

AGENDA  
CITY PLANNING COMMISSION  
JUNE 9, 1977

RECEIVED  
JUN 3 9 57 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:

NEW BUSINESS:

1. VAC-6-77

Petition of Vacation submitted by NEIL G. GALATZ,  
ET AL, to vacate property generally located on the  
north and south sides of Waldman Avenue between Birch  
Street and Westwood Drive.

2. VAC-7-77

Petition of Vacation submitted by VALLEY HOSPITAL,  
ET AL, to vacate that portion of Rose Street, from  
Valerie Street south 160 feet.

3. VAC-8-77

Petition of Vacation submitted by AL P. BRENDE, JR.  
ET AL, to vacate that portion of Campbell Drive extended  
south to Oakey Boulevard (this does not presently exist  
but is part of an approved subdivision plat). If  
approved, Campbell Drive will dead-end at a point  
approximately 100 ft. north of Oakey.

4. TENTATIVE MAP  
CORONADO PARK

Property generally located on the south side of Owens  
Avenue, west of Eastern Avenue, R-1 zone (proposed R-3).  
Owner: Ashworth & Company  
Subdivider: Larry Storjohann  
No. of Acres: 2.6 No. of Lots: 10

5. TENTATIVE MAP  
CHARLESTON HEIGHTS  
TRACT 51-F-1

Property generally located on the south side of Smoke  
Ranch Road, west of Jones Boulevard, R-3 zone.  
Owner/Subdivider: Becker and Sons  
No. of Acres: 7.2 No. of Lots: 22

6. TENTATIVE MAP  
KINGSWOOD ESTATES  
UNITS 3, 4, 5 & 6

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: 58+ No. of Lots: 265

7. FINAL MAP  
RANCHO BONITA  
ESTATES #1

Property generally located on the south side of  
Oakey Boulevard, west of Rancho Drive, R-1 zone.  
Owner/Subdivider: Durable Developers, Inc.  
No. of Acres: 12.099 No. of Lots: 36

8. FINAL MAP  
PARK BONANZA EAST 6-C

Property generally located on the north side of  
the Cedar Avenue Drainage Channel, east of Pecos,  
R-1 zone.  
Owner/Subdivider: Kenney Mobile Homes, Inc.  
No. of Acres: 7.1+ No. of Lots: 33

9. FINAL MAP  
STEWART PLACE UNIT #4  
Property generally located on the south side of Stewart Avenue at Marion Drive, R-1 zone.  
Owner: First Western Savings Association  
Subdivider: Dasco, Inc.  
No. of Acres: 16.215 No. of Lots: 67
10. AR-4-77  
Aesthetic Review requested by M. J. GIBSON, INC. for a waiver of the landscaping requirements and paving of open storage area on property located at the southwest corner of Oakey and South Highland Drive, "M" zone.
11. Z-45-77  
Application of BARBARA GATES, ET AL, for reclassification of property generally located on the east side of South 7th Street, between Carson Avenue and Bridger Avenue from R-4 and C-1 to C-2.  
Proposed Use: 180 Unit apartment complex.
12. Z-46-77  
Application of WAYNE L. DIES for reclassification of property generally located on the west side of 28th Street, between Cedar Avenue and Walnut Avenue from R-E to R-3.  
Proposed Use: 72 Unit apartment complex.
13. Z-47-77  
Application of JOHN ROBARTS for reclassification of property generally located on the west side of Highland Drive, 470 feet north of Hastings Avenue, from R-3 to R-4.  
Proposed Use: 54 Unit apartment complex.
14. Z-48-77  
Application of VALLEY HOSPITAL, LTD. for reclassification of property located at 812 Shadow Lane, from R-E to P-R.  
Proposed Use: Doctor's Office.
15. Z-49-77  
Application of JOHN V. & BEULAH M. BROWER for reclassification of property located at 1401 Arville Street from R-E to C-1.  
Proposed Use: Office building and print shop.
16. Z-50-77  
Application of VALLEY BANK OF NEVADA TRUST DEPARTMENT for Reclassification of property located at 720 East Charleston Boulevard, from R-1 to P-R.  
Proposed Use: Professional Tax Service Office.
17. Z-51-77  
Application of KENNY SPEIRS for reclassification of property generally located on the south side of Cedar Avenue, between Eastern Avenue and Alvin Street, 300 feet east of Eastern Avenue and extending south to Elm Street from R-E to R-3.  
Proposed Use: 160 Unit apartment complex.

18. FINAL MAP

RANCHO BEL AIR  
UNIT #2

Property generally located at the southwest corner  
of West Mesquite Avenue and Rancho Drive, R-1 zone.  
Owner: Bel Air Circle Development Corp.  
Subdivider: B.J.A. Development Corp. of Nevada  
No. of Acres: 13.194      No. of Lots: 33

19. AV-7-77

Administrative Variance requested by B.J.A.  
Development Corporation of Nevada to allow a  
front yard setback deviation on property located  
at 1609 Eaton Drive, R-1 zone.

RECEIVED  
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CITY CLERK

MINUTES  
CITY PLANNING COMMISSION  
JUNE 9, 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 and Mr. Jenkins.

EXCUSED:

Mr. Busch, Mr. Tiberti and Mr. Ward.

STAFF PRESENT:

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

NEW BUSINESS:

1. VAC-6-77

APPROVED

Petition of Vacation submitted by NEIL G. GALATZ, ET AL, for property legally described as a 4½ ft. strip abutting the south boundary of Westwood Subdivision Tract #2 and a 4½ ft. strip abutting the north boundary of Block 9, Scotch Eighty Addition, generally located on the north and south sides of Waldman Avenue between Birch Street and Westwood Drive.

MR. SAYLOR gave the staff report indicating staff would have no objection. He pointed out Public Services had recommended if vacated, they be required to put in sidewalk in this short strip; however, if they do install the sidewalk, it would be the only sidewalk and staff does not really feel this would make a great deal of sense. When and if an assessment district is formed for this area, staff feels this would be the time to install the sidewalks. Staff would recommend approval subject to the normal conditions. There were no protests.

CHAIRMAN PARKER asked to hear from the applicant.

MR. NEIL GALATZ appeared. He stated there was 5'8" to the curb and indicated they would put grass and trees in the strip. He further stated if and when they decide to put in the sidewalks, they would do this then. He also said that the home next to his would move the wall out the same way as he has done. He presented a petition signed by most of the neighbors approving of the vacation.

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

MR. JENKINS made a Motion for APPROVAL of VAC-6-77, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 15, 1977, at 9:00 A.M. at which time a public hearing date of July 20, 1977, would be set.

2. VAC-7-77  
ABEYANCE

Petition of Vacation submitted by VALLEY HOSPITAL, ET AL, for property legally described as: Commencing at the southwest corner of Valerie Street and Rose Street, the true point of beginning; thence South along the west side of Rose Street 165.19 feet; thence East 50 feet to a point on the east side of Rose Street; thence North along the east side of Rose Street 165.19 feet; thence West along the Southerly projection of the south side of Valerie Street 50 feet to the true point of beginning. vacating that portion of Rose Street from Valerie Street south 160 feet.

MR. SAYLOR gave the staff report indicating the applicant was requesting this matter be held in abeyance until the next meeting. He stated staff had received a letter from Mr. & Mrs. Roland Tate indicating if this parcel is vacated that it would land-lock their property and they would have no access. He stated the applicant is negotiating with Mr. Tate at the present time and would like this matter held.

MR. ROLAND TATE appeared. He stated he owned the property to the south and indicated this would be land locked if this is approved.

MR. GEORGE RUDIAK appeared representing the Hospital and indicated they would like this matter held until the next meeting.

CHAIRMAN PARKER stated the Commission would hold this item until their July 14th meeting and asked staff to notify Mr. Tate.

3. VAC-8-77  
APPROVED

Petition of Vacation submitted by AL P. BRENDE, JR. ET AL, to vacate property legally described as that portion of Campbell Drive abutting Lot 15, Block 1, and Lot 16, Block 2, McNeil Manor Tract #3, vacating that portion of Campbell Drive extended south to Oakey Boulevard. Campbell Drive does not extend through to Oakey Boulevard at the present time; however, as part of an approved Subdivision Plat, it is proposed to extend to Oakey and will be constructed in the near future. This petition requests that the approved portion be vacated so that Campbell Drive will dead-end at a point approximately 100 feet north of Oakey and there will be no access to Oakey Boulevard.

MR. SAYLOR gave the staff report indicating Campbell Drive has been dedicated by means of a subdivision map to go through to Oakey; however, it has not been installed. He stated that some of the property owners on Campbell do not want access to Oakey because of the increase in traffic and this causing a hazard to the children. He stated it was also indicated that there would be a flood drainage problem; however, Public Services assures that there would be no problem. He stated the street to the west which is Eaton was proposed to go through to Oakey, but this street did present a drainage problem and the City requested that it be a cul-de-sac and several property owners at that time requested that if Eaton were a cul-de-sac, that Campbell Drive would go through. This is a

situation wherein if the traffic does not go through to Oakey from Campbell, that the traffic will go on the other streets and the people living on the east/west streets will incur a certain amount of that traffic. Those people are opposed to the Vacation. Public Services has recommended denial and the Traffic Engineer indicated this was needed for circulation. Staff has received both letters of approval and protest. He stated if this is vacated, it would simply dead end and would not cul-de-sac. He stated the developer indicated a willingness not to put the street through to Oakey which would be to his advantage, but further indicated it would oppose it if a cul-de-sac were required.

MRS. COLEMAN asked if Cashman and Rancho would be widened.

MR. SAYLOR stated Rancho is at its maximum at Charleston; however, it is proposed to be an 80 ft. wide street further down.

MRS. COLEMAN asked about Cashman.

MR. SAYLOR stated it was on the major street plan but he was not aware of any widening for Cashman; it is a collector street and is 60 ft. wide.

CHAIRMAN PARKER asked to hear from the applicant.

MR. JOHN GILPIN appeared and stated he was one of the people on the Petition of Vacation. He stated Mr. Brende was the builder and Mr. Smith, one of the engineers, was also present. He stated Campbell Drive is residential and at the present time, it does not terminate short of Oakey. He stated it is only a dirt portion to Oakey; however, for the safety of their children and protection of the residential area, they would like this to be vacated. They felt if the thru-traffic were denied, the area would not have the additional traffic from Oakey, there would be less noise and the children would be safer. He stated he does not feel this is really an inconvenience if there is no access to Oakey because he felt the safety of their children was more important.

CHAIRMAN PARKER asked the people to stand who were in favor of this request and approximately 15 people stood.

MR. DON SHEPHARD, 1300 Campbell, appeared in favor of the Vacation.

MR. AL McFADDEN, 3017 Colanthe, appeared in favor of the Vacation.

MR. KEN HARRINGTON, 1508 CAMPBELL, appeared in favor of the Vacation.

MR. JOHN THORND AHL, 3013 Burton, appeared in favor of the Vacation.

MR. CARL FLECK, 3100 Colanthe, appeared in favor of the Vacation.

CHAIRMAN PARKER asked if there were any protestants and one person stood.

MR. PAUL WYNN, 2901 Gilmary, appeared in protest. He felt the solution to the problem would be for Campbell to go Through to Oakey and have stop signs put in which would provide adequate access for the people who live in the area.

CHAIRMAN PARKER asked if their approval could be conditioned upon stop signs being provided.

MR. SAYLOR stated they could recommend that or they could request an evaluation by the Traffic Engineer in regard to putting in stop signs. He stated he felt the study could be completed within two or three weeks.

AN UNIDENTIFIED SPEAKER stated they had made a request for stop signs at Colanthe and Campbell; however, there was not sufficient traffic to warrant stop signs or yield signs at that corner.

MR. GEORGE SMITH, Engineer, appeared. He stated there had been discussion about a house built at the end of Campbell where it would be vacated; however, did not feel a house could be built there. He stated there would be a wall on Oakey though since the vacated property would be made a part of the residential yards there.

After further discussion, MRS. COLEMAN made a Motion for APPROVAL of VAC-8-77, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 15, 1977, at 9:00 A.M. at which time a public hearing date of July 20, 1977, would be set.

4. TENTATIVE MAP  
CORONADO PARK  
APPROVED

Property generally located on the south side of Owens Avenue, west of Eastern Avenue, R-1 zone (proposed R-3).

Owner: Ashworth and Company

Subdivider: Larry Storjohann

No. of Acres: 2.6      No. of Lots: 10

MR. NULL gave the staff report indicating this would be an R-3 development. He stated staff would have no objection subject to the east line of the tentative map being extended to the east to include the 12½ ft. reservation and that the existing pole line be shown on the map. He stated the easterly 20 ft. of the project should also be paved for use as an easement for vehicular access and approval should be conditioned upon approval of the zoning. Public Services requires off-street improvements along Owens Avenue frontage and approval of the sewer and storm water connections. He stated water services should also be approved by the Las Vegas Valley Water District. He stated with these and the normal conditions, staff would recommend approval.

CHAIRMAN PARKER asked to hear from the applicant.

MR. KIRK ANDERSON, ALCA Engineering, appeared and stated they would agree to the requirements of staff.

MR. JENKINS made a Motion for APPROVAL of the Tentative Map of Coronado Park, 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. That the east line of the Tentative Map be extended eastward to include an additional 12.5 ft. and that the existing pole line be shown.
3. That the easterly 20 ft. of the project be paved for use as an easement for vehicular access.
4. Sewer and storm water connections to be approved by the Department of Public Services, and water services to be by the Las Vegas Valley Water District.
5. Approval of the Tentative Map subject to approval of the zoning, Z-44-77.
6. Installation of curb, gutter, sidewalk and street lighting along Owens Avenue frontage.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 15, 1977, at 9:00 A.M.

5. TENTATIVE MAP

CHARLESTON HEIGHTS  
TRACT 51-F-1

APPROVED

Property generally located on the south side of Smoke Ranch Road, west of Jones Boulevard, R-3 zone.

Owner/Subdivider: Becker and Sons  
No. of Acres: 7.2      No. of Lots: 22

MR. NULL gave the staff report indicating there was an 800 ft. cul-de-sacs proposed which is longer than the requirements. He stated there is a T-intersection shown and this should be installed as shown. He stated Rosalita is not constructed at this time and parcel #5 is now owned by the developer; however, approval of this should be conditioned upon a street connection from Camino De Rosa Drive to Rosalita. He further stated there should be no vehicular access from the lots fronting on Smoke Ranch Road and with these requirements and the normal conditions, staff would recommend approval.

MR. BECKER appeared and indicated he agreed with the requirements.

MR. MILLER made a Motion for APPROVAL of the Tentative Map of Charleston Heights 51-F-1, 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. There shall be no vehicular access from the lots fronting on Smoke Ranch Road.
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.
5. That there be a street connection from Camino De Rosa Drive to Rosalita.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 15, 1977, at 9:00 A.M.

6. FINAL MAP  
RANCHO BEL AIR  
UNIT #2  
APPROVED

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

Owner: Bel Air Circle Development Corp.  
Subdivider: B.J.A. Development Corp. of Nevada  
No. of Acres: 13.194 No. of Lots: 33

MR. NULL gave the staff report indicating they were proposing to have private drives if they can be vacated; however, until this is done, the City wants the streets dedicated as public streets. He stated one lot was added to the west end of existing Unit #1; however, 10' of this lot is not abutting Driftwood and should be moved 10 feet for dedication on this one lot. He further stated the south 30 ft. of Mesquite must be improved and the final map boundary should be extended west so that it lines up with the west line of Lot 10, Block 1. He further pointed out the CC&R's should contain wording that each property owner of a lot backing up to Mesquite and Rancho should be responsible for maintenance of the exterior side of the wall area. He stated with these conditions, staff would recommend approval.

MR. JENKINS made a Motion for APPROVAL of the Final Map of Rancho Bel Air Unit #2, subject to the following conditions:

1. The final map boundary to be extended westward 10 feet to line up with the west line of Lot 10, Block 1.

2. All streets on the plat to be public streets.
3. CC&R's to contain wording to the effect that each property owner of a lot backing up to Mesquite and Rancho to be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. The south 30 feet of Mesquite to be improved.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to code requirements and design standards of all City departments.
7. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. TENTATIVE MAP

KINGSWOOD ESTATES  
 UNITS 3, 4, 5 & 6

APPROVED

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: 58+ No. of Lots: 265

MR. NULL gave the staff report indicating there is R-3 and C-1 to the north and two street extensions, Blackwood and Gatewood. He stated Blackwood should be ended at Lanning Lane so there is only one entrance to the R-3 to the north. This would then reduce the traffic coming into the R-1 portion of this development. He stated there also should be no vehicular access to the lots on Jones and Torrey Pines and Public Services wants 40' of half-street improvements on both of these streets. He stated staff would recommend approval with these conditions.

DAVE WEIR, VTN, appeared and stated they were in accordance with staff's requirements.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Kingswood Estates Units 3, 4, 5 and 6, 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. Blackwood Road to be ended at Lanning Lane.
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 and Mr. Jenkins.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 15, 1977, at 9:00 A.M.

8. FINAL MAP

RANCHO BONITA  
ESTATES UNIT #1

APPROVED

Property generally located on the south side of Oakey Boulevard, west of Rancho Drive, R-1 zone.

Owner/Subdivider: Durable Developers, Inc.  
No. of Acres: 12.099 No. of Lots: 36

MR. NULL gave the staff report indicating there should be a no vehicular access statement for the lots abutting at the rear to Oakey. He stated Oakey should also be improved as required by Public Services. Mr. Null further pointed out the CC&R's should contain wording that each property owner of a lot backing up to Oakey be responsible for the maintenance of the exterior side of the wall. With these requirements staff would recommend approval.

DAVE WEIR, VTN, appeared and stated they agreed with the requirements of staff.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Rancho Bonita Estates Unit #1, subject to the following conditions:

1. Meet improvement requirements on Oakey Boulevard as required by the Department of Public Services.
2. CC&R's to contain wording to the effect that each property owner of a lot backing up to Oakey Boulevard be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to code requirements and design standards of all City departments.
5. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

9. FINAL MAP

PARK BONANZA EAST 6-C

APPROVED

Property generally located on the north side of the Cedar Avenue Drainage Channel, east of Pecos, R-1 zone.

Owner/Subdivider: Kenney Mobile Homes, Inc.  
No. of Acres: 7.1+ No. of Lots: 33

MR. NULL gave the staff report pointing out that lots numbered 13 - 16 were slightly undersized by about 5 to 7 sq. ft., but the Commission could approve this minor deviation by approval of the map and preclude the necessity for a variance.

He stated the drainage channel, which is to the south, would have to be improved as required by Public Services. He stated with these requirements, staff would recommend approval.

MR. MILLER made a Motion for APPROVAL of the Final Map of Park Bonanza East #6-C subject to the following conditions:

1. Necessary improvements to the Cedar Avenue Drainage Channel as required by the Department of Public Services.
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 and Mr. Jenkins.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

10. FINAL MAP

STEWART PLACE  
UNIT #4

APPROVED

Property generally located on the south side of Stewart Avenue at Marion Drive, R-1 zone.

Owner: First Western Savings Association  
Subdivider: Dasco, Inc.  
No. of Acres: 16.215 No. of Lots: 67

MR. NULL gave the staff report indicating Public Services required a 5 ft. wide sidewalk on Stewart Avenue. He stated with this condition and the normal requirements, staff would recommend approval.

MR. DAVE WIER, VTN, appeared and stated they agreed to the requirements.

MR. JENKINS made a Motion for APPROVAL of the Final Map of Stewart Place Unit #4, subject to the following conditions:

1. A 5 ft. wide sidewalk to be provided on Stewart Avenue as required by the Department of Public Services.
2. Street Names shall be provided in accord with the City's Street Name Policy.
3. Subject to code requirements and design standards of all City departments.
4. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

11. AR-4-77

APPROVED

Aesthetic Review requested by M.J. GIBSON, INC. for a waiver of the landscaping requirements and paving of open storage area on property located at the southwest corner of Oakey and South Highland Drive, "M" zone.

MR. BROWN gave the staff report indicating the area was zoned industrial. He stated there was some kind of misunderstanding over the paving in the open storage area. He stated, however, staff would recommend that there be landscaping provided along Oakey, but not on Highland. He stated the Ordinance does not require paving.

MRS. COLEMAN asked why this was before the Commission.

MR. BROWN stated there had been a misunderstanding; however, the surface can be oiled. He stated this had not been done as yet, but the Ordinance does require some type of treatment to prevent dust and dirt.

CHAIRMAN PARKER asked to hear from the applicant.

MR. GIBSON appeared. He stated he did not understand the requirement for landscaping on Oakey since they were 300 or 400 feet from Oakey. He stated there was a State drainage ditch north of this property and then some vacant land.

MRS. COLEMAN stated perhaps this should be held in abeyance.

MR. GIBSON said he did not see any reason for holding this matter.

CHAIRMAN PARKER asked the applicant if he would clarify the location of the property.

MR. GIBSON pointed out the location for the Commission indicating when he submitted the application, the map could not be found.

MR. BROWN asked if he would point out the boundaries indicating the map being presented was the one he submitted.

MR. MILLER stated he felt the application should be held.

MR. JENKINS stated he did not feel it was necessary to hold this matter, since it was just a landscaping matter on Oakey and this property obviously did not abut Oakey.

MR. GIBSON stated they did not abut Oakey and staff did not require landscaping on Highland.

MRS. COLEMAN asked the applicant if they objected to the paving requirement at the zoning hearing.

MR. GIBSON said "yes".

MR. SAYLOR said the open storage area must be treated and the only question is that this property backs up to the freeway and landscaping should be along this.

MRS. COLEMAN stated this was a nice industrial area and they did not want to reduce their standards on it.

MR. SAYLOR stated there would be landscaping abutting the freeway and staff has no objection to this request and feels it could be acted upon.

MRS. COLEMAN asked the applicant if they have water on the property.

MR. GIBSON said "yes".

After further discussion, MR. JENKINS made a Motion for APPROVAL of AR-4-77 subject to the following conditions:

1. Conformance to the plot plan.

Voting was as follows:

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

Motion for APPROVAL carried.

12. Z-45-77  
APPROVED

Application of BARBARA GATES, ET AL, for reclassification of property legally described as Lots 1 thru 11, Block 8, Hawkins Addition, and Lots 1 and 2, Block 7, Wardie Addition, generally located on the east side of South 7th Street, between Carson Avenue and Bridger Avenue, from R-4 and C-1 to C-2.

Proposed Use: 180-unit apartment complex.

MR. BROWN gave the staff report indicating the request was for a 180 unit apartment complex with 60 parking spaces. He pointed out the C-2 zoning does not require any parking. He stated this was in the downtown area where there is a substantial amount of "walk-in" trade and normally the parking requirements are not as high. Staff would recommend approval subject to the normal conditions. There were no protests.

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

MR. LUTHER CUTCHER, 2200 Malinda, appeared. He stated he agreed with the conditions of staff.

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

MR. MILLER made a Motion for APPROVAL of Z-45-77, 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. 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. Jenkins and Mr. Miller.  
"NOES" - None.

Motion for APPROVAL carried unanimously.

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

13. Z-46-77  
APPROVED

Application of WAYNE L. DIES for reclassification of property legally described as the East Half (E $\frac{1}{2}$ ) of Lot 6, Block 1, and the East Half (E $\frac{1}{2}$ ) of Lot 5, Block 1, Artesian Acres, excepting therefrom the South 165 feet of said Lot 5, located on the west side of 28th Street, between Cedar Avenue and Walnut Avenue from R-E to R-3.

Proposed Use: 72-unit apartment complex.

MR. BROWN gave the staff report indicating staff would recommend approval subject to meeting the requirements of Public Services for half-street improvements on 28th Street and ingress and egress as required by the Traffic Engineer. He stated there would also have to be an approved water main and fire hydrant system plus a fire lane as required by the Fire Department. He stated there were no protests and staff would recommend approval with the conditions as stated and the normal requirements.

CHAIRMAN PARKER declared the public hearing open.

AN UNIDENTIFIED SPEAKER appeared on behalf of the applicant and stated he agreed to the conditions of staff.

MR. WILLIAM THOMAS, 2651 Cedar Avenue, appeared and stated he owns the property directly south. He stated he did not have any objections, but would like a high wall abutting his property.

MR. SAYLOR stated the plan did not show a wall on this particular property line; however, the Commission could require one.

MR. BOB DICKER appeared and stated he lives directly across the street from this property. He stated he did not really object but did question whether the City sewer system could handle this property. He stated there seemed to be odor problems and sewer back-up presently.

MR. SAYLOR stated this request had been referred to the Department of Public Services and they felt there would be no problem as a result of this development.

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

After discussion, MR. JENKINS made a Motion for APPROVAL of Z-46-77, subject to the following conditions:

1. Installation of half-street improvements on 28th Street as required by the Department of Public Services.
2. Approved water main and fire hydrant system to be installed and a fire lane access to be provided and maintained as required by the Fire Department.
3. Ingress and egress to meet the requirements of the Traffic Engineer.

4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. A 6 ft. high masonry wall to be provided on the north, south and west property lines.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

14. Z-47-77

DENIED

Application of JOHN ROBARTS for reclassification of property legally described as a part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, MDB&M, generally located on the west side of Highland Drive, 470 feet north of Hastings Avenue, from R-3 to R-4.

Proposed Use: 54-unit apartment complex.

MR. BROWN gave the staff report indicating this property was surrounded with R-3 zoning and staff feels this would be spot zoning to allow R-4. Staff feels the R-3 density should be maintained to allow compatibility and recommends denial. There were 2 protests on record.

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

MR. JOHN ROBARTS, 2300 Gilmary, appeared. He stated this was a changing area due to the NIC building, Valley Hospital and Desert Rest Home and apartments are going to be needed for these facilities. He felt with R-4 the project would then be economically feasible and felt if not approved, the property would remain vacant. He did not feel this development would hurt the area.

CHAIRMAN PARKER asked how much land was involved.

MR. ROBARTS said there was a little over an acre. He stated they have provided 71 parking spaces.

MR. SAYLOR stated the R-4 zoning would allow about twice as many units as R-3.

MR. GARY MICHEL, 671 Desert Lane, appeared in protest. He stated he owns 2 four-plex buildings and they were only one story as opposed to the proposed two-story buildings. He felt this would cause additional traffic and noise and would not be compatible.

MR. ROBERTS stated these apartments would be within walking distance of approximately 5,000 jobs in the immediate area and felt this would be a reduction in the amount of traffic flow.

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

MRS. COLEMAN stated she would abstain from voting since her husband had been involved with the sale of this land.

MR. MILLER made a Motion for DENIAL of Z-47-77 because he felt the density of the proposal was too high and would not be compatible.

Voting was as follows:

"AYES" - Dr. Parker, Mr. Miller and Mr. Jenkins.

"NOES" - None.

"ABSTAINED" - Mrs. Coleman.

Motion for DENIAL carried.

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

15. Z-48-77

APPROVED

Application of VALLEY HOSPITAL, LTD. for reclassification of property legally described as Lot 4, and the southerly 1.5 feet of Lot 3, Block 5, Woodland Park, located at 812 Shadow Lane from R-E to P-R.  
Proposed Use: Doctor's Office.

MR. BROWN gave the staff report indicating staff felt this proposal was consistent with the way the area is developing and recommends approval. He stated there were some requirements such as removal of the structure on the property (shed), a 6 ft. high masonry wall along the rear property line, removal of the dead tree, and capping of the water line below the surface. He stated with these and the normal requirements, staff did recommend approval and there were no protests.

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

MR. GEORGE RUDIAK, Attorney at Law, appeared on behalf of the hospital indicating they would meet the requirements of staff.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-48-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. The shed structure on the property to be removed.

3. A 6 ft. high masonry wall to be constructed along the rear (west) property line.
4. Installation of concrete sidewalk along Shadow Lane 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. 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. Water line to be cut off and capped below the surface as required by the Department of Community Planning and Development.
8. Submittal of a landscaping plan, including removal of the dead tree, prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. Conformance to the plot plan to reflect these conditions.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
11. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

16. Z-49-77  
 APPROVED

Application of JOHN V. & BEULAH M. BROWER for reclassification of property legally described as Lot 10, Block 2, Hinson Heights, located at 1401 Arville Street, from R-E to C-1.

Proposed Use: Office building and print shop.

MR. BROWN gave the staff report indicating this side of Arville was zoned R-E; however, there had been a request for P-R zoning for the lot south of this in 1976 which was approved; however, this did expire. He further pointed out there was residential development in the area and staff would recommend denial of this request. He stated there was one approval on record.

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

MR. JOHN BROWER appeared and stated he was the applicant. He presented pictures to the Commission for their review and also two letters of approval. He stated Woolco is across the street and the view he has is the garage area and the portion of Woolco north is the nursery and driveway. He stated for 30 years this was a residential street until 10 years ago when Woolco was built. He stated at that time

they did protest and ask that a 6' high wall be provided and two driveways. He stated through petitions and reviews they have now reduced the wall to 3 ft. and there are five drives off Arville. He stated they have complained to Mr. Pecole and the City Commission about the garage operation. He stated there were also many cars going through that parking area. He stated they had no objection to the man south of him getting P-R. He stated he needs this property for his print shop since he had looked around for another location and this would be the only thing that would be economically feasible. He stated the house would be the office and they would add a building. He presented an elevation of the proposal.

MR. MILLER asked the applicant if they intended to live at this location.

MR. BROWER said "no".

CHAIRMAN PARKER asked the height.

MR. BROWER said there were 10 ft. ceilings and was about 14 ft. high. He felt with the City Commission approving Woolco, they were depriving him of the residential value of his property as R-E.

MRS. COLEMAN stated possibly a Variance action with P-R zoning would be the proper way to go on this matter.

MR. BROWER indicated that would be okay with him.

CHAIRMAN PARKER asked the depth of the property.

MR. BROWER said it was 150 ft. to the rear of the building and 150 ft. back to the property line and the property was 145' x 300'.

MR. MILLER stated he felt they could approve the zoning as requested but restrict it to this particular operation.

MRS. COLEMAN stated she felt they should grant him P-R zoning and have him ask for a Variance for the print shop.

MR. BROWER stated they have deadline of September 1st on a lease.

MR. MILLER stated he did not see why they could not just restrict the C-1 zoning.

MR. SAYLOR told Mr. Miller they could if they felt the proposed use was proper at this location rather than amending the request to P-R and asking for a Variance. He stated staff would have to recommend denial of the variance. He stated if they feel the print shop is proper, they could grant the zoning as requested.

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

After further discussion, MR. MILLER made a Motion for APPROVAL of Z-49-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Approved in accord with the plot plan and only for those uses shown thereon. Any change of use will require approval by the City Commission.

3. Installation of concrete sidewalk along Arville Street frontage as required by the Department of Public Services.
4. Ingress and egress to meet the requirements of the Traffic Engineer.
5. Landscaping and underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried.

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

17. Z-50-77  
 APPROVED

Application of VALLEY BANK OF NEVADA TRUST DEPARTMENT for reclassification of property legally described as a portion of Government Lot 2, in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 3, Township 21 South, Range 61 East, MDB&M, located at 720 East Charleston Boulevard from R-1 to P-R.

Proposed Use: Professional Tax Service Office.

MR. BROWN gave the staff report indicating this was a house that previously burned. He stated staff had no objection; however, they would have to provide sidewalk and street lighting along East Charleston Boulevard frontage as required by Public Services. He stated with the normal requirements and the requirements of Public Services, staff would recommend approval. There were no protests.

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

MR. KEN GRAGSON appeared and stated they agreed to the conditions of staff and indicated they would rebuild the structure.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-50-77, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

18. Z-51-77

APPROVED

Application of KENNY SPEIRS for reclassification of property legally described as Lots 1 and 2, Block 8, Artesian Acres, excepting therefrom the following described parcel:  
 Beginning at the northwest corner of Lot 1, Block 8;  
 Thence east along the north line of Lot 1, 290.40 feet;  
 Thence south and parallel to the west line of Lot 1, 150.00 feet; Thence west and parallel to the north line of Lot 1, 290.40 feet; Thence north along the west line of said Lot 1, 150.00 feet to the true point of beginning, generally located on the south side of Cedar Avenue, between Eastern Avenue and Alvin Street, 300 feet East of Eastern Avenue and extending south to Elm Street, from R-E to R-3.

Proposed Use: 160-unit apartment complex.

MR. BROWN gave the staff report indicating staff recommended the request be approved subject to the design of Alvin and Elm being approved by the State Highway Department and dedication of 30 ft. for Elm Avenue and Alvin. He stated half-street improvements would also be required along Cedar, Alvin and Elm frontages and a drainage plan on Cedar would have to meet the requirements of the Department of Public Services. He stated with these and the normal requirements, staff would recommend approval. There were no protests.

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

MR. DAVE CAUSEY, Causey Engineering, appeared and stated they have gone over the requirements with staff and agreed.

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

MR. JENKINS made a Motion for APPROVAL of Z-51-77, subject to the following conditions:

1. Design of Alvin and Elm to be approved by the State Highway Department.
2. Dedication of 30 ft. right-of-way for Elm Avenue and Alvin Street and a radius corner as required by the Department of Public Services.
3. Installation of half-street improvements along Cedar Avenue, Alvin Street and Elm Avenue frontages as required by the Department of Public Services.
4. Submittal of a drainage plan for approval on Cedar 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 these conditions.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

19. AV-7-77

APPROVED

Administrative Variance requested by B.J.A. DEVELOPMENT CORPORATION OF NEVADA to allow a front yard setback deviation on property located at 1609 Eaton Drive, R-1 zone.

MR. BROWN gave the staff report indicated the property was on a cul-de-sac. He pointed out the setbacks of the houses to the north are much closer than this house. Staff has no objection and would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of AV-7-77, 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. Jenkins and Mr. Miller.  
 "NOES" - None.

Motion for APPROVAL carried unanimously.

20. FINAL MAP  
 KINGSWOOD ESTATES  
 UNIT #3  
 APPROVED

Property generally located on the north side of Vegas Drive, east of Jones Boulevard, R-1 zone.

Owner/Subdivider: Chism Homes, Inc.  
 No. of Acres: 15.441 No. of Lots: 68

MR. NULL gave the staff report indicating this was the third unit of the previously approved Tentative Map. He stated Public Services required barricades to be installed at the east end of Carl Avenue, the north end of Gatewood Drive and the west end of Lanning Lane. He stated staff would recommend approval with the normal conditions, the conditions of Public Services, approval of the Tentative Map and Blackwood Road ending at Lanning Lane.

MR. JENKINS made a Motion for APPROVAL of the Final Map of Kingswood Estates Unit #3, subject to the following conditions:

1. Approval of the Tentative Map.
2. Barricades to be installed at the east end of Carl Avenue, north end of Gatewood Drive and the west end of Lanning Lane as required by the Department of Public Services.
3. Blackwood Road to be ended at Lanning Lane.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to code requirements and design standards of all City departments.
6. Meet the requirements of State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

21. PLOT PLAN REVIEW  
 JOINT PARKING/  
 ACCESS FACILITIES  
 APPROVED

Request by JERRY ENGEL for property located at 1995 and 1999 Paradise Road to allow joint/common use of parking facilities and access, R-4 zone (professional office).

MR. BROWN gave the staff report indicating the two properties were developed together and then separated. He stated there was adequate parking on both lots. He stated there would be a common 20 ft. strip which would be used. He stated staff has no objection and recommends approval.

After discussion, MR. MILLER made a Motion for APPROVAL of the joint access request subject to the following condition:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on June 15, 1977, at 9:00 A.M.

22. AMENDMENT TO THE  
GENERAL PLAN

Referred to  
July 14, 1977,  
agenda.

Amendment to the General Plan - Housing Element and Land Use Element.

MR. GEORGE BUBNIS appeared. He stated they would present the recommendations on this year's "701" Projects. He presented the summary statement to the Commission and indicated prior to the next meeting, they would be provided a packet of information. He stated no action was expected at this meeting.

After further discussion, CHAIRMAN PARKER announced this matter would be continued until the July 14, 1977, meeting.

23. AR-5-77

VAC-11-75  
(REVIEW OF  
CONDITIONS)

APPROVED

Request by the GOLDEN NUGGET for an aesthetic review to allow temporary valet parking behind their new hotel and a review of condition #1 under VAC-11-75.

MR. SAYLOR stated the request was for two items. He stated they have acquired the property behind their hotel and wish to use this for valet parking, but do not want to provide the landscaping. He stated this would be a judgment decision for the Commission to determine if they wish to limit the time this property could be used for a valet parking without providing landscaping.

He stated in regard to the Vacation, when the alley was vacated, there were other ownerships involved and they had to provide access for them. He stated presently there is only one other owner for the building at the corner of 1st Street and they would like condition #1 waived up to a point 25 feet south from the alley. He stated staff had no objection.

MR. SHANNON BYBEE, Attorney at Law, appeared. He stated in regard to the Vacation, this was approved with the condition that access rights shall be remaining to all abutting owners. He stated in 1976 there was an amendment which excluded the east/west alley and one portion of the north/south alley and at that time, condition #1 should have been removed. The existing owner in that portion does have access through the east/west alley.

MR. ROBERT MAXEY, Golden Nugget, appeared. He stated at this time they were undecided what they would do with the property to the rear so for the present time they would like to use this for valet parking. He stated until a decision was made, they did not want to put in the landscaping. He stated they

have tentative plans to build additional rooms on this block but this is not definite as yet. He stated they would be agreeable to a time limitation of possibly three years to waive the landscaping.

After further discussion, MR. MILLER made a Motion for APPROVAL of AR-5-77, subject to conditions, and APPROVAL of VAC-11-75 to allow the waiver of condition #1.

Condition:

AR-5-77

1. Landscaping to be waived for a period of two years.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced AR-5-77 and VAC-11-75, would be heard by the City Commission on June 15, 1977, at 9:00 A.M.

24. ITEM

MRS. COLEMAN stated she felt a recommendation should be made to the City Commission for an Ordinance which would make it mandatory for businesses and offices to have a visible address number on them and felt possibly uniform numbers could be used.

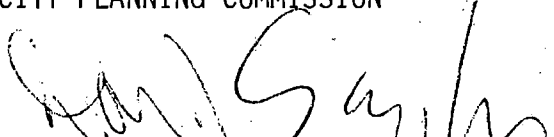
DR. PARKER stated he felt the same.

MR. SAYLOR indicated staff would check this for them.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 9:40 P.M.

CITY PLANNING COMMISSION

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

DJS:kt