

AGENDA
CITY PLANNING COMMISSION
MAY 12, 1977

RECEIVED
MAY 5 1 55 PM '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:

MINUTES:

Approval of the Minutes for the City Planning
Commission meeting held March 22, 1977.

ITEMS:

1. TENTATIVE MAP

RANCHO BONITA ESTATES

Property generally located on the southwest corner
of Oakey Boulevard and Rancho Drive, R-1 zone.
Owner/Subdivider: Durable Development, Inc.
No. of Acres: 46.8 No. of Lots: 140

2. TENTATIVE MAP

HOMESTEAD ESTATES

Property generally located on the east side of
Tonopah Highway, between Gilmore and Gowan Road,
R-E zone.
Owner: C. F. Ruthe, et al
Subdivider: Johnny Ribeiro Builders
No. of Acres: 60+ No. of Lots: 109

3. Z-61-75

EXT. OF TIME

Six-month extension of time requested by FIDELITY
REALTY COMPANY to allow for completion of shopping
center plans on property located at the southeast
corner of 25th Street and Bonanza Road, (under ROI
to C-1).

4. Z-5-66

PLOT PLAN REVIEW

Plot Plan Review requested by ELDON GRAUBERGER
to allow a real estate office on property located
at 4400 West Charleston Boulevard, ROI to P-R.

5. FINAL MAP

MONROE MANOR

Property generally located at the northwest corner
of Monroe Avenue and "J" Street, R-1 zone.
Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 6.21 No. of Lots: 32

6. AV-5-77

Administrative Variance requested by ROBERT HARRIS
to allow an additional apartment unit on property
located at 332 North 14th Street, R-3 zone.

7. Z-36-77

Application of MICHAEL, VICKI AND RUTH LYON for
reclassification of property generally located
north of East Charleston Boulevard behind McDonald's
Restaurant with driveway access to South 28th Street
from R-1 to C-1.

Proposed Use: Access and Parking.

8. Z-37-77

Application of JERRY HERBST for reclassification
of property generally located on the north side of
West Oakey Boulevard, west of Arville Street and
east of Decatur Boulevard from R-E to R-PD 16.
Proposed Use: Medium Density Condominium
Development.

9. Z-38-77 Application of GENE R. WRIGHT for reclassification of property located at 1414 South Eastern Avenue, on the southwest corner of Bracken Avenue and Eastern Avenue from R-1 to P-R.
Proposed Use: Office
10. Z-39-77 Application of EARL THOMAS for reclassification of property generally located 170 feet north of West Washington Avenue between Ironwood Drive and Pyramid Drive from R-E to R-1.
Proposed Use: Single Family Homes.
11. Z-40-77 Application of NAMOW CORPORATION, ET AL, for reclassification of property generally located on the west side of South Rancho Drive, the south side of Palomino Lane and the north side of West Charleston Boulevard from R-1, R-E and C-D to C-1 and R-E.
Proposed Use: C-1 - Shopping Center.
R-E - Single Family Homes.
12. Z-41-77 Application of RICHARD KIRK, ET AL, for reclassification of property generally located at the northeast corner of Tara and Arville from R-E to R-3.
Proposed Use: 212-unit apartment project.
13. Z-30-77 Application of DALTON PROPERTIES, INC. for reclassification of property generally located on the southwest corner of Doolittle Avenue and Lexington from R-E to R-1.
(Abeyance Item) Proposed Use: Single Family Homes.
14. REVERSIONARY MAP Property generally located at the southwest corner of Doolittle Avenue and Lexington, R-E zone.
(Abeyance Item) Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 2.05 No. of Lots: proposed 1
15. TENTATIVE MAP Property generally located on the southwest corner of Doolittle Avenue and Lexington, R-E zone (proposed LEXINGTON CIRCLE R-1).
(Abeyance Item) Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 2.05 No. of Lots: 10
16. Z-15-77 Application of MR. & MRS. THEODORE BOSSART for reclassification of property generally located on the east side of Arville Street, between Del Monte Avenue and West Oakey Boulevard from R-E to R-1.
(Abeyance Item) (Referred back from City Commission for consideration to R-PD2.)
17. Z-76-69 Request for a Plot Plan Review and Use Review requested by DONALD S. DRAPER to allow the construction of a PLOT PLAN REVIEW & USE REVIEW cocktail lounge on property located at 2116 Paradise Road, C-1 zone.

18. REVISED TENTATIVE MAP

WOODLAND HILLS

Property generally located east of the Municipal Golf Course, between Vegas Drive and Washington Avenue, R-1 zone.

Owner/Subdivider: Crestmont Corporation

No. of Acres: 39.2 No. of Lots: 140

RECEIVED

MAY 5 1 55 PM '77

CITY CLERK

RECEIVED

JUN 28 3 43 PM '77

CITY CLERK

MINUTES

CITY PLANNING COMMISSION

MAY 12, 1977

- CALL TO ORDER: A regular meeting of the City Planning Commission was called to order by Chairman Parker at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.
- PRESENT: Chairman Parker, Mrs. Coleman, Mr. Miller, Mr. Jenkins, Mr. Tiberti and Mr. Ward (Mr. Ward excused at 11:00 P.M.).
- EXCUSED: 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 Gardner, Planning Assistant.
Kathleen M. Tighe, Recording Secretary.
- MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the City Planning Commission meeting held March 22, 1977, as mailed. Motion carried unanimously.
- ITEMS:
1. TENTATIVE MAP
RANCHO BONITA ESTATES
APPROVED
- Property generally located on the southwest corner of Oakey Boulevard and Rancho Drive, R-1 zone.
Owner/Subdivider: Durable Developers, Inc.
No. of Acres: 46.8 No. of Lots: 140
- MR. SAYLOR gave the staff report indicating some of the cul-de-sacs were slightly longer than the Ordinance stipulation of 400 feet; however, this deviation can be approved by the Planning Commission. He pointed out the lots were larger than the normal R-1 lots and were approximately 95' x 100'. He indicated there would have to be an easement for sewer and drainage between lots 64 and 65; 5 and 6; and 17 and 18. He pointed out there was a park site proposed in the area and staff did have some discussion on the feasibility of bringing a street from Sahara to Oakey, but felt even if this might provide better circulation, it would cause problems that did not warrant it. He stated with the sewer easement indicated and the normal conditions, staff would recommend approval.
- MRS. COLEMAN asked if there were any plans to widen Oakey. MR. SAYLOR said "no", not beyond the 80 ft. width.
- MR. RICH PERKINS, 3536 Miramar, appeared and stated they would agree to the conditions of staff.
- MR. JENKINS made a Motion for APPROVAL of the Tentative Map of Rancho Bonita Estates 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. An easement for sewer and drainage between Lots 64 and 65; 5 and 6; and 17 and 18.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

2. TENTATIVE MAP
HOMESTEAD ESTATES
APPROVED

Property generally located on the east side of Tonopah Highway, between Gilmore and Gowan Road, R-E zone.

Owner: C. F. Ruthe, et al

Subdivider: Johnny Ribeiro Builders

No. of Acres: 60+ No. of Lots: 109

MR. SAYLOR gave the staff report indicating there were some problems involved. He indicated there was a problem due to the fact a portion was zoned C-2. He pointed out the conditions required by staff for an amendment of the subdivision to exclude that portion from a point approximately 195 feet east of Bradley to the Tonopah Highway; that all lots would have to meet the minimum size requirements; that the developer would be responsible for half-street improvements on Thom from Gilmore to Gowan; redesign of the intersection of Gowan and Thom to transition to meet the alignment of Thom south of Gowan Road; sanitary sewer facilities to be provided in accord with the Public Services Department and the normal conditions. He stated with these conditions staff would recommend approval.

MR. CHUCK RUTHE appeared and stated they would apply for the proper zoning and would comply with the recommendations of staff.

MR. SAYLOR further stated there are no City sewer facilities immediately available and there has been some indication from the Health Department they may not allow septic tanks. The City is trying to put together a way to get the sewer closer to this property.

After discussion, MR. JENKINS made a Motion for APPROVAL of the Tentative Map of Homestead Estates subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve months (12). 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. Amendment of the subdivision to exclude that portion from a point approximately 195 feet east of Bradley to the Tonopah Highway.
3. That all lots meet minimum size requirements.
4. That the developer be responsible for half-street improvements on Thom Boulevard from Gilmore to Gowan.
5. Redesign of the intersection of Gowan and Thom Boulevard to transition to meet the alignment of Thom south of Gowan Road.
6. Sanitary sewer facilities to be provided in accord with the requirements of the Public Services Department.
7. Street names to be provided in accord with the City's Street Name Policy.
8. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

3. Z-61-75

EXTENSION OF TIME

APPROVED

Six-month extension of time requested by FIDELITY REALTY COMPANY to allow for completion of shopping center plans on property located at the southeast corner of Eastern Avenue and Bonanza Road, (under ROI to C-1).

Original approval: 6-16-76
No previous extensions.

MR. SAYLOR gave the staff report indicating staff had no objection to the extension.

MR. DAN BYRON appeared and indicated they would like one year, but this probably is not necessary since they will have the black-top done within the six-month period. He stated they just purchased this property and already have some tenants.

MR. JENKINS made a Motion for APPROVAL of Z-61-75 subject to the following conditions:

1. All requirements imposed by ordinances adopted subsequent to the initial approval of this application shall be adhered to.
2. Extension of time to be for a time period of six months.
3. Subject to all previous conditions of approval imposed on Z-61-75.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

4. Z-5-66

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by ELDON GRAUBERGER to allow a real estate office on property located at 4400 West Charleston Boulevard, ROI to P-R.

MR. SAYLOR gave the staff report indicating the property fronts on Charleston with parking to the rear. He stated there is an indication on the plot plan where there is lawn that this might be future parking. He said this approval should not include the lawn area for parking. He stated if there is any further parking in the future, then staff would have to recommend planters be provided if the lawn is removed on that portion. He stated with this stipulation, staff would recommend approval.

MR. GRAUBERGER, 617 Cline, appeared and stated he would agree with the requirements of staff.

MR. TIBERTI made a Motion for APPROVAL of Z-5-66, 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. The existing lawn area to remain as a landscaped lawn area.
5. Conformance to the plot plan to reflect the above conditions.
6. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP

MONROE MANOR

APPROVED

Property generally located at the northwest corner of Monroe Avenue and "J" Street, R-1 zone.

Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 6.21 No. of Lots: 32

MR. SAYLOR gave the staff report indicating the tentative map was recently approved. The subdivision is surrounded by four streets and is for a single family development. He stated a slight adjustment of right-of-way will be

necessary which is actually an exchange; however, this is being consummated. This is in conformity with the tentative and staff recommends approval subject to the normal conditions.

MR. MILLER made a Motion for APPROVAL of the Final Map of Monroe Manor 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" - Dr. Parker, Mrs. Coleman, Mr. Miller,
Mr. Jenkins, Mr. Tiberti and Mr. Ward.
"NOES" - None.

Motion for APPROVAL carried unanimously.

6. AV-5-77

APPROVED

Administrative Variance requested by ROBERT HARRIS to allow an additional apartment unit on property located at 332 North 14th Street, R-3 zone.

MR. SAYLOR gave the staff report indicating this was an odd-shaped property. He stated the property would accommodate six (6) units and they wished one additional unit. He said the deficiency is 2.8%, well within the 5% allowance. He said there was adequate parking provided.

MR. TIBERTI made a Motion for APPROVAL of AV-5-77, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. Z-36-77

APPROVED

Application of MICHAEL, VICKI AND RUTH LYON for reclassification of property legally described as that portion of the Southeast Quarter (SE $\frac{1}{4}$) 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 300.03 feet; thence South 89°32'18" East 70.01 feet to the true point of beginning; thence continuing South 89°32'18" East 200.02 feet thence South 01°12'30" West 50.01 feet; thence South 89°32'18" East 150.01 feet; thence North 01°12'30" East 70.01 feet; thence North 89°32'18" West 350.03 feet; thence South 01°12'30" West 20.00 feet to the true point of beginning, generally located north of East Charleston Boulevard behind McDonald's Restaurant with

driveway access to South 28th Street, from R-1 to C-1.
Proposed Use: Access and parking.

MR. SAYLOR gave the staff report indicating the parcel in question was on the rear portion of both McDonald's and the Fire Station. He said this would allow access to 28th Street and allow more parking. He said there was landscaping indicated. He pointed out if approved, they would need a parcel map separating this from the parcel to the north. Staff would recommend approval subject to this condition and the normal requirements. There were no protests.

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

MR. PHILIP SPHERE, 1122 Lenear, San Diego, appeared on behalf of the applicants. He indicated they would comply.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-36-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Approval of a parcel map separating this parcel from the parcel to the north.
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. Parking layout to meet the requirements of the Traffic Engineer and the Department of Community Planning and Development.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

8. Z-37-77

DENIED

Application of JERRY HERBST for reclassification of property legally described as that portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, MDB&M, described as follows:

Commencing at the southeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 6; thence North 89⁰45'23" West 534.92 feet to the true point of beginning; thence North 0⁰17'07" East 299.16 feet; thence North 89⁰41'58" West 795.75 feet; thence South 1⁰28'02" West 300.02 feet; thence South 89⁰45'23" East 801.94 feet to the true point of beginning excepting therefrom the South 40 feet, generally located on the north side of West Oakey Boulevard, west of Arville Street and east of Decatur Boulevard from R-E to R-PD 16.

Proposed Use: Medium Density Condominium Development.

MR. SAYLOR gave the staff report indicating they were requesting permission to have 16 units per acre; whereas, R-1 would only allow about 4 $\frac{1}{2}$ units per acre. He stated the density requested would be between the density of R-2 and R-3. He indicated these would be condominium units with access from Oakey only and they would provide parking and landscaping. He pointed out that in the middle of this development and to the north is a proposed recreation area. He stated staff had received several letters of protest, and there were probably people in the audience regarding this matter.

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

MR. GEORGE SMITH, SEA ENGINEERING, appeared. He stated they had held meetings with the home owners and they had changed the plan to relocate the recreation area to the south. He further stated the units adjacent to the north line would be only one story on the back half, and there would be no windows on the ones that face the north line. They felt this would provide adequate buffering and maintain privacy. He stated by revising the plan, they would now only have 72 units instead of 80 units. He presented a rendering of the new layout. He said one item at the meeting was the density of this project. He said with the land cost and the cost due to a caliche problem, they felt this was the only way the project would be economically feasible. He pointed out these would be sold and were not rental units and would start at \$40,000 and range from 900 sq. ft. to 1,300 sq. ft. He stated another item brought up at the meeting was that this was an alternative to apartments that could go in this area. He said these would be owners with a Home Owners Association. He said another item mentioned was the increased traffic and congestion in the area. He pointed out Oakey was an 80 ft. street and there would be access to Oakey. He said he did not feel they could base their decision on this as a traffic or congestion problem.

CHAIRMAN PARKER asked the people to stand who were in the audience in protest of this matter and approximately 40 people stood.

EUGENIA OHRENSCHALL appeared. She stated she was not here to protest this, but did have some questions. She said that she thought according to the Las Vegas General Plan that this area was suburban and asked how many homes could be built as recommended by the General Plan.

MR. SAYLOR stated the General Plan did not specify in terms of "x number of houses" on a particular piece of property. It was a General Plan and makes recommendations for an entire area. He said the General Plan was a very comprehensive document and he would be glad to discuss it with her if she would come to the office.

JILL PATZER, 4501 Del Monte, appeared in protest and submitted a petition signed by 145 residents in the area. She felt this development would decrease the value of her home. She further felt this would cause traffic congestion and be dangerous to the children in the area. She stated she attended the meeting they had, but was also protesting the increased density. She said these would be at a much lower price range than the homes in the area. She said this was a residential area and did not see why it could not remain that way.

MR. R. MAINOR, 1500 Flag Circle, appeared in protest stating his reasons for protesting as being the increase of children in the schools, traffic, etc. He said his concern was for the safety of his children and with this type of development there would be an increase in congestion and crime.

MISS NOBEL, 1612 Metropolitan, appeared in protest. She presented two letters to the Board. She felt by allowing this development it would decrease her property value.

MR. FRANK THACKER, 4516 Hillcrest, appeared in protest. He stated he did not feel this should be developed with apartments or condominiums.

MR. SMITH reappeared. He said with the cost of the land, single family homes would not be economically feasible. He felt to develop homes on this property, they would have to run about \$90,000 and did not feel people would buy homes on Oakley for \$90,000. He presented an elevation of their proposal.

MRS. COLEMAN indicated she did not think they were very attractive.

MR. SMITH indicated they were 8-plexes.

MISS NOBEL said they they attended the meeting, they were told these would be 2 and 4-plexes.

After further discussion, CHAIRMAN PARKER closed the public hearing.

MR. TIBERTI indicated he would abstain from voting because his son was involved with this project.

MR. MILLER stated he could understand the applicant's problem, but also appreciated the home owners' problems and felt this request was for too heavy a density and made a Motion for DENIAL of Z-37-77.

Voting was as follows:

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

Motion for DENIAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

9. Z-38-77
APPROVED

Application of GENE R. WRIGHT for reclassification of property legally described as Lot 10, Block 17, Bel Air Tract #2, located at 1414 South Eastern Avenue, on the southwest

corner of Bracken Avenue and South Eastern Avenue from R-1 to P-R.

Proposed Use: Office.

MR. SAYLOR gave the staff report indicating everything was in order and staff would recommend approval.

MRS. COLEMAN asked if they needed a fence to the west.

MR. SAYLOR stated there was a 6 ft. high block wall along the residential property indicated and this would have to be stepped down at the street as required.

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

MR. MILLER made a Motion for APPROVAL of Z-38-77, subject to the following conditions:

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

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

10. Z-39-77

APPROVED

Application of EARL THOMAS for reclassification of property legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 30, Township 20 South, Range 61 East, MDB&M, described as follows: Commencing at a point in the west line of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 30 a distance of

210.0 feet northerly from the southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 30; thence North 0°48'16" East 210.0 feet; thence North 89°25'46" East 311.02 feet; thence South 0°48'16" West 210.0 feet; thence South 89°25'46" West 311.02 feet to the point of beginning, generally located 170 feet north of West Washington Avenue, between Ironwood Drive and Pyramid Drive, from R-E to R-1.

Proposed Use: Single Family Homes.

MR. SAYLOR gave the staff report indicating a while back the City had approved R-1 zoning for the property located between West Washington and Vegas Drive and between Twin Lakes Country Club Estates and Twin Lakes. He pointed out that a small piece owned by someone else had been left out, and this owner has now consented to include his property in the subdivision. He stated the piece in question is completely surrounded by R-1. He said when the other R-1 portion was approved, it was conditioned upon meeting the requirements in a letter from Harold Shydler under Z-2-76 to Charles W. Johnson. Staff would recommend if approved, that this request be conditioned upon meeting the requirements in that letter also. There were no protests.

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

MR. SHYDLER, 804 Chabot Drive, appeared. He stated they had worked out an arrangement with the owner to the west previously indicating they would put single story homes backing to their homes which was an acceptable arrangement. He stated the original agreement with the owners on Ironwood called for 90 foot lots. He stated they have four lots and 380 feet; however, due to the shape of the property, the four lots cannot all be 90 feet wide, but that two lots would be larger and two lots would be smaller. He stated this, however, would not change the number of houses. He stated they did present the plot plan to the attorney who represented Charles Johnson and he felt this complied.

MR. SAYLOR stated in order to protect the property owners who are unaware of the two smaller lots, there should be some type of approval from them in writing. He indicated something from the attorney would probably be acceptable.

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

After discussion, MRS. COLEMAN made a Motion for APPROVAL of Z-39-77, subject to the following conditions:

1. Conformance with the stipulations set forth in a letter dated February 10, 1976, to Charles W. Johnson from the developer Harold Shydler, under Z-2-76.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

11. Z-40-77

DENIED

Application of NAMOW CORPORATION, ET AL, for reclassification of property legally described as Parcel 1: The East Half ($E\frac{1}{2}$) of the East Half ($E\frac{1}{2}$) of the East Half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, MDB&M, except the North 30 feet. Parcel 2: That portion of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section 32, 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 Southeast Quarter ($SE\frac{1}{4}$) of said Section 32; thence South $89^{\circ}39'20''$ East 443.0 feet; thence North $0^{\circ}03'40''$ East 40.0 feet to the north right-of-way line of West Charleston Boulevard as the same existed November 2, 1962; thence continuing North $0^{\circ}05'40''$ East 250 feet to a point in the south line of the land described in deed to G. W. Tueller, recorded August 2, 1955, as document No. 53997 of Official Records, of said County, the true point of beginning; thence North $0^{\circ}59'37''$ East 935.59 feet; thence along a tangent curve to the left having a radius of 20 feet, subtending an angle of $98^{\circ}31'57''$ an arc length of 31.60 feet to the south right-of-way line of Palomino Lane; thence North $89^{\circ}32'55''$ West along the south line of Palomino Lane 435.08 feet; thence South $0^{\circ}06'20''$ West 965.1 feet to the southwest corner of the aforementioned parcel conveyed by Document No. 53597; thence South $89^{\circ}38'48''$ East 443.0 feet more or less to the true point of beginning, generally located on the west side of South Rancho Drive, the south side of Palomino Lane and the north side of West Charleston Boulevard, from R-1, R-E and C-1 to C-1 and R-1 and R-E to R-E. Proposed Use: Shopping Center and Single Family Homes.

MR. SAYLOR gave the staff report indicating at one time there was a hospital approved for this property; however, there was also an application for apartments denied. He pointed out there was commercial zoning immediately to the east and along Charleston. He stated there is frontage on both Charleston and Palomino; however, a strip of land along the south side of Palomino about 200 feet deep is to remain and be developed with R-E single family homes. He said by doing this, it would control the spread of anything but R-E further north along Rancho. He said they will also have a shopping center, and there is adequate circulation, parking, landscaping, etc. He pointed out there was one lot on Charleston which has C-D zoning, and staff would recommend approval subject to the condition that this one lot remain C-D. He stated there were two approvals on record and a petition of protest from 8 commercial property owners in the area. He presented an elevation of the proposed development.

MR. TIBERTI asked what the treatment was adjoining the R-E lots.

MR. SAYLOR stated there would be a wall and a landscaping strip as part of this development.

MRS. COLEMAN stated she felt people might have difficulty getting in there with the curve right there.

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

MR. HERB JONES, Attorney at Law, appeared representing the applicants. He presented drawings of the types of homes that would be built indicating they would be custom. He indicated he had an appraiser in the audience who could provide information also.

MR. MILLER asked what they would use the small C-D parcel for.

MR. JONES indicated there was no particular use at this time.

MR. JENKINS asked if they had any tenants for the shopping center.

MR. JONES stated they had a letter of intent from Smith's Food King and have had several inquiries. He said this was not speculative zoning, and they were ready to proceed. He presented a rendering of the proposed shopping center.

CHAIRMAN PARKER asked the protestants in the audience to stand and 4 people stood.

MR. STAN SULLIVAN, 2520 Palomino, appeared in protest indicating he purchased a \$125,000 home six years ago. He stated the zoning was R-E in the area and he would like it to remain the same. He said he did not feel this was the proper location for a shopping center and felt there were sufficient commercial areas within a short distance. He further stated a shopping center would bring with it pollution from noise, lights, traffic fumes and trash. He also felt this would be a danger to the children in the area because of the traffic problems.

MR. GEORGE KOKOS appeared in protest. He said he has lived here for 25 years and he resented the business people of today coming into a neighborhood that is residential and wanting to develop commercial. He stated with the additional traffic this would be a hazard to the children in the area and felt by allowing commercial in this area, would ruin the residential character.

MR. CHUCK SAMON, 2550 Palomino, appeared in protest and stated he also was concerned for the safety of the children. He stated he also did not feel the developer could sell the R-E lots for \$30,000 and then put \$80,000 homes on them when they would be backing up to a shopping center. He felt the R-E lots would not sell and then they would be back in asking for apartment zoning. He did not feel there was a need for the shopping center in this area.

MR. GARY KENT, Appraiser, appeared. He stated the half-acre lots would have a minimum value of \$25,000, possibly \$30,000. He said to build a house economically on that lot today would require an investment which would make the total value after development of 4 to 5 times the amount paid for the lot. Once developed, the house would be worth \$100,000 to \$125,000. He stated costs on building a 1,200 sq. ft. house today is running approximately \$30,000 to \$35,000 and most people paying \$25,000 for a lot would not build a house that small. He stated there was a need for a nice shopping center in this area and he did not see that the shopping center would depreciate any property values. He pointed out examples of shopping centers backing up to homes.

MR. JONES stated the Commission could condition this that there never be anything but R-E as proposed on this strip.

MR. SAYLOR pointed out a couple of these lots are presently zoned R-1 and could be developed that way now.

MRS. COLEMAN indicated with a grocery store, there would be a lot of trash blowing around, especially where the trash area is to the rear and where deliveries are made.

MR. JONES indicated there would be a wall and planting.

MR. K. DAINER appeared. He stated this would be a Town and Country shopping center and would be a neighborhood type center. He stated they would have tenants such as clothing stores, decorator shops, etc. He said they would have heavy landscaping and would have the appearance of an office complex. He stated they would also have enclosed trash areas and several entrances to prevent congestion.

CHAIRMAN PARKER stated he was surprised there were not more protests.

AN UNIDENTIFIED SPEAKER indicated he had checked and a lot of people in the area did not receive notices.

MR. SAYLOR stated notices were sent to the property owners on the north side of Palomino and the lots on the next street on Pinto and Charleston.

DR. BOYER appeared in protest. He stated he owns the vacant northwest corner at Palomino and Rancho. He stated he previously was in favor of the zoning, but felt the Smith's Food King would not be aesthetically pleasing and did not feel the commercial was necessary. He felt it should be developed more professional in nature. He said he wanted to develop his property with professional offices and had sent a letter to people in the area and received no protests.

MR. JONES indicated that the center would all be constructed at the same time.

CHAIRMAN PARKER asked if the food store were abandoned, how this would affect them.

MR. JONES stated he could not specifically answer that, but stated he thought a shopping center normally required a major store. He said they had a letter of intent from Smith's and were bound to it.

CHAIRMAN PARKER stated from his visual recall, all food stores around the City were just terribly messy, and he was concerned about a food store at this particular location. He felt he would consider the center without a food store.

MR. JENKINS stated he did not feel the Commission could restrict the type of stores in the center.

MR. SAYLOR stated he doubted if they approved the shopping center, that they could single out one type of retail outlet from another.

MR. LARRY CHILDRESS, Smith's Food King, appeared and stated he felt they needed a center at this location. He said in the last 30 days, they had initiated a problem at all of their stores. He said they did not want to be bad neighbors and they wanted to keep their stores neat and clean. He stated they would also curtail their receiving hours.

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

MR. JENKINS stated he did not feel the format was properly laid out and did not feel this was the proper location for a grocery store although he had no specific objection to a shopping center. He then made a Motion for DENIAL of Z-40-77.

Voting was as follows:

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

Motion for DENIAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

MRS. COLEMAN stated if they could present an attractive plan for a shopping center, she would be for it, but just did not feel the grocery store they were proposing was what she would like to see at this location.

CHAIRMAN PARKER declared a five-minute recess at 9:45 P.M. and reconvened the meeting at 9:50 P.M.

12. Z-41-77

DENIED

Application of RICHARD KIRK, ET AL, for reclassification of property legally described as the northwest quarter (NW $\frac{1}{4}$) of the southwest quarter (SW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section 7, Township 21 South, Range 61 East, MDB&M, generally located at the northeast corner of Tara and Arville from R-E to R-3.

Proposed Use: 212-unit apartment project.

MR. SAYLOR gave the staff report indicating this was south of the Las Verdes single family home development and north of the Silver Dollar apartments. He stated there had been three previous requests for apartment zoning on this property which were all denied and there has always been a substantial protest factor. He pointed out the density in the area is already in excess of that recommended by the General Plan. He stated staff's position is the same on this as in the past and recommends denial. Staff does realize there is a problem with this property because of the apartment development immediately south and that the R-E is not logical, but at the same time, cannot conclude that the entire parcel should be R-3 zoning. He stated there were two letters of protest record.

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

MR. MIKE SALTMAN, 1497 Hialeah and LARRY LARKIN, 1216 Strong Drive appeared. Mr. Saltman stated they were aware of the protest factor. He stated this property was zoned commercial by the County in 1966 and was taken into the City in 1968 and the zoning changed to R-E. He stated the R-3 was applied for in 1972 and rejected. He said the major objection seemed to be from the owners that felt the apartments would be looking down into their back yards; however, the design they propose would eliminate this. He said in 1973 they purchased an additional 5 acres and have 10 acres. He felt the apartment project would not devalue any of the surrounding properties. He said in 1974, 10 acres at the southeast corner were changed from commercial to R-4 and apartment were built and based on that, R-3 was applied for on this property in 1975 and was denied on a 4-2 vote as being contrary to the Master Plan. Later in 1975, the zoning was withdrawn and

did not go to the City Commission. He stated in 1976 the City Commission approved 76 units on Pennwood against protests for R-3. He said this would be the only time they would come here for this zoning.

MR. LARKIN stated in April they sent out a mailing and had a meeting. He said they plan to have a landscaping buffer at the homes on San Joaquin and a 6 ft. high wall on the interior side of planting and an 8 ft. high wrought iron fence. He said the first buildings are one-story and will be about 120 feet away from the property line. He said this would be an all adult project. He stated because of the concern that the general nature of apartment dwellers cause noise, vandalism, etc., they were going to a security type access and would have guards and restrict access to this project.

MR. SALTMAN stated he felt this property was suited for apartments and felt they could build the right project. He stated this was an expensive piece of property and could not envision anyone building R-1 on it.

MRS. COLEMAN asked if they were just the builders or if they also would continue to operate the apartments.

MR. SALTMAN stated they would build them and continue to operate them.

CHAIRMAN PARKER asked how many people in the audience were in protest. Approximately 37 people stood.

MR. REID, 4325 San Joaquin, appeared in protest and presented a Petition containing 150 names of people in protest. He said they did not need any more apartments in the area and it was overcrowded now with people, traffic, etc. He showed the Commission some photographs of the apartments and new homes right across the street from this proposal. He felt if the apartments were allowed, it would cause a higher crime rate in the neighborhood. He said his home would back right up to this. He said the school was supposed to have 940 students and they have almost 1,200 now. He said he was told that the school had to hire 11 more teachers because of the people coming from the apartments.

MR. HERB GUCKEL, 4617 Rip Van Winkle, appeared in protest. He stated he thought most of the apartments in Las Vegas looked like barracks and also felt the traffic situation would get worse. He also felt the building code in Las Vegas was the least restrictive and the apartments were of wood construction and were a fire hazard.

MR. SAYLOR stated the City operates under the Uniform Building Code which has more restrictions than the National Code.

MRS. L. MOLTEN, 4628 Rip Van Winkle, appeared in protest. She stated her home was at \$62,000 and she has a swimming pool. She said they were getting surrounded with apartments and did not feel they needed any more apartments in this area. She stated there would be more vandalism and traffic congestion.

MRS. LINDA HAEREITI, 3805 San Joaquin, appeared in protest. She presented another petition of protest indicating the overcrowded conditions with no parks in the area. She said the kids were presently playing in the streets.

MR. RON LAIOUVOU, 4324 San Joaquin, appeared in protest. He said he had been down here three times before. He said this type of request has been denied before and asked that it be denied again for the reasons already mentioned.

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 the proposed density was too high for this already overcrowded area and made a Motion for DENIAL of Z-41-77.

Voting was as follows:

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

Motion for DENIAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

13. Z-30-77

Application of DALTON PROPERTIES INCORPORATED for reclassification of property generally located on the southwest corner of Doolittle Avenue and Lexington Street, from R-E to R-1.

Proposed Use: Single Family Homes.

14. REVERSIONARY MAP

Property generally located at the southwest corner of Doolittle Avenue and Lexington, R-E zone.

No. of Acres: 2.05 No. of Lots: (3) - proposed 1.

15. TENTATIVE MAP

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

LEXINGTON CIRCLE

Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 2.05 No. of Lots: 10

Items 13, 14 and 15

(Abeyance Items from
April 26th meeting)

APPROVED

MR. SAYLOR gave the staff report indicating this was held in abeyance from the last meeting because the developer was not present when the matter came up and there was some concern expressed by people in the area. He stated some of the lots would be larger than required. He indicated all three items, the zoning, reversionary map and tentative map were necessary to complete the package and staff would recommend approval.

MR. EVAN WILLIAMS, 1726 Goldhill, appeared. He said the homes would be 1,100 to 1,300 sq. ft. in size and would start at about \$33,900. He then presented elevations of the homes.

MR. TED KELLEY, 1208 Doolittle, appeared and asked what the homes would be made of.

MR. WILLIAMS stated he did not know yet, but they would have to meet code requirements.

MR. KELLEY indicated that they had had problems with some of the houses built in this area such as the grass coming up on the inside.

MR. GORDON, 1212 Doolittle, appeared and presented a petition signed by 70 people in the area who were concerned that they not build anything which would devalue their property.

MR. WILLIAMS stated he lives at 1726 Goldhill and just built his home and has 32 homes going up between Monroe and Jackson.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of Z-30-77, the Reversionary Map and the Tentative Map for Lexington Circle, subject to the following conditions:

Z-30-77

Z-30-77 was approved for single family homes with no conditions.

Reversionary Map

The Reversionary Map was approved with no conditions.

Tentative Map - Lexington Circle

1. An 8" VCP sewer line to be required in Lexington Court in lieu of a 6" line as required by the Department of Public Services.
2. Lexington Street is to transition from a 50 ft. street on the south to a 60 ft. street to the north as required by the Department of Public Services.
3. Recordation of the Reversionary Map.
4. 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.
5. Subject to all conditions of City departments and State Subdivision Statutes.
6. Off-site improvements to be provided on Lexington and Doolittle Avenue as required by the Department of Public Services.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced that Z-30-77, the Reversionary Map, and the Lexington Circle Tentative Map would be heard by the City Commission on May 18, 1977, at 9:00 A.M.

16. Z-15-77
(Abeyance Item)
DENIED

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 Oakley Boulevard from R-E to R-1. (Referred back from the City Commission for consideration to R-PD2.)

MR. SAYLOR gave the staff presentation indicating this had been previously denied by the Planning Commission; however, at the City Commission meeting it was referred back for consideration to R-PD2 which would allow four (4) homes on the property. He stated he did not know; however, whether or not the applicant wished to pursue the R-PD2 zoning or still go for the R-1. He stated there were 8 protests on record. He stated staff was prepared to recommend approval of the R-PD2.

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

EUGENIA OHRENSCHALL, Attorney at Law, appeared. She stated her client still wished the R-1 zoning. She gave her presentation indicating at one time this was three separate parcels. She stated they were not trying to lower the character of the neighborhood.

MR. SAYLOR pointed out that the half-street was not acceptable because the property owner to the south indicated no need for the street and will not dedicate the other half since he has access on Oakey and Arville and staff finds it ill advised to accept a half-street when there is no possibility of getting the other half.

MRS. OHRENSCHALL indicated they wanted a public street and with R-PD2 they would have to build a private road. She stated R-E would be too expensive and one lot has frontage of only 66 ft. and the R-E requirements are 100' x 200'. She said this would also create a land-lock problem. She stated her clients purchased this property this way and said as it stands, two lots are completely nonconforming to the R-E requirements and only one lot would conform to R-E.

MR. SAYLOR pointed out under R-PD2 this problem would be solved.

MR. TIBERTI then asked why they did not want the R-PD2.

MRS. COLEMAN stated because they did not want to build and maintain the private street.

MRS. OHRENSCHALL stated this was not a standard subdivision, and her clients would like to salvage something from this property.

MRS. T. QUISENBERRY, 4115 Del Monte, appeared in protest. She stated they back up to this property and they did sign the protest petition. She stated this was zoned R-E and they wished it to remain the same.

MR. PATZER, 4501 Del Monte, appeared in protest. He said this was within about 230 feet of his property and could not imagine that whole area not having a street.

MR. J. QUISENBERRY appeared in protest. He said he was an officer in the church who sold the Bossart's this property. She had told them she wished to build one house.

MRS. BOSSART indicated this was not true.

MR. QUISENBERRY stated she bought the property for \$23,000 at that time, and it would only accommodate one house for R-E zoning because of the frontage and did not know how they would get three pieces out of it. He stated he bought

in this neighborhood because it was R-E and wished it would remain that way.

MRS. BOSSART stated the church said that Mr. Quisenberry was not with them. She said she didn't pay \$23,000 and bought it from VIP Realty who told her to try for R-1 zoning since the neighborhood is not that great.

After further discussion, MR. JENKINS stated his feelings had not changed since the first meeting on this item and if they would not consider the R-PD2 zoning, he would make a Motion for DENIAL of Z-15-77.

Voting was as follows:

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

"NOES" - None.

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

17. Z-76-69

PLOT PLAN REVIEW
AND USE REVIEW

APPROVED

Request for a Plot Plan Review and Use Review requested by DONALD S. DRAPER to allow the construction of a cocktail lounge on property located at 2116 Paradise Road, C-1 zone.

MR. NULL gave the staff report indicating there was an alley to the rear and staff would suggest only one access drive from Paradise to the parking in the rear. He stated they only were required to have six (6) parking spaces and they were providing ten (10) and would have planters in front. Staff would recommend approval; however, in doing this, it is not in any way an approval of the liquor license.

MR. BOB McNUTT, Engineer, appeared on behalf of the applicant. He stated he felt they would get a lot of walk-in traffic from people in the area.

After discussion, MRS. COLEMAN made a Motion for APPROVAL of Z-76-69, subject to the following conditions:

1. Parking layout and access 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 screened from view from the abutting streets.
5. Conformance to the plot plan to reflect the above conditions.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

18. REVISED TENTATIVE MAP
WOODLAND HILLS
APPROVED

Property generally located east of the Municipal Golf Course, between Vegas Drive and Washington Avenue, R-1 zone.
Owner/Subdivider: Crestmont Corporation
No. of Acres: 39.2 No. of Lots: 140

MR. NULL gave the staff report indicating some of the lots did not meet the minimum requirements in terms of frontage but due to their size and shapes, staff felt this could be waived by the Planning Commission. He stated they would have to meet the zoning requirements and with the normal conditions, staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of the Revised Tentative Map of Woodland Hills, subject to the following conditions:

1. Conformance to the zoning requirements.
2. 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.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

19. Z-26-77

(Referred back from
City Commission)

APPROVED

Application of ANTHONY BAKER, ET AL, for reclassification of property located at 414 South Maryland Parkway, between Lewis Avenue and Clark Avenue from R-4 to C-1 (for consideration to P-R).

MR. NULL gave the staff report indicating the applicants have indicated they would revise their request to P-R zoning. He stated staff had no objection to the request for P-R and would recommend approval subject to the normal conditions.

After discussion, MR. MILLER made a Motion for APPROVAL of Z-26-77, subject to the following conditions:

1. Application be amended to P-R zoning.
2. Resolution of Intent be restricted to a twelve (12) month time limit.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the the City Commission on June 1, 1977, at 9:00 A.M.

20. FINAL MAP

SMOKE RANCH ESTATES #2

APPROVED

Property generally located at the northwest corner of Smoke Ranch Road and Winwood, R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.190 No. of Lots: 31

MR. NULL gave the staff report indicating a legend showing monuments set, etc. should be shown and the setback, dimensions, etc. indicated. He stated with this correction, staff would recommend approval subject to the normal conditions.

MR. JENKINS made a Motion for APPROVAL of the Final Map of Smoke Ranch Estates Unit #2, 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" - Dr. Parker, Mrs. Coleman, Mr. Miller,
Mr. Jenkins and Mr. Tiberti.
"NOES" - None.

Motion for APPROVAL carried unanimously.

21. FINAL MAP

HIGHLAND INDUSTRIAL
PARK

APPROVED

Property generally located at the northwest corner of Highland Drive and Edna Avenue, "M" zone.

Owner: National Dollar Stores
Subdivider: Nevada Industrial Parks, Inc.
No. of Acres: 15.5 No. of Lots: 15

MR. NULL gave the staff report indicating the proposed entrance widths and private drives indicating since they were to be public streets, they should be approved by the Traffic and Parking Commission. He stated with this condition and the normal conditions, staff would recommend approval.

MR. MILLER made a Motion for APPROVAL of the Final Map of Highland Industrial Park subject to the following conditions:

1. Proposed entrances to be approved by the Traffic and Parking Commission.
2. Street names to be provided in accord with the City's Street Name Policy.
3. Subject to code requirements and design standards of all City departments.
4. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

22. CI-1-76

REVIEW OF CONDITION
PLOT PLAN REVIEW

APPROVED -Review of
Condition

ABEYANCE - Plot Plan
Review

Request by DANIAL M. BYRD to allow a drive-thru kiosk (photo) in conjunction with a taxi and gas pumping operation on property located at 1468 East Charleston Boulevard, C-1 zone.

MR. NULL gave the staff report indicating the request was to allow a drive-thru kiosk in conjunction with a taxi and gas pumping facility which was previously allowed by Resolution. He stated the Commission could amend the Resolution allowing this use under Section 10 by adding the words "unless approved by the Planning Commission". He stated this condition indicates that no other use is permitted in conjunction with the taxi operation.

MRS. COLEMAN stated she was concerned with the parking.

After discussion by the Commission, MR. TIBERTI made a Motion they APPROVE the change in the Resolution to allow an additional use if approved by the Planning Commission and hold the request for the plot plan review in ABEYANCE pending further study which would allow the Commission time to view the property in question.

Voting was as follows:

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

Motion carried unanimously.

CHAIRMAN PARKER stated the plot plan review would be considered at the May 24th meeting.

23. Z-67-75

REINSTATEMENT AND
EXTENSION OF TIME

APPROVED

Request of SUNRISE TRAVEL CLUB, INC. for a Reinstatement and Extension of Time on property located on the northeast corner of "B" Street and McWilliams Avenue from R-4 to "M" zone.

MR. NULL gave the staff report indicating the Resolution of Intent had expired. He stated the Master Plan indicated that this area should go to industrial use and staff has no objection to the request.

MR. MILLER made a Motion for APPROVAL of Z-67-75, subject to the following conditions:

1. All requirements imposed by ordinances adopted subsequent to the initial approval of this application shall be adhered to.
2. Extension of time to be for a time period of one year.
3. Subject to all previous conditions of approval imposed on Z-67-75.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 1, 1977, at 9:00 A.M.

24. AR-2-77

APPROVED

Aesthetic Review requested by RON RUDIN to allow no screening of the air conditioning roof mechanics for his 16 four-plex buildings on property located on the south side of Stewart Avenue, west of Lamb Boulevard.

MR. NULL gave the staff report indicating the request was for a waiver of the screening requirements for roof air conditioners. He pointed out there would be 220 homes constructed to the rear. He also passed out some photographs to the Commission.

MR. RON RUDIN appeared. He stated he did contact two people on the Beautification Commission and they suggested if this were approved, that the roof mechanics be painted the same color as the roof to blend in. He stated he felt the units would be more noticeable if they tried to screen them since they are of very low profile.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of AR-2-77, subject to the following condition:

1. The roof mechanics to be painted the same color as the roof.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

Discussion of cancellation of the second meeting for the summer months.

Discussion was held and DR. PARKER made a Motion the second meeting of each month during the summer months be cancelled.

Voting was as follows:

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

Motion carried unanimously.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 11:30 P.M.

CITY PLANNING COMMISSION


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

DJS:kt