require twenty-six (26) spaces for a total of seventy-three (73) spaces. He stated for the gym the spaces are figured on one space for ninety (90) square feet.

MR. CHARLES WATERMAN, Attorney, appeared on behalf of Mr. Reyes who would operate the gym. He stated according to his figures you could get twenty-four (24) spaces allowing ten feet (10') for an entrance. He stated the gym would be for men only. He also felt there was additional street parking which staff neglected to mention and a vacant lot on the other side of the street with six (6) spaces. He felt there were at least thirty-six (36) parking spaces in the immediate area. He did not feel this operation would have many cars all at one time and did not feel the parking would be a problem.

MR. NULL pointed out they could not consider the parking on the property across the street because they did not own it.

MR. NULL stated further that by having spaces ten feet by twenty feet (10'x20') and space to turn around you could possibly get sixteen (16) spaces there.

MR. WATERMAN stated he did not feel this type of operation would require the parking that a retail store would require.

CHAIRMAN PARKER stated he personally did not feel the parking would be a problem with this operation.

MR. JENKINS stated, if it was felt there might be a problem, they could review the item in one year.

MR. WATERMAN stated his client intended to make a substantial investment here and asked his client if he would agree to the one-year review.

MR. REYES said "yes".

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

1. A review to be conducted by the Planning Commission in one year to determine if there is sufficient parking for the gymnasium operation.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried.

28. Z-31-73

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by JAMES R. MARSH for REGENCY REALTY OF NEVADA to allow a real estate office on property located at 1414 Maryland Parkway, (ROI to P-R).

MR. NULL gave the staff report indicating there was mature landscaping on the property. He stated there was a circular drive proposed and a drive to the rear. He stated normally a twenty foot (20') curb cut would be required; however, they have an agreement with the adjacent owner for joint access. He stated with the normal requirements staff would recommend approval.

MR. JENKINS made a Motion for APPROVAL of Z-31-73, 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:

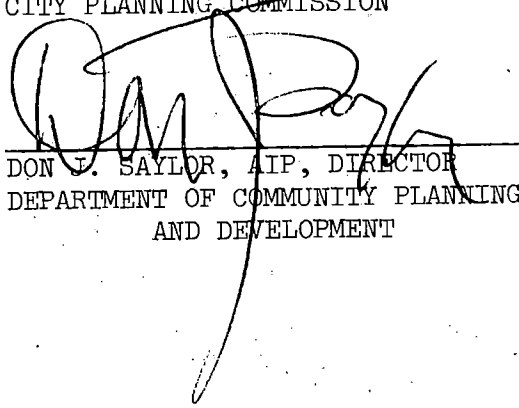
"AYES" - Mr. Miller, Mr. Tiberti, Mr. Jenkins, Dr. Parker
and Mrs. Coleman.
"NOES" - None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 11:25 P.M.

CITY PLANNING COMMISSION



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

DJS:KT:rw