

AGENDA

RECEIVED

CITY PLANNING COMMISSION

APRIL 26, 1977

APR 20 9 49 AM '77

CITY CLERK

CALL TO ORDER:

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

ROLL CALL:

OLD BUSINESS:

1. Z-20-77

(Abeyance Item
from 3-22-77)Application of the SAHARA-NEVADA CORPORATION for
reclassification of property generally located at
the northwest corner of East Sahara Avenue and
Paradise Road from R-4 to C-1.Proposed Use: Patron and employee parking lot
and security guard office.2. FINAL MAP (Abeyance Item
from 4-14-77)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: 22NEW BUSINESS:

1. TENTATIVE MAP

LEXINGTON CIRCLE

Property generally located on the southwest corner
of Doolittle Avenue and Lexington Street, R-E zone
(proposed R-1).Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 2.05 No. of Lots: 10

2. Z-30-77

Application of DALTON PROPERTIES, INC. for reclassi-
fication of property generally located on the south-
west corner of Doolittle Avenue and Lexington Street,
from R-E to R-1.

Proposed Use: Single Family Homes.

3. Z-31-77

Application of the LAS VEGAS CITY EMPLOYEES FEDERAL
CREDIT UNION for reclassification of property
generally located on the southeast corner of East
Bonanza Road and North Maryland Parkway, from R-2
to C-1.

Proposed Use: Federal Credit Union Facility.

4. Z-32-77

Application of CAVANAUGH & CLELAND for reclassification
of property generally located on the north side of
Vegas Drive, between North Decatur Boulevard and
Parkchester Drive, from R-3 and C-1 to R-PD15.

Proposed Use: Four-plex Planned Development.

5. FINAL MAP

WILDWOOD MANOR

Property generally located on the north side of
Vegas Drive, between North Decatur Boulevard and
Parkchester Drive, R-3 and C-1 zone (proposed R-PD15).Owner: Cavanaugh & Cleland
Subdivider: M & L Enterprises
No. of Acres: 8.810 No. of Lots: 30

6. Z-33-77

Application of BETTY C. BEEHLER for reclassification
of property located at 212 North 15th Street, on the
east side of 15th Street, between Stewart Avenue and
Ogden Avenue, from R-1 to P-R.

Proposed Use: Office.

7. Z-34-77
Application of OLSON CONSTRUCTION COMPANY for reclassification of property generally located north of West Sahara Avenue, west of South Rancho Drive, east of Richfield Boulevard and south of West Oakey Boulevard from R-1 (under ROI to C-1) to R-3 and R-PD7.
Proposed Use: 190 unit apartment complex and 176 unit planned development.
8. Z-35-77
Application of UNITED PLUMBING AND HEATING, INC. for reclassification of property generally located on the west side of North Lamb Boulevard and the north side of East Washington Avenue, from R-E to R-T.
Proposed Use: Mobile Home Park.
9. TENTATIVE MAP
CHARLESTON RAINBOW
UNIT 15-A
Property generally located at the northwest corner of Charleston Boulevard and Buffalo Drive, R-1 zone.
Owner/Subdivider: Sproul Homes of Nevada
No. of Acres: 9.827 No. of Lots: 39
10. FINAL MAP
CHARLESTON RAINBOW
UNIT 15-A
Property generally located at the northwest corner of Charleston Boulevard and Buffalo Drive, R-1 zone.
Owner/Subdivider: Sproul Homes of Nevada
No. of Acres: 9.827 No. of Lots: 39
11. TENTATIVE MAP
KINGSWOOD ESTATES
UNIT #2
Property generally located on the north side of Vegas Drive, between Torrey Pines and Jones Boulevard, R-1 zone.
Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 17.9 No. of Lots: 74
12. FINAL MAP
KINGSWOOD ESTATES
UNIT #2
Property generally located on the north side of Vegas Drive, between Torrey Pines and Jones Boulevard, R-1 zone.
Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 17.9 No. of Lots: 74
13. TENTATIVE MAP
SUNNYVALE
Property generally located on the south side of Ellis Avenue, west of Desert Lane, R-1 zone.
Owner/Subdivider: G. J. Edwards
No. of Acres: 2.5+ No. of Lots: 8
14. Z-55-72
PLOT PLAN REVIEW
Plot Plan Review requested by TEDDY RICH ENTERPRISES and SAFEWAY STORES, INC. to allow construction of a Safeway store and future plan for additional development of property generally located on the south side of West Sahara Avenue, east of Valley View Boulevard, C-1 (under ROI).

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CITY CLERK

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CITY PLANNING COMMISSION

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APRIL 26, 1977

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 (excused at 8:30 P.M.), Mr. Jenkins, Mr. Miller, Mrs. Coleman and Mr. Ward.

EXCUSED:

Mr. Tiberti and Mr. Busch.

STAFF PRESENT:

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

OLD BUSINESS:

1. Z-20-77

(Abeyance Item
from 3-22-77)

APPROVED

Application of SAHARA-NEVADA CORPORATION for reclassification of property legally described as Lots 9 and 10, Block 3, South Fifth Street Tract No. 1, generally located at the Northwest corner of East Sahara Avenue and Paradise Road, from R-4 to C-1.

Proposed Use: Patron and Employee Parking Lot and Security Guard Office.

MR. SAYLOR gave the staff report indicating they were presently utilizing it as a parking lot and would improve it if the zoning is approved. Staff has no objection and would recommend approval. There were no protests.

MRS. COLEMAN asked where the landscaping would be.

MR. SAYLOR indicated there would be some landscaping, which is more than they have right now. He stated there would be a wall surrounding it and it will be resurfaced.

MRS. COLEMAN asked why this was commercial zoning and not P-R.

MR. SAYLOR stated P-R carries with it a restriction of no use after 9:00 P.M.

MRS. COLEMAN stated she did not feel there should be any off-premise signs allowed on the property.

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

MR. MILLER made a Motion for APPROVAL of Z-20-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. There shall be no off-premise signs permitted on the property.
3. Dedication of 5 ft. of right-of-way along Paradise Road and a radius corner as required by the Department of Public Services.
4. Remove all curb cuts to be abandoned and replace with "L" type curb and gutter as required by the Department of Public Services.

5. Installation of concrete sidewalk along Sahara Avenue and Paradise Road frontage and installation of two street lights on Paradise Road as required by the Department of Public Services.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this would be heard by the City Commission on May 18, 1977 at 9:00 A.M.

2. FINAL MAP

(Abeyance item
 from 4-14-77)

VILLA TIERRA VERDE
 UNIT #1
 (RESUBDIVISION)

APPROVED

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 this matter had been held in abeyance to take care of some problems concerning the map. He indicated this had been done. He stated applicant would provide the 20 foot fire lane easement which is to be extended into the common area at the east end of the property, and this lane was to remain unobstructed and to be improved, if necessary, to support fire equipment as required by the Fire Department. He pointed out the additional property from this resubdivision would be attached to each lot in the rear. He stated another problem had been that not all of the owners had signed. He stated the Homeowners group has a letter from the Title Company which indicates that this can be done this way, and he read this letter to the Commission. He stated the Title Company is satisfied with this resubdivision and staff is also. He stated with the normal conditions and the requirements on the fire lane, staff would recommend approval.

MR. JENKINS stated since the problems had been taken care of, he would make a Motion for APPROVAL subject to the following conditions:

1. Fire lane to remain unobstructed and to be improved, if necessary, to support fire equipment as required by the City Fire Department.
2. The 20' fire lane easement to be extended into the common area at the east end of the property as required by the Department of Public Services.
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. Miller, Mr. Ward, Mrs. Coleman and Dr. Parker.

"NOES" - None.

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. Z-30-77

Application of DALTON PROPERTIES INCORPORATED for reclassification of property legally described as a portion of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the Northwest corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21; Thence South 89°23'17" East 330.84 Feet; Thence South 0°11'50" West 30.00 Feet to the point of beginning; Thence South 89°23'17" East 286.00 Feet to the beginning of a 15.00 Foot radius curve concave to the Southwest; Thence Southeasterly along said curve through a central angle of 89°30'12" an arc length of 32.43 Feet; Thence South 0°06'55" West 282.71 Feet; Thence North 89°13'15" West 301.31 Feet; Thence North 0°11'50" East 296.70 Feet to the Point of Beginning, generally located on the southwest corner of Doolittle Avenue and Lexington Street, from R-E to R-1.
Proposed Use: Single Family Homes

2. REVERSIONARY MAP

Reversionary Map reverting three (3) lots created by a Parcel Map to one lot.

3. TENTATIVE MAP

LEXINGTON CIRCLE

Property generally located on the southwest corner of Doolittle Avenue and Lexington Street, R-E zone (proposed R-1).

Owner/Subdivider: Dalton Properties, Inc.

No. of Acres: 2.05 No. of Lots: 10

- ITEMS 1, 2 and 3

ABEYANCE

MR. SAYLOR gave the staff report indicating all three items were necessary in order to complete the package. He stated there was a parcel map on this property which created three lots, and they have now filled a reversionary map to have just one lot. He stated the zoning is requested for R-1 to allow single family homes, and they have submitted the tentative map of the proposed area. Staff is recommending approval of all three items.

MR. WARD asked if there were any protests.

MR. SAYLOR indicated there was one approval but no protests.

DR. PARKER declared the public hearing open.

MR. JORDON, 1212 Doolittle, appeared and stated he had some questions.

MR. TUREGON, Engineer, appeared on behalf of the applicant. He stated Mr. Evan Williams, the applicant, was not here yet.

MR. JORDON stated he wished to know what kind of homes these would be, their price range, what type of construction they would be, etc.

MR. WARD asked how many homes there would be.

MR. TUREGON stated there would be ten (10) houses. He stated these would be for sale and not rented.

MR. MILLER asked if he knew the price range of the homes.

MR. TUREGON said "no".

MR. SAYLOR presented the plan to Mr. Jordon indicating the homes would be on standard 65' x 100' lots.

MR. JORDON stated they were worried about someone building small homes on small lots which would devalue their property. He stated many homes of this type on the westside were boarded up.

MRS. COLEMAN stated since the applicant was not there, they could wait for him to arrive.

CHAIRMAN PARKER stated they would hold this in abeyance until then.

A short time later, MR. EVAN WILLIAMS appeared and stated he was the applicant. He stated the homes would be three (3) and four (4) bedroom, one (1) and 3/4 bath, and be from 1,100 to 1,300 square feet in a price range of approximately \$33,000.

MR. WARD stated there were some people in the audience previously who expressed concern of what was being built; however, they had left.

MR. WILLIAMS stated they were building thirty-two (32) homes close to this location.

After further discussion, MR. JENKINS stated he felt, since people were concerned about this, it should be held until the next meeting and made a Motion that Z-30-77, the Tentative Map and Reversionary Map be held until the May 12, 1977 meeting.

Voting was as follows:

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

"NOES" - None.

Motion for ABEYANCE carried unanimously.

CHAIRMAN PARKER stated this would be heard by the Planning Commission on May 12, 1977, at 7:30 P.M.

4. Z-31-77

APPROVED

Application of LAS VEGAS CITY EMPLOYEES FEDERAL CREDIT UNION for reclassification of property legally described as that portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 35, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 35, Township 20 South, Range 61 East, MDB&M, The True Point of Beginning; Thence North 89°34' West 204.60 Feet; Thence through a curve to the left whose central angle is 90°12' and radius is 22.50 Feet; Thence South 0°14' West 79.73 Feet; Thence through a curve to the left whose central angle is 22°00' and radius is 444.00 Feet; Thence South 21°46' East 358.68 Feet; Thence through a curve to the right whose central angle is 22°00' and radius is 556.00 Feet; Thence South 0°14' West 193.09 Feet; Thence through a curve to the left whose central angle is 89°37' and radius is 20.00 Feet; Thence South 89°34' East 0.13 Feet to a point on the East line of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 35; Thence North 0°14' East along said East line 1,021.76 Feet to the True Point of Beginning, generally located on the Southeast corner of East Bonanza Road and North Maryland Parkway, from R-2 to C-1.

Proposed Use: Federal Credit Union Facility.

MR. SAYLOR gave the staff report. There were no letters of protest on record; however, there was an approval letter from the Housing Authority.

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

MR. G. SNIDER appeared on behalf of the Credit Union. He presented elevations and a rendering of the building.

MR. & MRS. MEL DAVID, 403 13th Street, appeared and asked what was on the boundary.

MR. SNIDER pointed out there would be no access on 13th Street.

MRS. DAVID said she felt people would be coming and going through the yards in the back.

MR. SNIDER stated there would be two accesses on Maryland Parkway and one exit on Bonanza. He stated they would grade the lot down and there would be a hedge of oleanders to the rear and landscaping. He indicated the rear was not intended for use and the setbacks were more than required.

MR. DAVID stated there were a lot of old people in this area, and they represent about six of them. He asked if a fence could be provided so the people could not drive or walk through.

MR. SAYLOR stated it was a common condition to require a wall for separation when commercial is going against residential and this would be normal.

MR. SNIDER pointed out the City might want right-of-way for an alley. He stated also there was a fifty foot (50') setback on the side. He indicated he did not feel the wall was necessary.

MR. SAYLOR pointed out there were no plans or proposals for the right-of-way indicated by Mr. Snider.

MR. SNIDER stated they would setback forty feet (40') from Bonanza.

MR. SAYLOR stated this was required on Bonanza and Maryland Parkway.

A representative of the Architect appeared and indicated the property drops off to the rear. He felt their proposal would be an improvement to the property and did not feel the fence was necessary since no one would be using that for access.

MR. DAVID asked if at least chain link fencing could be provided on those properties where there is no fence.

MRS. DAVID stated they did not want to stop this project but just wanted the protection of a fence.

MR. MILLER indicated this could be brought back in one year.

MR. SAYLOR stated he did not know of any situation where there is commercial against residential where the Commission did not require a wall.

After further discussion, CHAIRMAN PARKER declared the public hearing closed.

MRS. COLEMAN stated she agreed with Mr. Saylor indicating they have always tried to protect the property owners

against commercial. She felt the people should at least have the protection of chain link fencing and made a Motion for APPROVAL of Z-31-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Dedication of 20 ft. right-of-way for Bonanza Road and a radius corner as required by the Department of Public Services.
3. Installation of concrete curb and gutter along Maryland Parkway frontage as required by the Department of Public Services.
4. Installation of one street light on Bonanza Road and installation of concrete sidewalk and commercial driveway along Bonanza and Maryland Parkway frontage as required by the Department of Public Services.
5. Parking layout to meet the requirements of the Department of Community Planning and Development and the Traffic Engineer.
6. The properties abutting the east property line to be provided with a block wall if no adequate fencing exists or a chain link fence if acceptable to those property owners.
7. 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.
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. Miller, Dr. Parker, Mrs. Coleman, and Mr. Ward.
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this would be heard by the City Commission on May 18, 1977, at 9:00 A.M.

5. Z-32-77

Application of CAVANAUGH & CLELAND for reclassification of property legally described as a portion of Government Lot 4, Section 19, Township 20 South, Range 61 East, MDB&M, more particularly described as follows: Commencing at the Southwest corner of said Section 19; Thence South 89°56'09" East 996.12 Feet to the True Point of Beginning; Thence continuing South 89°56'09" East 345.70 Feet; Thence North 01°55'32" East 1109.64 Feet; Thence North 89°43'15" West

345.92 Feet; Thence South 01°54'45" West 1110.93 Feet to the True Point of Beginning, generally located on the north side of Vegas Drive, between North Decatur Boulevard and Parkchester Drive, from R-3 and C-1 to R-PD 15.

Proposed Use: Four-Plex Planned Development.

6. FINAL MAP

WILDWOOD MANOR

Property generally located on the north side of Vegas Drive, between North Decatur Boulevard and Parkchester Drive, R-3 and C-1 zone (proposed R-PD 15).

Owner: Cavanaugh & Cleland

Subdivider: M & L Enterprises

No. of Acres: 8.810 No. of Lots: 30

ITEMS 5 AND 6

APPROVED

MR. SAYLOR gave the staff report indicating the request was for R-PD 15; however, there would actually be less units than the number permitted by the R-3 zoning. He stated with the present zoning they could build higher density without a block wall. He stated since this is a decrease in density, staff would recommend approval. There were no protests on the zoning. He indicated the approval of this proposal; however, the Commission would be approving the two parking spaces provided per unit. He stated staff also recommends approval of the final map. He pointed out there would be alley access all around it and a long cul-de-sac in the center.

MR. JOHNSON, VTN, appeared representing M. L. Enterprises. He stated this had been discussed with the people on the surrounding properties and Public Services and Planning and they felt this was the best possible solution. He said they met with the people to the north and east.

MR. JOHN SHADER, 1653 Parkchester Drive, appeared, and stated he lives there and attended no meeting with the developers. He stated he purchased his property two years ago and felt this would have a bearing on property values.

MR. SAYLOR pointed out this property is presently zoned R-3 and had been for several years.

MR. SHADER stated they had raised the ground level in back of his house by four feet (4') and felt this would then be an invasion of his privacy.

MR. JOHNSON pointed out they did not border his property. He further pointed out they were at least 350 feet to the west and indicated this protestant bordered on Mr. Provenzano's property who was doing the work. He stated they intended to wall in the whole thing.

MR. SAYLOR informed Mr. Shader that he did not abut the property in question and was about 350 feet from this.

MR. OWEN NITZ appeared and indicated he lives close to this and his property backs next to Provenzano's property. He stated they did approve his development, but he was not entirely sure about this one. After discussion of this matter, Mr. Nitz indicated he did not object to the proposed development since it would be entirely walled.

AN UNIDENTIFIED MAN appeared and stated Provenzano was approved but all he had done so far was some grading and that stopped. He asked if this would revert back to R-1 zoning since nothing had been done. He further asked what could be done if this is not started.

MR. SAYLOR stated normally there is a one-year time. He told him he could come into the office and he could check Mr. Provenzano's file if he wished information on that item, but this was not the matter before the Commission tonight. He stated possibly Mr. Provenzano obtained an extension of time on his zoning.

MRS. JANETTE PARK appeared. She stated the block walls have diverted the flood waters right into her house and felt if another wall went up this would get worse.

MR. JOHNSON stated they did not intend to divert any flood water and indicated they would have to meet the requirements of Public Works.

After further discussion, MR. MILLER made a Motion for APPROVAL of Z-32-77 and the Final Map subject to the following conditions:

Z-32-77

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Drainage to be provided to meet the requirements of the Department of Public Services.
3. Conformance to the plot plan.
4. Conformance to code requirements and design standards of all City departments.

FINAL MAP - WILDWOOD MANOR

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

"NOES" - None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this (Z-32-77) would be heard by the City Commission on May 18, at 9:00 A.M.

7. Z-33-77

APPROVED

Application of BETTY C. BEEHLER for reclassification of property legally described as Lot 12, Block 1, Mayfair Tract #3 Amended Plat of Block 1, 2, and 3; and Lots 1 thru 21 inclusive of Block 4, located at 212 North 15th Street, on the east side of 15th Street between Stewart Avenue and Ogden Avenue, from R-1 to P-R.

Proposed Use: Office

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

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

MR. H. SANDERSON appeared and indicated they owned the property next door and were purchasing this. He indicated they would either remove the existing structure or fix it up. He stated there would be landscaping and parking.

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-33-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Parking layout to meet the requirements of the 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" - Mr. Jenkins, Mr. Miller, Dr. Parker, 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 May 4, 1977 at 9:00 A.M.

CHAIRMAN PARKER declared a five (5) minute recess at 8:30 P.M. indicating he would be excused and that Vice-Chairman Miller would chair the meeting. The meeting was reconvened by Vice-Chairman Miller at 8:35 P.M.

8. Z-34-77

APPROVED

Application of OLSON CONSTRUCTION COMPANY for reclassification of property legally described as: Parcel 1: Being a portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 5, Township 21 South, Range 61 East, MDM, described as follows: Commencing at the Southeast corner of said Section 5; Thence North 89°40'45" West 1279.32 Feet; Thence North 00°19'15" East 505.00 Feet to the True Point of Beginning; Thence North 89°40'45" West 1285.62 Feet; Thence North 00°19'15" East 105.00 Feet to a point of tangency with a curve concave Southeasterly and having a radius of 125.00 Feet; Thence Northerly along said curve through a central angle of 79° 56'32" an arc distance of 174.41 Feet to a point; Thence South 89°40'45" East 500.00 Feet; Thence North 00°15'00" East 262.00 Feet to a point on a curve concave Southerly and having a radius of 1060.00 Feet, a radial line to said point bears North 00°15'00" West; Thence Easterly along said curve through a central angle of 15°36'07" an arc distance of 288.64 Feet; Thence South 74°08'53" East 412.71 Feet; Thence South 00°19'15" West 340.86 Feet to the True Point of Beginning. Parcel 2: Being a portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 5, Township 21 South, Range 61 East, MDM, described as follows: Commencing at the Southeast corner of said Section 5; Thence North 00°53'12" East 1873.66 Feet; Thence North 89°06'48" West 60.00 Feet to the True Point of Beginning; Thence North 89°05'28" West 300.32 Feet; Thence South 00°53'12" West 1263.52 Feet;

Thence North 89°06'48" West 270.00 Feet to a point of tangency with a curve concave Northerly and having a radius of 2262.37 Feet; Thence Westerly along said curve, through a Central angle of 14°57'55" an arc distance of 590.92 Feet; Thence along a tangent line North 74°08'53" West 74.33 Feet; Thence North 00°19'15" East 127.01 Feet; Thence North 74°08'53" West 412.71 Feet to a point of tangency with a curve concave Southerly and having a radius of 1060.00 Feet; Thence Westerly along said curve through a central angle of 15°36'07" an arc distance of 288.64 Feet; Thence North 00°15'00" East along a radial line 540.00 Feet to a point on a curve concave Southerly and having a radius of 1600.00 Feet; Thence Easterly along said curve through a central angle of 15°36'07" an arc distance of 435.69 Feet; Thence South 74°08'53" East along a tangent line 521.05 Feet to a point of tangency with a curve concave Northerly and having a radius of 1600.00 Feet; Thence Easterly along said curve through a central angle of 14°57'55" and arc distance of 417.91 Feet; Thence North 00°53'12" East 736.26 Feet; Thence South 89°05'28" East 570.32 Feet; Thence South 00°53'12" West 135.00 Feet to the True Point of Beginning, generally located north of West Sahara Avenue, west of South Rancho Drive, east of Richfield Boulevard and south of West Oakey Boulevard, from R-1 to R-3 and R-PD7.

Proposed Use: Parcel 1 - 190 Unit Apartment Complex
Parcel 2 - 176 Unit Planned Development

MR. SAYLOR gave the staff report indicating this property is under a Commercial Resolution of Intent for a regional shopping center. He stated there was no action before the Commission about the property along Oakey. Oakey property is zoned R-1 and will be developed as R-1 with larger than normal lots. He stated the matter before the Commission tonight was the R-3 portion and the R-PD7. He stated that if the entire acreage was subdivided for R-1 lots, there would be as many units as are being requested for under this zoning action. He pointed out the units they were building under the R-PD7 would be sale units and not rentals. He stated the apartments would be at the southwest corner next to the Spanos apartment development and would consist of about 8.4 acres. He stated the total number of units they propose is that which could be built under the existing zoning so there would be no increase in density. In connection with the R-PD7, he indicated there would be a common wall and a zero lot line and instead of providing a common area, arrangements have been made wherein the developer will provide \$25,000 to the City for the development of Springhurst Park on Oakey which consists of approximately six (6) acres. He stated there would be two accesses on Oakey for the R-1 development and the R-PD7 would have access to Rancho. He stated the access for the apartments would be off Sahara and Richfield and there is a strip off Sahara for commercial and P-R. He stated it was brought to staff's attention that a notice had been sent to the property owners by a protestant describing a high density development, and staff felt these notices were erroneous in the description. Staff feels that that which is proposed is in keeping with the land use pattern in the area and in keeping with the price range of existing housing. Staff feels this is a good project. He stated the Developer is Mr. Floyd Wright who had had several projects in the County. He stated there was no development plan presented on the apartment project and staff would recommend if approved, that prior to development of the apartments, a plot plan be presented to the Commission. A further condition should be that the \$25,000 for the park be provided prior to approval of the final map.

MR. OWEN NITZ, Attorney at Law, appeared indicating the

engineer and developer were present. He felt this was a good proposal and indicated they would answer any questions.

MR. JOHN MIDBY appeared and gave a report to staff and the audience on the entire development proposal. He further presented a layout of the entire development and presented renderings. They felt this proposal was a good one and would be economically feasible.

MR. FLOYD WRIGHT appeared indicating the R-1 homes would be from 2,100 to 3,100 square feet in size one and two story of Spanish style with three homes per acre. He indicated they would bring in the plans when they are ready on the R-3 development. He pointed out these would be high price homes.

MR. WRIGHT stated the R-PD homes would be approximately 1,350 square feet in size and would start at \$50,000 to \$65,000 and two units would be on a lot ninety feet by one hundred five feet (90'x 105'). He indicated the R-1 homes would sell for between \$80,000 and \$100,000 and the two-story house would be over \$100,000.

MR. JENKINS asked if they would have a park.

MR. WRIGHT indicated they did not want to build adjacent to a park so they have offered the \$25,000 contribution toward Springhurst Park.

MR. SAYLOR indicated the park would be designed for uses so that it would not become a problem in the area. He said there would be no lighted ball diamonds but felt the uses would be tennis courts, picnic area, jogging track, etc.

MR. JENKINS asked when they would start construction on the homes.

MR. WRIGHT indicated they would start primarily on the R-1 thirty (30) days after final approval and shortly thereafter on the R-PD.

MR. NITZ pointed out that a great deal of time had gone into this presentation and he was well prepared to answer any questions the audience might have.

CHAIRMAN PARKER asked for a raise of hands for people in the audience protesting this matter, and there were approximately fifty (50).

MR. NED GILBERT, 3032 El Camino, appeared in protest indicating he had a petition signed by most of the owners. He stated many of the residents were not aware of this proposal and requested that this matter be held for sixty (60) days. He stated they were not opposed to the R-1 and felt the commercial on Sahara was proper but felt there might be a traffic problem. He felt this development would cause increased density and increased traffic and felt a study should be conducted on this and asked if the Commission did not postpone this that it be denied.

MR. SAYLOR pointed out that their proposal would result in an increase in density; but the traffic would be no worse than if completely developed with R-1.

MR. MIDBY also pointed out that the site plan would have a block wall which would preclude them from going into the Spanos development.

MR. TODD KIRKPATRICK, 2009 Westlund, appeared in protest. He felt this should not be taken lightly and that the total environment should be taken into consideration. He felt

there was a serious traffic problem at the intersection of Rancho and Sahara and felt this could make it worse. He stated that the plot map presented at the meeting was not available to them last Friday at 4:00 P.M. and felt there were discrepancies which would involve over 650 families. He felt a proper and accurate presentation should be made to the people who are surrounding this.

MR. RAY CULLEY, 2220 Glenheather, appeared in protest. He also felt there should be a delay in acting on this matter. He indicated some of the people were just made aware of this proposal and did not have the opportunity to look at the map.

MR. JENKINS asked if they would present their plans to the audience.

MR. GILBERT indicated they were representing several hundred people and would still like a 60 day delay.

VICE-CHAIRMAN MILLER indicated the Commission would take that into consideration.

AN UNIDENTIFIED MAN appeared and indicated he lived on Oakey and felt everyone in the area should have been notified.

BONNIE HORNING, 2604 W. Oakey, appeared and stated the shopping center proposal just came up about four years ago.

MR. SAYLOR stated it was approved in 1963.

MRS. HORNING stated at that time there was so much interest, they could not even fit all of the people in for the meeting. She stated there was a school in the area and they were worried about the children and the added traffic. She felt even though they were outside the radius of notification, they were still interested. She felt there was a traffic problem and they were concerned.

MR. MIDBY indicated if the shopping center had been developed this would have caused a more serious problem than the residential development proposed.

MR. PAUL WYNN, 2901 Gilmary, appeared. He stated they purchased homes there and were concerned about this development. He stated before he bought his home he checked the zoning and asked about the zoning.

MR. SAYLOR explained it had been under Resolution of Intent for a shopping center but presently they could build homes there.

MR. WYNN stated he was under the impression there was a school proposed in this area.

MR. SAYLOR stated at one time the school district did have a parcel of land for a proposed school; however, staff's latest information is that they will no longer build the school, and this will be a proposed park as indicated previously.

MR. WYNN stated he was concerned with sufficient schools in the area, the increased population, sewer facilities, fire facilities, etc.

VICE-CHAIRMAN MILLER pointed out that the Planning Commission had no jurisdiction over these matters.

MRS. COLEMAN asked Mr. Wynn to suggest what he felt should be done with this property.

MR. WYNN stated he was in favor of this development. He stated that, as a whole, the project looks good and obviously would not downgrade the area.

MR. SAYLOR pointed out that the requests are referred to other City departments and they would have to meet the City's requirements regarding the development.

MR. WYNN asked what would be developed first.

MR. MIDBY indicated the R-3 would be the last portion for development.

MR. WYNN suggested that the apartments not be built first.

MR. GILBERT stated he felt this should be delayed, and the Commission was entitled to hear all of the thoughts and arguments from people in the area.

MR. JENKINS stated their decision would be based upon whether the proposal was proper for the particular area in question. He felt people in the area had questions regarding the development but felt if these were answered, there would be no need for delaying action on the matter. He stated their question was whether or not this property should be zoned as requested.

MR. SAYLOR pointed out notification was provided as prescribed by law. He pointed out notices were sent within the prescribed 300' radius and the listings of home owners are obtained from the Tax Assessor's Office, and they are also published in the Review Journal and the Sun. He indicated proper notification had taken place.

VICE-CHAIRMAN MILLER indicated he felt proper notification had been provided and stated he would like to hear from some other people in the audience.

MR. AL LYMAN, 2309 El Camino, appeared in protest. He stated this would be against his back wall and asked where the condominiums would be.

MR. MIDBY stated they were one-story along Westlund.

MR. WILLIAM CHAIRSELL, 2204 Westlund, appeared in protest. He stated he felt the shopping center would be more compatible than houses because you can park cars better than people and requested this be delayed for thirty (30) days.

MR. WILLIAM FREEDMAN, 2704 Gilmary, appeared. He stated the proposed park would be right across from the new homes going up on Oakey. He stated they did not want a park there which would bring in people who smoke pot, etc., and he was opposed to it. He felt this would cause policing problems. He felt there would be a problem with the lights. He stated he wondered about a park in this type of development and asked if a study had been done in this respect.

MR. MIDBY stated the City planned the park, and they would make a donation toward the development.

MR. SAYLOR pointed out the City had many requests for a park in this area, and the land is undeveloped. He stated if the people in the area did not want the park, the City probably would not develop it.

MR. FREEDMAN stated the developer indicated they would buy it and build houses on it.

MR. SAYLOR suggested this be put down on paper and indicated

it should be representative of a majority of people in the area. He indicated at the discussions over the shopping center proposal, it was brought out that the people in the area wanted a park. He suggested a petition be submitted if they did not wish a park.

MR. FREEDMAN suggested the park not be built until those homes are developed and sold that will be across from it.

AN UNIDENTIFIED SPEAKER appeared and indicated he lived on Westlund, and the development backing up to Westlund would devalue his home.

MRS. KATHERINE HERBERT, 2208 Westlund, appeared. She stated she was adjacent to this property. She stated she had several questions but was more interested in seeing the plan than protesting it. She asked the setbacks from the rear.

MR. MIDBY pointed out the lot sizes and indicated these would be one story backing up to the two-story homes they have there. He indicated they would have 1.6 families to back to every residential lot.

MR. WALTER SKOCHENKO, 2400 W. Oakey, appeared and asked about the fences on Oakey.

MR. MIDBY pointed out they would have a fence because it would be very dangerous to have cars backing out onto Oakey. He stated the fence would be white slump stone.

MR. SKOCHENKO indicated he felt a wall on Oakey would look bad. He felt it would then look more like an alley than a street.

MRS. J. MAHAN, 2205 Westlund appeared. She stated her portion of the street was single family and stated she would be facing the R-PD and asked if the houses at the entrance there facing the R-1 homes could also be developed the same. She felt the R-PD's would have less value than the homes on that street.

MR. SAYLOR stated if that was a primary objection, probably the units on that street could be changed and developed with R-1.

MR. MIDBY stated they could take those three lots and develop them with R-1 on Westlund.

VICE-CHAIRMAN MILLER declared the public hearing closed and asked for a Motion.

MRS. COLEMAN stated she felt this was a good proposal and good use of the land and would be compatible with what is there and trust in the developer that the people in the area would not be disappointed in the homes they propose. She stated she agrees with the land use, and the lot sizes in many cases are larger than what is developed in the area. She felt this was a good proposal and was economically feasible and made a Motion for APPROVAL of Z-34-77, subject to the following conditions:

1. Existing Resolution of Intent to C-1 on this property and the proposed R-1 property to the north to be expunged.
2. Detailed plans and elevations to be approved by the Commission prior to development of the R-3 portion of the property.
3. The first three lots on the north side of El Cortez Avenue, immediately west of Rancho Drive to be zoned and developed as R-1, single family homes.

4. Construction of the R-1 and R-PD7 to be underway prior to start of construction on the R-3 apartment project portion of this property.
5. A 20 ft. sewer easement to be provided to connect the sewer line from El Camino Avenue abutting the A. G. Spanos apartments to some point on the north right-of-way line on Sahara Avenue as required by the Department of Public Services.
6. The payment of twenty-five thousand dollars (\$25,000.00) to the City to be made at the time the first final map is recorded. The money to be used in the development of Springhurst Park.
7. Conformance to the site plan as amended 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, and Mrs. Coleman.
"NOES" - Mr. Ward.

Motion for APPROVAL carried.

VICE-CHAIRMAN MILLER announced this matter would be heard by the City Commission on May 18, 1977 at 9:00 A.M.

9. Z-35-77

APPROVED

Application of UNITED PLUMBING AND HEATING, INC. for reclassification of property legally described as the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, MDB&M, generally located on the west side of North Lamb Boulevard and the north side of East Washington Avenue from R-E to R-T.

Proposed Use: Mobile Home Park.

MR. SAYLOR gave the staff report. He stated there should be a six foot (6') wall on the south side of Washington and only modern trailers would be accommodated. There were no protests.

MR. BOB SHARP of Nevada Properties appeared indicating Mr. Gary Wilson, the architect, was also present. He stated this would be divided into two parks, one for adults and one for families. He stated 60% of the spaces would be for double-wide trailers.

MRS. COLEMAN asked if there would be a bridge across the channel.

MR. SHARP said "no". He stated they felt they would just provide landscaping along there.

MR. WILSON stated the problem with this channel is that there is to be additional excavation.

MRS. COLEMAN stated her concern was for small children if there was no fence. She stated it would be her recommendation that a fence of chain link be provided on the family portion of the park along the channel.

VICE-CHAIRMAN MILLER 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-35-77, subject to the following conditions:

1. A chain link fence along the boundary of the family park portion of the development which abuts the drainage channel to be provided as required by the Department of Community Planning and Development.
2. A 6 ft. masonry wall to be constructed along the south side of East Washington Avenue as required by the Department of Community Planning and Development.
3. Only "modern" mobile homes to be permitted in this development.
4. Installation of half-street improvements along Lamb Boulevard and installation of sidewalk and street lighting along Washington Avenue as required by the Department of Public Services.
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. 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, Mrs. Coleman and Mr. Ward.
 "NOES" - None.

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced this would be heard by the City Commission on May 18, 1977, at 9:00 A.M.

10. TENTATIVE MAP
 CHARLESTON RAINBOW
 UNIT 15-A

Property generally located at the northwest corner of Charleston Boulevard and Buffalo Drive, R-1 zone.
 Owner/Subdivider: Sproul Homes of Nevada
 No. of Acres: 9.827 No. of Lots: 39

11. FINAL MAP
 CHARLESTON RAINBOW
 UNIT 15-A

Property generally located at the northwest corner of Charleston Boulevard and Buffalo Drive, R-1 zone.
 Owner/Subdivider: Sproul Homes of Nevada
 No. of Acres: 9.827 No. of Lots: 39

ITEMS 10 AND 11

APPROVED

MR. NULL gave the staff report indicating the C-1 portion was not a part of this Tentative Map. He stated Nevada Power has indicated a power easement should be shown across Lots 1, 2 and 3 of Block 1. He stated there should also be a condition that there be no vehicular access from the rest of the lots backing up to Buffalo and Charleston, and there should be a six foot (6') masonry wall along Buffalo Drive, West Charleston and the proposed commercial site next to the residential units. He pointed out the cul-de-sac is twenty feet (20') longer than the design standard of 400 feet. He indicated there must also be an agreement between the developer and the City to provide off-site improvements on the Buffalo Drive alignment and this must be submitted and accepted prior to recordation of the final map. He stated with these and the normal conditions staff would recommend approval of the Tentative and Final Map.

MR. CHARLIE JOHNSON, VTN, appeared and stated this was previously approved and they would agree to the conditions.

MR. JENKINS made a Motion for APPROVAL of the Tentative Map and Final Map subject to the conditions as follows:

Tentative Map:

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. A 6 ft. masonry wall shall be constructed along Buffalo Drive, West Charleston Boulevard and the proposed commercial site next to the residential units.
3. There shall be no vehicular access from the lots backing up to Buffalo Drive and Charleston Boulevard.
4. Forty feet (40') of off-site improvements consisting of sidewalk, curb, gutter, paving and street lighting will be required on the West Charleston Boulevard frontage and full street improvements on the interior streets as required by the Department of Public Services.
5. An agreement between the developer and the City to be provided regarding the off-site improvements on Buffalo Drive alignment. Such agreement to be submitted and accepted prior to recordation of the final map as required by the Department of Public Services, and dedication as required for Buffalo Drive.
6. Street names shall be provided in accord with the City's Street Name Policy.
7. Show location of Power Company easement across Lots 1, 2 and 3 of Block 1.
8. Subject to all conditions of City departments and State Subdivision Statutes.

Final Map:

1. Meet the conditions of approval under the Tentative Map for Charleston Rainbow Unit #15-A.
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. Miller, Mrs. Coleman and Mr. Ward.
"NOES" - None.

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced the Tentative Map would be heard by the City Commission on May 18, 1977, at 9:00 A.M.

12. TENTATIVE MAP
KINGSWOOD ESTATES
UNIT #2

Property generally located on the north side of Vegas Drive, between Torrey Pines and Jones Boulevard, R-1 zone.
Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 17.9 No. of Lots: 74

13. FINAL MAP
KINGSWOOD ESTATES
UNIT #2

Property generally located on the north side of Vegas Drive, between Torrey Pines and Jones Boulevard, R-1 zone.
Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 17.9 No. of Lots: 74

ITEMS 12 AND 13

APPROVED

MR. NULL gave the staff report indicating Public Services wanted a paving transition and barricade at the west end of Vegas Drive. He indicated there also would have to be drainage provisions and a fifteen inch (15") VCP sewer line coming out to Vegas Drive and extended to the west and stubbed to be available for future connection on this alignment. He indicated with these conditions and the normal staff requirements, staff would recommend approval of the Tentative Map and Final Map.

MR. WARD made a Motion for APPROVAL of the Tentative Map and Final Map subject to the following conditions:

Tentative Map:

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. Half-street improvements consisting of curb, gutter, sidewalks, paving and street lighting to be required on Vegas Drive and full improvements to be provided on the interior streets as required by the Department of Public Services.
3. A paving transition and barricade to be required at the west end of Vegas Drive as required by the Traffic Engineering Department.
4. A 15" VCP sewer line will be required coming out to Vegas Drive and be extended to the west and stubbed at the tract boundary line to be available for future connection on this alignment as required by the Department of Public Services.
5. Drainage provisions to meet the requirements of the Department of Public Services.
6. Street names shall be provided as required by the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Final Map:

1. Conformance to the conditions of approval under the Tentative Map for Kingswood Estates Unit #2.
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. Miller, Mrs. Coleman and Mr. Ward.
"NOES" - None.

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced the Tentative Map would be heard by the City Commission on May 18, 1977 at 9:00 A.M.; however, this item was considered by the City Commission on May 4, 1977.

14. TENTATIVE MAP

SUNNYVALE

APPROVED

Property generally located on the south side of Ellis Avenue, west of Desert Lane, R-1 zone.

Owner/Subdivider: G. J. Edwards
No. of Acres: 2.5+ No. of Lots: 8

MR. NULL gave the staff report indicating this was a proposed cul-de-sac with eight lots. He indicated there were existing structures on the property which would have to be removed or relocated to meet setback and Code requirements. He stated the map would also have to be amended to have the subdivision boundary include the south half of Ellis Avenue. He stated with these and the normal requirements, staff would recommend approval.

MR. RALPH KRAEMER, 3300 W. Sahara, appeared and indicated they would comply with the requirements of staff.

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. Amend the subdivision boundary to include the south half of Ellis Avenue.
3. The existing structures on the property are to be removed or relocated in accordance with Code requirements.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced this would be considered by the City Commission on May 18, 1977 at 9:00 A.M.

15. Z-55-72

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by TEDDY RICH ENTERPRISES and SAFEWAY STORES, INC. to allow construction of a Safeway store and future plan for additional development of property generally located on the south side of West Sahara Avenue, east of Valley View Boulevard, C-1 (under ROI).

MR. NULL gave the staff report indicating the location of the existing Safeway store; however, they intended to lease the present store and construct a new one. Staff recommends there be a screening wall provided to hide the loading area at the rear of the new store. He stated there was sufficient parking provided. He stated on the plot plan they do show a cut in the existing block wall behind the present Safeway store, and the wall was a requirement under the previous approval. He indicated if they wish the cut in the wall to allow for the entrance of delivery trucks, this access location and size should be determined by the Department of Community Planning and Development. He indicated with these and the normal conditions, staff would recommend approval.

MR. S. THURSBY, Safeway Stores, appeared. He indicated the new store would be 38,000 square feet as opposed to the existing store which is 22,000 square feet.

MR. TAM appeared and indicated they would like to have the cut in the wall.

MR. NULL stated the location and size of the opening would be up to staff.

After further discussion, MRS. COLEMAN made a Motion for APPROVAL of Z-55-72, subject to the following conditions:

1. A screening wall to be constructed at the rear of the store to screen the loading area as required by the Department of Community Planning and Development.
2. Size and location of an opening in a section of the south wall to allow for delivery truck access to be determined 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" - Mr. Jenkins, Mr. Miller, Mrs. Coleman and Mr. Ward.
"NOES" - None.

Motion for APPROVAL carried unanimously.

16. Z-71-64

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by JOHN ROBARTS to allow retail stores on property generally located on the southeast corner of Sahara Avenue and Las Verdes Street, C-1 zone.

MR. NULL gave the staff report indicating this was a former gas station site. He indicated the request now was for retail stores. He indicated a parking plan should be approved by the Department of Community Planning and Development and Traffic Engineering since the spaces are not shown at the proper length and the curb cuts should be closed where not used. He indicated the retaining wall existing presently should also be shown as being removed. He indicated with these and the normal conditions, staff would recommend approval.

MRS. COLEMAN stated she would make a Motion for APPROVAL with the conditions of staff and that the roof mechanics be screened all the way around as follows:

1. Parking layout to meet the requirements of the Department of Community Planning and Development and the Traffic Engineer.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be completely screened.
5. Conformance to the plot plan as amended to reflect the above conditions.
6. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

17. STREET NAME CHANGE

APPROVED

Request by VEGAS VILLAGE SHOPPING CENTER for a Street Name Change (Almond Tree Lane).

MR. NULL gave the staff report indicating this was a request by the Vegas Village Shopping area for a street name change for the streets known as Gem and San Pedro. He indicated it would be used in connection with the proposed shopping plaza known as Almond Tree. He stated in the future they propose to submit a street vacation for this property; however, in the interim, they propose this street name change.

MRS. COLEMAN made a Motion for APPROVAL.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE-CHAIRMAN MILLER announced this would be heard by the City Commission on May 4, 1977 at which time they would set a date for public hearing.

18. AV-4-77

APPROVED

Administrative Variance requested by BURTON D. BEAUCHAMP to allow two lots, each having 19,994 square feet where 20,000 square feet is required on property generally located at the southwest corner of Gowan Road and Thom Boulevard, R-E zone.

MR. NULL gave the staff report indicating this was a minor request and staff would recommend approval subject to the normal conditions.

MRS. COLEMAN made a Motion for APPROVAL of AV-4-77 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:

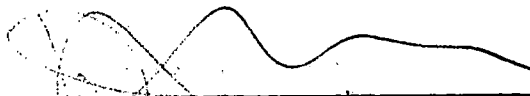
"AYES" - Mr. Jenkins, Mr. Miller, Mrs. Coleman and Mr. Ward.
"NOES" - None.

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 10:50 P.M.

CITY PLANNING COMMISSION


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

DJS:KT:rw