

AGENDA

CITY PLANNING COMMISSION

JULY 14, 1977

RECEIVED

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CALL TO ORDER:

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

ROLL CALL:

MINUTES:

Approval of the Minutes for the City Planning
Commission meetings held April 26, 1977, May 12,
1977, and May 24, 1977.

BUSINESS:

1. VAC-7-77
(Abeyance Item) Petition of Vacation submitted by VALLEY HOSPITAL,
ET AL, to vacate that portion of Rose Street,
from Valerie Street south 160 feet.

2. Z-100-64 (97)
PLOT PLAN REVIEW
RATIFICATION Ratification of a telephone approval for a plot
plan review requested by BIGELOW HOLDING COMPANY
to allow a 76-unit apartment complex on property
located at 915 South 2nd Street, ROI C-2.

3. Z-37-76
EXTENSION OF TIME Request for an Extension of Time (to be effected
by Ordinance) by ERNEST A. BECKER for a proposed
shopping center on property generally located on
the north side of West Charleston Boulevard, between
South Torrey Pines Drive and South Lorenzi Street,
from R-1 and R-3 to C-1.

4. Z-38-77
EXTENSION OF TIME Request for an Extension of Time (to be effected
by Ordinance) by ERNEST A. BECKER for a proposed
shopping center on property generally located on
the southeast corner of South Jones Boulevard and
the Las Vegas Expressway, from R-1 to P-R.

5. Z-6-66
PLOT PLAN REVIEW
REVIEW OF CONDITION Request for a Plot Plan Review and Review of
Condition by MIKE GOLD to allow an opening in
the fence on Alpine for the shopping center
located at 5000 West Charleston Boulevard, C-1
zone.

6. AV-8-77
Administrative Variance requested by ROBERT C.
ANDREWS to allow a patio cover encroachment into
the rear yard area on property located at 4605
Stacey Avenue, R-1 zone.

7. Z-10-69
PLOT PLAN REVIEW and
WAIVER OF CERTAIN
REQUIREMENTS IN THE
TRAILER PARK ORDINANCE. Request for a Plot Plan Review and a Waiver of
certain requirements in the Trailer Park Ordinance
by RON RICHARDSON'S BALLERINA SUNRISE MOBILE HOME
COUNTRY CLUB on property generally located on the
west side of Lamb Boulevard, south of Washington
Avenue, R-T and C-1 zone.

8. A-2-77
Annexation Petition submitted by CHARLESTON
HEIGHTS DEVELOPMENT for property generally located
at the northeast corner of Lorenzi and West
Cheyenne Avenue.

9. A-3-77
Annexation Petition submitted by S. MARTIN AKEYSON, JR., ET AL, for property generally located at the northwest corner of Vegas Drive and Torrey Pines Boulevard.
10. NEW STREET ALIGNMENT
FANNINE WAY
(LD-32, 33, 34 & 35-77)
New Street Alignment requested for FANNINE WAY in conjunction with Land Divisions 32-77, 33-77, 34-77, and 35-77, for property generally located on the south side of Tropical Parkway, between Torrey Pines and Rebecca.
11. AV-9-77
Administrative Variance requested by S. J. LABBE to allow a lot containing 19,383 sq. ft. where 20,000 sq. ft. is required in an R-E zone on property located at 1717 Feffell.
12. Z-57-75
PLOT PLAN REVIEW
Plot Plan Review requested for the JUVENILE PAROLE, STATE OF NEVADA, to allow additional office space on property located at 869 South Eastern Avenue, P-R zone.
13. FINAL MAP
CHARLESTON RAINBOW
UNIT #15-C
(RATIFICATION)
Ratification of telephone approval for property generally located on the west side of Buffalo Drive, between Charleston Boulevard and Alta Drive, R-1 zone.
Owner/Subdivider: Sproul Homes of Nevada
No. of Acres: 10.156 No. of Lots: 42
14. FINAL MAP
LEXINGTON CIRCLE
(RATIFICATION)
Ratification of telephone approval for property generally located at the southwest corner of Doolittle Avenue and Lexington Street, R-E zone (ROI to R-1).
Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 2.49 No. of Lots: 10
15. FINAL MAP
BIG SKY RANCH ESTATES
UNIT #2
(RATIFICATION)
Ratification of telephone approval for property generally located at the northeast corner of Torrey Pines Boulevard and Alexander Road, R-E zone.
Owner/Subdivider: Steven S. Miller Construction
No. of Acres: 22.91 No. of Lots: 40
16. FINAL MAP
MEADOW VISTA UNIT #1
(LEWIS HOMES)
(RATIFICATION)
Ratification of telephone approval for property generally located on the east side of Michael Way, between the Las Vegas Expressway and Sugarfoot Avenue, R-1 zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 8.2922 No. of Lots: 38
17. FINAL MAP
WOODLAND HILLS UNIT #3
(RATIFICATION)
Ratification of telephone approval for property generally located on the north side of Washington Avenue at Valley View Boulevard, R-1 zone.
Owner/Subdivider: Crestmont Corporation
No. of Acres: 2.5+ No. of Lots: 9

18. FINAL MAP
STEWART PLACE UNIT #5
(RATIFICATION)
Ratification of telephone approval for property generally located on the south side of Stewart Avenue, between Marion and Page, R-1 zone.
Owner: First Western Savings & Loan Assoc.
Subdivider: Dasco, Inc.
No. of Acres: 15.045 No. of Lots: 70
19. TENTATIVE MAP
STEWART ARMS UNIT #2
Property generally located at the southwest corner of Stewart Avenue and Lamb Boulevard, R-1 zone (ROI to R-PD 8).
Owner/Subdivider: Ron Rudin Realty & Construction
No. of Acres: 33.10 No. of Lots: 235
20. FINAL MAP
STEWART ARMS UNIT #2-A
Property generally located at the southwest corner of Stewart Avenue and Lamb Boulevard, R-1 zone (ROI to R-PD 8).
Owner/Subdivider: Ron Rudin Realty & Construction
No. of Acres: 15.5 No. of Units: 84
21. FINAL MAP
HOMESTEAD ESTATES UNIT #1
Property generally located on the northwest corner of Thom Boulevard and Gowan Road, R-E zone.
Owner/Subdivider: Charles L. Ruthe
No. of Acres: 10+ No. of Lots: 18
22. Z-37-77
(Referred back from City Commission)
Reconsideration of the 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. (Reconsideration to a lower density)
Proposed Use: Medium Density Condominium Development.
23. Z-52-77
Application of WILLIAM W. & RUTH L. BOYD for reclassification of property generally located north of Stewart Avenue, east of Lamb Boulevard, south of Cedar Avenue and west of Marion Drive, from R-E to R-1.
Proposed Use: Single Family Homes.
24. Z-53-77
Application of GLEN C. ROEDER & EVELYN R. MACKENZIE for reclassification of property generally located on the southeast corner of Hinkle Drive and North 23rd Street, from R-1 to R-4.
Proposed Use: 5 four-plex apartment units.
25. Z-54-77
Application of RON RUDIN CONSTRUCTION COMPANY for reclassification of property located at the southwest corner of Stewart Avenue and Lamb Boulevard, from R-3 to C-1.
Proposed Use: Convenience Market and Self-Service Gasoline Pumping Facilities.
26. Z-55-77
Application of FRONTIER SAVINGS ASSOCIATION for reclassification of property located at 905 Las Vegas Boulevard North from R-1 to C-2.
Proposed Use: Motel

27. Z-56-77 Application of JOHN & OLLIE RICHARD, JR. for reclassification of property located on the northwest corner of Miller Avenue and La Salle Street, from R-2 to C-2.
Proposed Use: Beauty Shop and Retail Uses.
28. Z-57-77 Application of JOSEPH A. GORDON for reclassification of property located at 1555 East Charleston Boulevard from C-1 to C-2.
Proposed Use: Used Car Sales Lot.
29. Z-58-77 Application of JANE POTTER, ET AL, for reclassification of property generally located on the south side of Owens Avenue, between Nellis Boulevard and Marion Drive and the east side of Marion Drive, between Owens Avenue and Monroe Avenue from R-2 to R-E.
Proposed Use: Single family homes.
30. Z-59-77 Application of KAY A. RODRIGUEZ for reclassification of property located at 3701 El Conlon Avenue, at the southwest corner of El Conlon Avenue and Valley View Boulevard from R-1 to P-R.
Proposed Use: Office.
31. Z-60-77 Application of HOME INVESTMENT COMPANY for reclassification of property generally located at the northwest corner of Bonanza Road and Eastern Avenue from C-1 to C-2.
Proposed Use: Commercial Storage Units (Mini-Warehouses)
32. Z-61-77 Application of WILLIS A. & DOROTHY J. DEISS for reclassification of property generally located on the south side of Alta Drive, between Shadow Lane and Desert Lane, extending through to Kenyon Place from R-1 to R-3.
Proposed Use: Apartment project.
33. Z-62-77 Application of AL LEVY for reclassification of property generally located at the southeast corner of West Charleston Boulevard and Cashman Drive, from R-E and C-D to C-D.
Proposed Use: Office Complex.
34. Z-63-77 Application of RICHARD AND BEVERLY MINNEAR for reclassification of property located at 1711 Bearden Drive from R-1 to P-R.
Proposed Use: Doctor's Office.
35. Z-64-77 Application of KAX CORPORATION for reclassification of property located on the north side of St. Louis Avenue, between South Maryland Parkway and South 15th Street from R-2 to R-PD 12.
Proposed Use: Medium Density Planned Development (No proposed physical change in the existing development nor any additional units. Purpose of zoning is to allow the sale of the units as condominiums)

36. REVERSIONARY MAP
MARYCREST ESTATES
Property located on the north side of St. Louis Avenue, between South Maryland Parkway and South 15th Street, R-2 zone (proposed R-PD 12).
Owner/Subdivider: Kax Corporation
No. of Acres: 1.83
37. TENTATIVE MAP
MARYCREST MANOR I
Property located on the north side of St. Louis Avenue, between South Maryland Parkway and South 15th Street, R-2 zone (proposed R-PD 12).
Owner/Subdivider: Kax Corporation
No. of Acres: 1.83 No. of Units: 22
38. FINAL MAP
MARYCREST MANOR I
Property located on the north side of St. Louis Avenue, between South Maryland Parkway and South 15th Street, R-2 zone (proposed R-PD 12).
Owner/Subdivider: Kax Corporation
No. of Acres: 1.83 No. of Units: 22
39. Z-65-77
Application of TEDDY RICH ENTERPRISES for reclassification of property generally located on the east side of Valley View Boulevard, between El Conlon Avenue and the Meadows Mobile Home Park from R-1 to R-3.
Proposed Use: 114-unit apartment complex.
40. AMENDMENT TO THE
GENERAL PLAN
Presentation of the Housing Element and Land Use Element.

RECEIVED
JUL 22 1 33 PM '77
CITY CLERK

MINUTES
CITY PLANNING COMMISSION

JULY 14, 1977

CALL TO ORDER:

A regular meeting of the City Planning Commission was called to order at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, by Chairman Parker.

PRESENT:

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

EXCUSED:

Mr. Busch and Mr. Ward.

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL for the City Planning Commission minutes of the meetings held April 26, 1977, May 12, 1977, and May 24, 1977, as mailed. Motion carried unanimously.

BUSINESS:

1. VAC-7-77

(Abeyance Item)

ABEYANCE

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

CHAIRMAN PARKER announced the applicant requested this matter again be held in abeyance. He stated it would be heard on August 11, 1977.

AN UNIDENTIFIED SPEAKER appeared and indicated he was the attorney for Mr. & Mrs. Tate and wished to go on record as having been at the meeting.

2. Z-100-64 (97)

PLOT PLAN REVIEW

RATIFICATION

APPROVED

Ratification of a telephone approval for a plot plan review requested by BIGELOW HOLDING COMPANY to allow a 76-unit apartment complex on property located at 915 South 2nd Street, ROI to C-2.

MR. BROWN stated he previously talked with five of the members and explained to them that this was a 76 unit apartment complex and received a vote of 4-1 for approval. He stated this was now on the agenda for ratification of that approval.

MR. JENKINS made a Motion for APPROVAL to ratify their previous approval of Z-100-64 (97), subject to the following conditions:

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

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

3. Z-37-76

EXTENSION OF TIME

APPROVED FOR ORDINANCE

Request for an Extension of Time (to be effected by Ordinance) by ERNEST A. BECKER for a proposed shopping center on property generally located on the north side of West Charleston Boulevard, between South Torrey Pines Drive and South Lorenzi Street, from R-1 and R-3 to C-1.

MR. BROWN gave the staff report indicating staff would have no objection in changing the zoning by Ordinance.

MRS. COLEMAN made a Motion for APPROVAL of Z-37-76, subject to the following conditions:

1. The C-1 zoning to be effected by Ordinance.
2. All other conditions of approval under Z-37-76 to be applicable.
3. All requirements imposed by Ordinances adopted subsequent to the initial approval of this application shall be adhered to.

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 August 3, 1977, at 9:00 A.M.

4. Z-38-76

EXTENSION OF TIME

APPROVED FOR ORDINANCE

Request for an Extension of Time (to be effected by Ordinance) by ERNEST A. BECKER for a proposed shopping center on property generally located on the southeast corner of South Jones Boulevard and the Las Vegas Expressway, from R-1 to P-R.

MR. BROWN gave the staff report indicating staff had no objection in changing this zoning by Ordinance.

MR. JENKINS made a Motion for APPROVAL of Z-38-76, subject to the following conditions:

1. The P-R zoning to be effected by Ordinance.
2. All other conditions of approval under Z-38-76 to be applicable.
3. All requirements imposed by Ordinances adopted subsequent to the initial approval of this application shall be adhered to.

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 August 3, 1977, at 9:00 A.M.

5. Z-6-66

PLOT PLAN REVIEW
REVIEW OF CONDITION

APPROVED

Request for a Plot Plan Review and Review of Condition by MIKE GOLD to allow an opening in the fence on Alpine for the shopping center located at 5000 West Charleston Boulevard, C-1 zone.

MR. BROWN gave the staff report indicating staff had no objection to granting the request for a 25 ft. opening in the wall.

MRS. COLEMAN asked if this would be a walkway or a driveway.

MR. BROWN stated it would be a 25 ft. wide access from Alpine.

After further discussion, MR. JENKINS made a Motion for APPROVAL of Z-6-66, subject to the following conditions:

1. Condition #5 under the original approval be amended to allow the 25 ft. wide opening in the wall on Alpine Place to allow for access.
2. Conformance to the plot plan.
3. Conformance to code requirements and design standards of all City departments.
4. All previous conditions of approval under Z-6-66 shall be applicable with the exception of condition #5 which has been amended.

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 August 3, 1977, at 9:00 A.M.

6. AV-8-77

APPROVED

Administrative Variance requested by ROBERT C. ANDREWS to allow a patio cover encroachment into the rear yard area on property located at 4605 Stacey Avenue, R-1 zone.

MR. BROWN gave the staff report indicating the lot was irregular in shape. He stated the structure would be at an angle with the closest point being 13 ft. from the rear property line where 15 ft. is required. Staff has no objection to this request and recommends approval.

MRS. COLEMAN made a Motion for APPROVAL of AV-8-77, 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
and Mr. Tiberti.

"NOES" - None.

Motion for APPROVAL carried unanimously.

7. Z-10-69

PLOT PLAN REVIEW AND
WAIVER OF CERTAIN
REQUIREMENTS IN THE
TRAILER PARK ORDINANCE.

Request for a Plot Plan Review and a Waiver of certain requirements in the Trailer Park Ordinance by RON RICHARDSON's BALLERINA SUNRISE MOBILE HOME COUNTRY CLUB on property generally located on the west side of Lamb Boulevard, south of Washington Avenue, R-T and C-1 zone.

MR. BROWN gave the staff report indicating the applicant wished a waiver of certain requirements to the Trailer Park Ordinance and a plot plan review. He stated staff recommended approval of the waivers requested; however, on the plot plan review, staff recommended it be amended not to include the private piano bar at the northeast corner of the park.

MRS. COLEMAN asked what the waivers were.

MR. BROWN read the request from the applicant indicating there were six items requested; however, not all of these needed a waiver. He stated they were requesting such items as eliminating the laundry facility since there was a commercial facility in the immediate area, lighting to be at 104 ft. intervals where 100' intervals are required, etc. He stated staff had no objection to any of the waivers requested.

After discussion, MR. JENKINS made a Motion for APPROVAL of Z-10-69 subject to the following conditions:

1. Conformance to the plot plan as amended to exclude the piano bar at the northeast corner of the park.
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
and Mr. Tiberti.

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the Board of City Commissioners on August 3, 1977, at 9:00 A.M.

8. A-2-77

APPROVED

Annexation Petition submitted by CHARLESTON HEIGHTS DEVELOPMENT for property generally located at the northeast corner of Lorenzi and West Cheyenne Avenue.

MR. NULL gave the staff report indicating they recently had an annexation which was adjacent to this one and this was the same developer. He stated the annexation contains approximately 106 acres and staff would recommend approval.

MRS. COLEMAN asked the zoning on this property.

MR. NULL said it was equivalent to R-E.

MRS. COLEMAN made a Motion for APPROVAL of A-2-77.

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 July 20, 1977, at 9:00 A.M.

9. A-3-77

APPROVED

Annexation Petition submitted by S. MARTIN AKEYSON, JR.
ET AL, for property generally located at the northwest
corner of Vegas Drive and Torrey Pines Boulevard.

MR. NULL gave the staff report indicating the area requested
for annexation was approximately 40 acres in size and abuts
city bounded property on two sides. Staff recommends approval.

MRS. COLEMAN asked the zoning.

MR. NULL stated it was equivalent to R-E.

MR. MILLER made a Motion for APPROVAL of A-3-77.

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 matter would be heard by the
City Commission on July 20, 1977, at 9:00 A.M.

10. NEW STREET ALIGNMENT

FANNINE WAY
(LD-32, 33, 34, and
35-77)

APPROVED

New Street Alignment requested for FANNINE WAY in conjunction
with Land Divisions 32-77, 33-77, 34-77 and 35-77, for
property generally located on the south side of Tropical
Parkway, between Torrey Pines and Rebecca.

MR. NULL gave the staff report indicating the property in
question was in an R-E zone. He stated the only item before
the Commission is regarding the new street alignment. He
pointed out there were 4 parcels in question consisting of
10 acres each which would be subdivided into 4 parcels again
ending up as 2½ acre parcels. He stated staff has no object-
ion and recommends approval of the street alignment.

MR. TIBERTI made a Motion for APPROVAL of the new street
alignment.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

11. AV-9-77

APPROVED

Administrative Variance requested by S. J. LABBE to allow a
lot containing 19,383 sq. ft. where 20,000 sq. ft. is required
in an R-E zone on property located at 1717 Ferrell.

MR. BROWN gave the staff report indicating they had two lots and wished to combine them. He stated there was a mobile home on each lot presently. He stated if approved staff would recommend that the mobile home be set back at least ten feet (10') from either side lot line.

MR. MILLER made a Motion for APPROVAL of AV-9-77, subject to the following conditions:

1. The mobile home to be a minimum of ten feet (10') from either side lot line.
2. Conformance to the plot plan to reflect the above conditions.
3. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

12. Z-57-75

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested for the JUVENILE PAROLE, STATE OF NEVADA, to allow additional office space on property located at 869 North Eastern Avenue, P-R zone.

MR. BROWN gave the staff report. He stated the previous plan submitted by the applicant was not acceptable and it provided only 7 parking spaces and considered only one lot. He stated staff reviewed this matter with the applicant and presented a new plan which was acceptable. He pointed out the new plan considers the entire area and an easement will go to the rear so that both buildings will have access to the rear. He stated the new plan would provide 15 to 17 parking spaces. He stated with this type of arrangement, the plan meets the code and staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of Z-57-75, subject to the following conditions:

1. Conformance to all previous conditions of approval under Z-57-75.
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 and Mr. Tiberti.

"NOES" - None.

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on August 3, 1977, at 9:00 A.M.

13. FINAL MAP
CHARLESTON RAINBOW
UNIT 15-C
RATIFICATION
APPROVED

Ratification of telephone approval for property generally located on the west side of Buffalo Drive, between Charleston Boulevard and Alta Drive, R-1 zone.
Owner/Subdivider: Sproul Homes of Nevada
No. of Acres: 10.156 No. of Lots: 42

14. FINAL MAP
LEXINGTON CIRCLE
RATIFICATION
APPROVED

Ratification of telephone approval for property generally located at the southwest corner of Doolittle Avenue and Lexington Street, R-E zone (ROI to R-1).
Owner/Subdivider: Dalton Properties, Inc.
No. of Acres: 2.49 No. of Lots: 10

15. FINAL MAP
BIG SKY RANCH
ESTATES #2
RATIFICATION
APPROVED

Ratification of telephone approval for property generally located on the northeast corner of Torrey Pines Boulevard and Alexander Road, R-E zone.
Owner/Subdivider: Steven S. Miller Construction
No. of Acres: 22.91 No. of Lots: 40

16. FINAL MAP
LEWIS HOMES -
MEADOW VISTA #1
RATIFICATION
APPROVED

Ratification of telephone approval for property generally located on the east side of Michael Way, between the Las Vegas Expressway and Sugarfoot Avenue, R-1 zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 8.2922 No. of Lots: 38

17. FINAL MAP
WOODLAND HILLS
UNIT #3
RATIFICATION
APPROVED

Ratification of telephone approval for property generally located on the north side of Washington Avenue at Valley View Boulevard, R-1 zone.
Owner/Subdivider: Crestmont Corporation
No. of Acres: 2.5+ No. of Lots: 9

18. FINAL MAP
STEWART PLACE
UNIT #5
RATIFICATION
APPROVED

Ratification of telephone approval for property generally located on the south side of Stewart Avenue, between Marion and Page, R-1 zone.
Owner: First Western Savings & Loan Assoc.
Subdivider: Dasco, Inc.
No. of Acres: 15.045 No. of Lots: 70

(ITEMS 13 thru 18)
APPROVED

MR. NULL stated items 13 thru 18 were final maps and were on the agenda for ratification of a previous telephone approval by the Commission. He pointed out the conditions on the final maps for the Commission indicating staff recommended approval.

After discussion, MRS. COLEMAN made a Motion for APPROVAL of the ratification on final maps, items 13 thru 18, subject to the conditions of staff as follows:

Item 13 - Charleston Rainbow Unit 15-C

1. There shall be no vehicular access to the lots backing onto Buffalo Drive.
2. A dyke or compacted fill to be constructed across the existing wash for protection against run-off until the 6 ft. high block wall is constructed on the property line according to the requirements of the Public Services Department.

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.

Item 14 - Lexington Circle

1. The reversionary map to be recorded prior to recordation of the final map.
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 State Subdivision Statutes.

Item 15 - Big Sky Ranch Estates Unit #2

1. Street names to 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 State Subdivision Statutes.

Item 16 - Lewis Homes-Meadow Vista Unit #1

1. 40' half street improvements on Michael Way 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 State Subdivision Statutes.

Item 17 - Woodland Hills Unit #3

1. Street names to 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 State Subdivision Statutes.

Item 18 - Stewart Place Unit #5

1. There shall be no vehicular access to Stewart Avenue from the lots backing up to Stewart Avenue.
2. A 5 ft. wide sidewalk to be provided on Stewart Avenue as required by the Department of Public Services.

3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall 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. Conformance with the requirements of the Tentative Map.
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 State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL on items 13 thru 18 carried unanimously.

19. TENTATIVE MAP
 STEWART ARMS
 UNIT #2
 APPROVED

Property generally located at the southwest corner of Stewart Avenue and Lamb Boulevard, R-1 zone (ROI to R-PD 8).
 Owner/Subdivider: Ron Rudin Realty & Construction
 No. of Acres: 33.10 No. of Lots: 235

20. FINAL MAP
 STEWART ARMS
 UNIT #2-A
 APPROVED

Property generally located at the southwest corner of Stewart Avenue and Lamb Boulevard, R-1 zone (ROI to R-PD 8).
 Owner/Subdivider: Ron Rudin Realty & Construction
 No. of Acres: 15.5 No. of Units: 84

ITEMS 19 and 20
 APPROVED

MR. NULL gave the staff report on both the Tentative Map and Final Map. He stated this map was submitted previously but the time ran out and the applicant has resubmitted. He stated staff recommends approval on both maps subject to several stipulations. He indicated on the Tentative Map there should be no vehicular access from the lots backing up to Lamb Boulevard and the CC&R's should contain wording regarding maintenance of the wall and exterior ground area of the wall. He stated they would also have to conform with the approved plot plan and conditions under Z-82-71 as amended. He pointed out some of the blocks were longer than the ordinance required and this would have to be waived by the Commission. He indicated on the final map there were several conditions that would have to be met such as meeting the requirements under condition #6 on Z-82-71 plot plan review approved in February of 1976, but amending this condition that the developer dedicate the park in its entirety at the time of recordation of the final map and posting a bond for the construction and improvements for the entire park. He stated the subdivision boundary should be extended to include the additional 10 ft. of right-of-way needed for Lamb Boulevard and there should be a statement on the owner's certificate with respect to the dedication of the park site and the park design and plan to be approved by the Park and Recreation Department. He stated the developer would be responsible for the construction of streets abutting the park. He stated Public Services required permanent pavement plus sidewalk and temporary construction pending permanent future highway construction on Lamb Boulevard. He said the CC&R's should con-

tain wording regarding maintenance of the wall area if one is constructed on an exterior boundary street and the map should conform with the requirements of the Tentative.

Mr. Null further pointed out that under the plot plan review for Z-82-71, it was indicated that a minimum of 50% of the park was to be improved with the first phase of the development which is the final map and after development, was to be dedicated to the City. He stated they were requesting this be amended and that the developer dedicate the park in its entirety at the time of recordation of the final map and post a bond for the improvements for the entire park. He stated the Park and Recreation Department should have control over how the park is designed and developed since the City will have to maintain it after it is dedicated.

MRS. COLEMAN asked the size of the park.

MR. RON RUDIN appeared and stated it was 3.3 acres.

MR. MILLER asked Mr. Rudin if he had any objections to the requirements of staff.

MR. RUDIN stated he would post the bond for the park, but did not want to develop the entire park at one time. He wished to develop one-half at a time.

MR. NULL indicated this would be allowed.

MR. NULL pointed out this was an R-PD zoning and the park was a requirement of this zoning for open space.

MR. RUDIN stated the units would be single family and individual lots, but there would be a common area in the form of a park.

MR. RUDIN indicated they would develop and design the park in conjunction with the Park and Recreation Department.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of the Tentative and Final Map for Stewart Arms Unit #2, subject to the conditions of staff and the waiver for the block lengths as follows:

Tentative Map - Stewart Arms Unit #2

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 to Lamb Boulevard from the lots backing up to Lamb Boulevard.
3. Conformance with the approved plot plan and conditions under Z-82-71 as amended.
4. Street names to be provided in accord with the City's Street Name Policy.

5. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
6. Subject to all conditions of City departments and State Subdivision Statutes.

Final Map - Stewart Arms Unit #2-A

1. Condition #6 under Z-82-71 plot plan review approved February 4, 1976, to be amended and the developer to dedicate the park in its entirety at the time of recordation of this final map and post a bond for the construction and improvements for the entire park.
2. The subdivision boundary be extended to include the additional 10 ft. of right-of-way needed for Lamb Boulevard.
3. A 4" A.C. pavement is required adjacent to permanent pavement (3+ ft. width) plus sidewalk and temporary construction (2" A.C.) pending permanent future highway construction on Lamb Boulevard as required by the Department of Public Services.
4. There should be a statement on the owner's certificate with respect to the dedication of the park site.
5. Park design and plan to be approved by the Park and Recreation Department.
6. The developer to be responsible for the construction of streets abutting the park.
7. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
8. Conformance with the requirements of the Tentative Map.
9. Street names to be provided in accord with the City's Street Name Policy.
10. Subject to code requirements and design standards of all City departments.
11. Meet the requirements of State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL of the Tentative and Final Maps carried unanimously.

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

21. FINAL MAP
HOMESTEAD ESTATES
UNIT #1
APPROVED

Property generally located on the northwest corner of Thom Boulevard and Gowan Road, R-E zone.
Owner/Subdivider: Charles L. Ruthe
No. of Acres: 10+ No. of Lots: 18

22. HOMESTEAD ESTATES
UNIT #1
REQUEST FOR WAIVER
APPROVED

Request for a Waiver of standard requirements for curb, gutter, and sidewalk on interior streets in Homestead Estates Unit #1, generally located on the northwest corner of Thom Boulevard and Gowan Road, R-E zone.

ITEMS 21 and 22
APPROVED

MR. NULL indicated this was a request for final map approval and a waiver from the requirements of the Subdivision Ordinance. He stated they wish a waiver for the curb, gutter and sidewalks on interior streets which in this case would only be one street, Gowan Court. He indicated they would provide a roll type curb.

MRS. COLEMAN stated she thought a bond was required on this type of action in case at some future date, they wish to provide these items.

MR. NULL stated the cul-de-sac length exceeds the requirements by 100 ft. and this should be waived also. He stated if the final is approved, they would have to conform to the requirements of the Tentative, and the final map should not be recorded until all of the area embraced in the final map is in the ownership of the person signing the Owner's Certificate. He stated with these conditions and the normal requirements of staff, staff recommended approval of the final map and the requested waiver.

MR. TIBERTI asked if by deleting the sidewalks, it would have an affect on the setbacks.

MR. NULL indicated it would not affect the setbacks.

MRS. COLEMAN asked how many lots were involved.

MR. NULL indicated there were 18.

MR. TIBERTI stated he did not see the necessity for posting a bond regarding the waiver.

MR. NULL further pointed out there was a hiatus area to the south and all of this area should be under the ownership of the applicant also.

After further discussion, MR. TIBERTI made a Motion for APPROVAL of the WAIVER as requested and the Final Map subject to the conditions of staff and allowing the deviation in cul-de-sac length.

Final Map Conditions:

1. Conformance to the requirements of the approved Tentative Map.
2. Final Map not to be recorded until all of the area embraced in the Final Map is in the ownership of the person signing the Owner's Certificate.
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, Mr. Jenkins,
and Mr. Tiberti.

"NOES" - None.

Motion for APPROVAL for the requested Waiver and Final Map
carried unanimously.

CHAIRMAN PARKER indicated the request for Waiver on the curb,
gutter and sidewalk on interior streets in Homestead Estates
Unit #1 would be considered by the City Commission on July 20,
1977, at 9:00 A.M.

23. Z-37-77

(Referred back from
City Commission)

DENIED

Reconsideration of the 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 (Reconsideration to
a lower density). Proposed Use: Medium Density Condominium
Development.

MR. BROWN gave the staff report indicating the applicant had
changed their design to have 36 units, a swimming pool in
the center, and have single story units on the west. He stated
there is partial 6 ft. high wall on the west and this should
be continued and completed to the west. He stated if approved
the request should also be subject to the requirements of the
Fire Department and Public Services. He pointed out if this
were R-1 density, the applicant would be permitted 24 units
and his proposal is 12 units over that which would be allowed
in the R-1 zone.

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

MR. GEORGE SMITH, SEA Engineering, appeared on behalf of the
applicant. He stated when the first proposal came up, the
density was 13 units per acre and they have cut this in half.
He stated on the north there would be single story units
and if this were R-1 zoning, two-story homes could be built.
He indicated the proposed swimming pool is 180 feet from the
north property line and the units would sell between \$65,000
and \$75,000. He stated the emphasis throughout the project
would be on quality.

CHAIRMAN PARKER asked the protestants in the audience to
stand and there were 26 persons.

MRS. COLEMAN indicated at the previous meeting, the applicant
indicated the units would be from 900 sq. ft. to 1,300 sq. ft.
and asked if there would be a change in this.

MR. SMITH indicated the units now would be 1,300 sq. ft. to
1,700 sq. ft. in size.

MRS. JILL PATZER, 4501 Del Monte, appeared in protest. She
presented a petition of protest signed by 181 persons in the
area. She pointed out her reasons for protesting, one of them
being this was a single family area and felt this would not
be compatible.

MR. FRED THACKER, 4516 Hillcrest, appeared in protest.

MS. NOBEL, 1612 Metropolitan, appeared in protest.

RUBY DAVIS, 1700 Tranquility, appeared in protest.

CHAIRMAN PARKER asked staff's recommendation.

MR. BROWN stated staff felt the proposal as submitted was acceptable, but didn't see why it couldn't be developed as R-1 with single family homes.

CHAIRMAN PARKER then declared the public hearing closed and asked for a Motion.

MRS. COLEMAN stated she agreed with staff indicating she felt the density proposed was still too high and anything other than R-1 development would not be compatible in this area with the other homes. She felt that economically the owners of this property would come out just as well with single family homes as with the proposed condominiums, and she made a Motion for DENIAL of Z-37-77.

Voting was as follows:

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

Motion for DENIAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on August 3, 1977, at 9:00 A.M.

24. Z-52-77

APPROVED

Application of WILLIAM W. & RUTH L. BOYD for reclassification of property legally described as the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, MDB&M, generally located north of Stewart Avenue, east of Lamb Boulevard, south of Cedar Avenue and west of Marion Drive, from R-E to R-1.

Proposed Use: Single Family Homes.

MR. BROWN gave the staff report indicating staff had no objection to the request. He stated until the plat has been reviewed by the Subdivision Committee; however, it would not be made part of the rezoning request. There were no protests.

CHAIRMAN PARKER declared the public hearing open.

MR. CLYDE SPITZER, VTN of Nevada, appeared. He stated this was a master plan of the overall area and was not a tentative map.

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-52-77, subject to the following condition:

1. 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 August 3, 1977, at 9:00 A.M.

25. Z-53-77

APPROVED

Application of GLEN C. ROEDER AND EVELYN R. MACKENZIE for reclassification of property legally described as the North 300 ft. of the West 150 ft. of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 26, Township 20 South, Range 61 East, MDB&M, generally located on the southeast corner of Hinkle Drive and North 23rd Street from R-1 to R-4.

Proposed Use: Five (5) four-plex apartment units.

MR. BROWN gave the staff report recommending approval, but amending the request to R-3 zoning. He stated the R-3 zoning would allow 19 units instead of the proposed 20 units; however, the applicant could request a variance for the additional unit. He stated if approved there were several requirements. There must be an approved water main and fire hydrant system, installation of half-street improvements and two street lights on 23rd Street and half-street improvements and one street light on Hinkle, the west 20 ft. of the east 40 ft. should be an easement for access and the application amended to R-3. He stated with these and the other normal requirements, staff recommends approval. There were no protests.

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

MR. LOWELL DALLIN, 4100 Springhill Avenue, appeared on behalf of the applicant indicating they wished to have 20 units, but did not have any objection to staff's recommendation and could live with the R-3.

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-53-77, subject to the following conditions:

1. An approved water main and fire hydrant system to be installed as required by the City Fire Department.
2. Installation of half-street improvements including two street lights on North 23rd Street as required by the Department of Public Services.
3. Installation of half-street improvements including one street light on Hinkle Drive as required by the Department of Public Services.
4. Application be amended to R-3 zoning.
5. The west 20 ft. of the east 40 ft. be an easement so that each unit would be provided access to the easement.
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 system shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. 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 August 3, 1977, at 9:00 A.M.

26. Z-54-77

APPROVED

Application of RON RUDIN CONSTRUCTION COMPANY for reclassification of property legally described as Lots 17 and 18, Block 2, Resubdivision of Stewart Arms Subdivision, located at the southwest corner of Stewart Avenue and Lamb Boulevard, from R-3 to C-1.

Proposed Use: Convenience Market and Self-Service Gasoline Pumping Facilities.

MR. BROWN gave the staff report indicating staff could really see no reason to recommend approval for this one spot on the corner of commercial and recommends denial.

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

MR. RON RUDIN appeared and stated he was the applicant. He stated he felt this was a justified request because of this being a heavily traveled intersection. He felt the development in the area warranted a convenience market.

MR. JENKINS asked when they planned to start construction.

MR. RON REESE appeared and indicated the 7-Eleven would be constructed immediately. He stated this was a major intersection and felt the request was justified.

MR. JENKINS asked why staff recommended denial.

MR. BROWN stated staff did not feel it was proper zoning to have this one spot on the corner of commercial when the entire area was residential.

MR. REESE stated when they received the zoning for four-plexes on Stewart there were protests and the protestants recommended commercial rather apartments and stated this was probably why there were no protests.

CHAIRMAN PARKER asked if there was anyone in the audience in favor of this request and one person stood.

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

MR. MILLER made a Motion for APPROVAL of Z-54-77, subject to the following conditions:

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

Voting was as follows:

"AYES" - Dr. Parker, 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 August 3, 1977, at 9:00 A.M.

27. Z-55-77

APPROVED

Application of FRONTIER SAVINGS ASSOCIATION for reclassification of property legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, MDB&M, located at 905 Las Vegas Boulevard North from R-1 to C-2.
 Proposed Use: Motel

MR. BROWN gave the staff report indicating staff had no objection. He indicated there would be some requirements if approved such as dedication of 15.29 ft. of right-of-way on 4th Street plus an additional 3 ft. for landscaping, an approved fire hydrant, and relocation of the structure to the east 8 ft. He stated with these and the normal requirements, staff recommends approval. There were no protests.

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

MR. KEN PILKINGTON appeared and stated he would be the owner and developer. He presented a rendering of the property. He stated he would sign an assessment district agreement for the improvements on 4th Street when developed since he did not think the City had final plans on 4th at this time. He stated he was purchasing the property subject to zoning approval. He indicated they could move the structure as recommended because there was ample room on the property.

MRS. COLEMAN asked if there would be any signs.

MR. PILKINGTON stated this was a Best Western Motel and would have their sign.

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-55-77, subject to the following conditions:

1. Dedication of 15.29 ft. of right-of-way on 4th Street (plus an additional 3 ft. for landscaping) and construction of a concrete sidewalk on 4th Street and Las Vegas Boulevard frontages as required by the Department of Public Services.
2. Provide an approved fire hydrant as required by the Fire Department.
3. The structure to be relocated eastward 8 feet as required by the Department of Community Planning and Development.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" - Dr. Parker, 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 August 3, 1977, at 9:00 A.M.

28. Z-56-77

APPROVED

Application of JOHN & OLLIE RICHARD, JR. for reclassification of property legally described as Lots 155A and 155B of Vegas Heights Tract Unit #4, located on the northwest corner of Miller Avenue and La Salle Street from R-2 to C-2.

Proposed Use: Beauty shop and retail uses.

MR. BROWN gave the staff report indicating if C-1 zoning was requested along Miller, it was the intent of the City Commission to allow development. He stated staff has no objection, but indicated there would be several conditions. Staff felt the zoning should be amended to C-1, a radius corner of 15 ft. should be dedicated at Miller and La Salle and the curb cut

should be provided on Miller rather than La Salle. He said with these conditions and the normal requirements of staff, staff recommended approval. There were no protests.

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

MR. JOHN RICHARD, 1437 Lawry, appeared and indicated he had no questions.

MR. WALTER ROSS, 1013 Miller, appeared and asked if a package liquor store could be allowed in the C-1 zone.

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-56-77, subject to the following conditions:

1. Application to be amended to C-1 zoning.
2. Resolution of Intent be restricted to a twelve (12) month time limit.
3. Provide an approved fire hydrant as required by the Fire Department.
4. Dedication of a 15 ft. radius corner at Miller and La Salle as required by the Department of Public Services.
5. The curb cut to be provided on Miller Avenue rather than La Salle as required by the Department of Community Planning and Development.
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. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to the 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 August 3, 1977, at 9:00 A.M.

29. Z-57-77

ABEYANCE

Application of JOSEPH A. GORDON for reclassification of property legally described as the East 39 feet of Lot 9, and all of Lot 10, Block 3, Mayfair Tract #2 Amended, including vacated right-of-way, located at 1555 East Charleston Boulevard from C-1 to C-2.

Proposed Use: Used Car Sales Lot.

MR. BROWN stated staff received a letter from the applicant indicating there had been a death in his family and requesting abeyance of this item.

MRS. COLEMAN asked if this property was presently being used as a used car sales lot.

MR. BROWN said "yes" but under a Variance.

CHAIRMAN PARKER announced this item would be held in abeyance as requested for the August 11th meeting.

30. Z-58-77

DENIED

Application of JANE POTTER, ET AL, for reclassification of property legally described as Lots 1 thru 20, Block 1, and Lots 17 thru 20, Block 2, Happy Valley Ranchos Tract #1, generally located on the south side of Owens Avenue, between Nellis Boulevard and Marion Drive and the east side of Marion Drive between Owens Avenue and Monroe Avenue from R-2 to R-#.

Proposed Use: Single Family Homes
20,000 sq. ft. lots.

MR. BROWN gave the staff report indicating this zoning was a result of a number of hearings before the Board of Zoning Adjustment regarding permission to have horses on these lots. He stated the Board of Zoning Adjustment suggested they apply for the zoning. He stated there was a petition signed by 32 people approving this request. He stated staff recommends approval.

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

JANE POTTER appeared stating she was one of the applicants. She also presented two more letters of approval.

KATHRYN PAYNE, 1530, 1540 and 1550 Marion, appeared in favor of this request. She stated the property on Marion is mostly vacant and felt if there were at least corrals on these properties, people would not be using them to dump trash.

MR. BYRD, 4879 E. Owens, appeared in protest. He stated he has a four-plex and his home on the corner of Marion. He stated he has a large investment in his four-plex and felt if this is approved, it would hurt his chances for getting R-3 zoning on other property he owns in this area. He presented a map to the Commission showing the properties which either had or would have apartments on them.

MRS. COLEMAN asked Mr. Byrd if he had horses.

MR. BYRD said "no", that the property was not zoned for horses. He stated he did not care if the homes in the area had horses, but he did not want to see all of the property zoned R-E. He stated he would rather see this permitted by Variance on individual lots.

MR. STOCKER, 4779 E. Owens appeared in protest. He stated he has four duplexes and planned further development of apartments.

He stated he had no objection to horses in the area, but did not want all of this property zoned this way.

MR. MILLER asked if this could be done on a lot by lot basis.

MRS. COLEMAN asked if the lots could be zoned for the people who signed the petition.

MR. TIBERTI stated he felt this would hurt the people who had R-2 zoned lots.

MRS. BARBARA MASON, 4829 E. Owens, appeared in protest. She stated these lots were purchased as R-2 and this was the reason they purchased the property. She felt she would devalue her property if the zoning were changed.

MR. ED LYSEK, 2508 Constantine, appeared in protest. He said he was trying to get R-3 on his property and could not see the reason for changing the other properties to R-E since they were purchased with R-2 zoning. He felt if some of these people wanted horses, they could do this by means of a Variance.

MR. MILLER asked if he could make a motion on just one lot.

MR. JENKINS stated he felt this should be accomplished by means of a Variance.

MRS. COLEMAN asked if this had been blanket zoned R-2.

MR. BROWN stated it was zoned R-2 in the County and the property was annexed.

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

After discussion, MR. TIBERTI made a Motion for DENIAL because he felt that not all of the lots in question should be zoned R-E, and the people wishing to have horses on the lots in question could do so by means of a Variance application.

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 matter would be heard by the City Commission on August 3, 1977, at 9:00 A.M.

31. Z-59-77

DENIED

Application of KAY A. RODRIGUEZ for reclassification of property legally described as Lot 1, Block 3, Las Verdes Heights #6, Unit #3, located at 3701 El Conlon Avenue, at the southwest corner of El Conlon Avenue and Valley View Boulevard from R-1 to P-R.

Proposed Use: Office.

MR. BROWN gave the staff report indicating the entire area was zoned and developed as R-1. He stated staff could see no basis for recommending approval of this lot for P-R and it could be called "spot zoning". He stated there was a protest petition signed by 64 people and staff concurs with the protestants.

CHAIRMAN PARKER declared the public hearing open and asked the protestants in the audience to stand. Eleven (11) people stood.

MR. CHARLES WATERMAN, Attorney at Law, appeared on behalf of the applicant. He stated he disagreed with the findings of staff and did not feel this would be "spot zoning". He felt this was not only proper zoning but good planning. He said the traffic count there on May 26th was 15,800 cars per day on Valley View. He pointed out there were only 7 or 8 residential lots on Valley View and most of the protestants were more than 70 ft. from Valley View. He stated with the noise from as many cars as there are on Valley View, he did not feel residential zoning would be possible. He stated three renters have moved out of this house because of the noise created by the cars. He said the applicant has 106 ft. fronting on Valley View and felt this would accommodate a circular driveway and they applied for a change of address so that the address would be on Valley View instead of El Conlon. He felt P-R zoning was proper. He stated one of the protestants has had to have additional siding put on his house because of the noise.

MRS. COLEMAN asked the depth of the property.

MR. WATERMAN said it was 70 feet.

MRS. COLEMAN asked about off-street parking.

MR. WATERMAN said there would be parking on the south side of the building and they would have all access on Valley View.

MR. JENKINS asked the office use.

MR. WATERMAN said it would be a real estate office.

CHAIRMAN PARKER asked if anyone else wished to be heard.

MR. LARRY SIGELCON, 3800 El Conlon, appeared in protest. He stated there was a traffic problem in the area. He said the noise from the traffic was also a problem and did not feel this would help it and, in fact, would probably increase it. He further felt this would open the door for other requests of this nature.

MR. GARY SANDERS, 3700 San Angelo, appeared in protest. He stated he did put siding on his house but not because of the noise. He stated the energy crisis was his reason and he invested \$12,000 in improvements to his home. He stated he did not do this so it could be changed to commercial. He further felt this should be denied because of the traffic in the area and because it was residential and should remain so.

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 felt there was not sufficient depth to the lot and there would be parking problems. She further felt this was "spot zoning" at this point and would not be compatible with the development in this area, and she made a Motion for DENIAL of Z-59-77.

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 August 3, 1977.

32. Z-60-77

DENIED

Application of HOME INVESTMENT COMPANY for reclassification of property legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 26, Township 20 South, Range 61 East, MDB&M, generally located at the northwest corner of Bonanza Road and Eastern Avenue from C-1 to C-2.

Proposed Use: Commercial mini-warehouse storage units.

MR. BROWN gave the staff report indicating there was C-1 zoning in the area and also R-1 to the north and west. He stated staff did not feel this piece of C-2 would be compatible and recommended denial.

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

MR. RALPH KERICO, Long Beach, California, appeared. He stated there was a large parking area behind the center at this location. He indicated they were experiencing some vandalism and felt by having the mini-warehouses, this might help the problem. He presented an elevation of the proposed structures.

MR. TIBERTI stated in some cases people do work on cars out of these mini-warehouses. He stated he did not have any objection if these were used for storage only.

MR. KERICO said they would be used for strictly storage.

MR. BROWN stated they could do minor mechanical work.

MR. BROWN pointed out that there were two letters of protest on record and one letter of approval.

MR. TIBERTI asked how high the structures would be.

MR. KERICO said they would be 12 ft. high.

CHAIRMAN PARKER asked if anyone else wished to be heard.

MR. R. MIJATOVICH, 620 North 23rd Street. He said he lived behind where these would be located. He felt these would devalue his home and there would be noise from the traffic going in and out of there and people would be doing mechanical work. He did not want to look at these from his back yard.

MR. STAN PULLEN, 624 North 23rd Street, appeared. He stated he was the only person along there that did not have a wall, but did have a wood fence with access into the alley. He stated he felt the units would actually be a buffer from the motorcycles and traffic going through there now and would be better than having nothing there.

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

MR. TIBERTI made a Motion for APPROVAL of Z-60-77 indicating there should be no outside storage or mechanical work allowed and the units should be used strictly for storage.

MRS. COLEMAN stated if approved she felt the roof mechanics should be shielded from the residents.

Voting was as follows:

"AYES" - Dr. Parker and Mr. Tiberti.

"NOES" - Mrs. Coleman, Mr. Jenkins and Mr. Miller.

Motion for APPROVAL did not carry and the application was DENIED.

CHAIRMAN PARKER announced this item would be heard by the City Commission on August 3, 1977, at 9:00 A.M.

33. Z-61-77

APPROVED

Application of WILLIS A. & DOROTHY J. DEISS for reclassification of property legally described as a portion of the North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M, generally located on the south side of Alta Drive, between Shadow Lane and Desert Lane, extending through to Kenyon Place from R-1 to R-3.

Proposed Use: Apartment project.

MR. BROWN gave the staff report indicating he talked with the applicant and they have a revised plan which works well and staff would recommend approval.

CHAIRMAN PARKER declared the public hearing open and asked the protestants in the audience to stand. Seven (7) people stood.

MR. JENKINS asked if there was another zoning in this area recently.

MR. SAYLOR indicated there was a request for R-4 zoning.

CHAIRMAN PARKER asked to hear from the applicant.

MR. CARL WETTINGTON appeared. He stated they plan to build duplexes on each parcel with off-street parking and landscaping. He stated because of the other zoning in the area, they felt this was appropriate zoning.

MR. McMULLIN, 1704 Kenyon, appeared in protest. He stated he felt this zoning was premature and felt the area was more medically oriented. He felt development of a more professional nature would be compatible. He felt an apartment development would cause a traffic hazard.

MR. ERNIE ATCHLEY, 1705 Kenyon, appeared and stated he lived across the street from this. He also felt offices would be more compatible, but possibly duplex units would be acceptable if there is only a small amount.

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-61-77, subject to the conditions of staff as follows:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Installation of sidewalk and street lighting on Kenyon Place frontage as required by the Department of Public Services.
3. Parcel #2 to have a layout the same as Parcel #1 and conform to the recommendation of the Department of Community Planning and Development.

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

Voting was as follows:

"AYES" - Dr. Parker, 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 Board of City Commissioners on August 3, 1977, at 9:00 A.M.

CHAIRMAN PARKER declared a ten-minute recess at 9:35 P.M. and reconvened the meeting at 9:45 P.M.

34. Z-62-77
 DENIED

Application of AL LEVY for reclassification of property legally described as Lots 1, 2 and 3, Block 1, Resubdivision of Blocks 1, 2 and 3, McNeil Tract, generally located at the southeast corner of West Charleston Boulevard and Cashman Drive from R-E and C-D to C-D.

Proposed Use: Professional Office Complex.

MR. BROWN gave the staff report indicating the proposed complex was an L-shaped building and there would be 13 parking spaces with a curb cut on the south. He stated almost in the center of the area is another easement for parking. He said the trash area was at the southeast corner and the applicant could fill in the Commission on the details.

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

MR. AL LEVY and TOM WIESNER appeared. Mr. Wiesner stated he purchased one lot several years ago. He stated the reason he bought this was not for an investment, but for protection and was concerned about what would go in this neighborhood. He stated he wanted to acquire the whole property to develop it. He stated he recently acquired the adjoining two lots and Mr. Levy joined him. He stated they went to some length in developing their plans. He stated he does not intend to go anywhere and intended to live in this area. He stated they went to great expense to have the rear of the building designed and landscaped so that it would be pleasant to look at. He stated the protestants did not want anything built here. He said they have only 13 parking spaces for employee

parking with other parking in the front. He stated he would answer any questions.

CHAIRMAN PARKER asked if this would be medical offices.

MR. WIESNER said it was professional; however, if they could have doctor's as tenants, they would give it consideration. He stated it would probably be a real estate office, title company, insurance company, etc., but there would be no retail stores.

MR. LEVY stated it would cost them about \$25,000 extra for the rear of the building because of the way it is designed.

CHAIRMAN PARKER asked the protestants in the audience to stand and 9 people stood.

MR. BROWN pointed out there were no written protests on record.

MR. G. GRAY, 1120 Cashman, appeared in protest. He presented a petition of protest containing 14 signatures to the Commission indicating all of these people lived on the block.

MR. WIESNER pointed out the protestants did not want anything built on the property.

MR. GRAY stated he has been trying to preserve the integrity of Cashman Drive. He stated he offered to purchase the property until he found out what Mr. Wiesner offered and stated he paid a commercial price for the property. He stated he did not feel they had sufficient parking for the type of office building they proposed. He stated he did not want Mr. Wiesner to face a financial loss and felt they could work together and come up with something they both could live with. He said besides insufficient parking, he did not want to look into the parking lot and felt the drive entrance should be changed and the proposed development slightly changed. He felt the access should be off Charleston to keep traffic off Cashman since this was a residential street.

MR. JENKINS stated he was not opposed to the zoning, but did feel that it should be laid out differently.

MR. GRAY stated they were opposed to the zoning, but had resigned themselves to this fact; however, they wanted the development to be something they could all live with.

MR. LEVY pointed out Cashman is a dead-end street and did not feel the entrance on Cashman would be a problem because people would have no reason to go south and felt it would be easier for them to go out Charleston.

MRS. COLEMAN stated she did not agree with him. She further stated she thought the plan presented looked like a shopping center.

MR. WIESNER stated the access was a problem because they have an island there.

MR. JENKINS stated he was not opposed to the zoning but did feel that the applicant should get with the property owners before the City Commission meeting and try and work out a better plan.

MRS. COLEMAN stated she could understand what these people would be facing because presently the cars across Charleston have their lights showing right in her windows and felt they should have a more attractive plan keeping in mind what has been discussed.

MR. WIESNER stated he did not want the neighbors designing the building. He stated they would work this out the best they could, but did not want the project held up because of this.

MRS. COLEMAN stated she had a right to say that she did not agree with the driveway and did not feel it should be that far down on Cashman. She felt the drive should not have a depth any further than the house across the street.

MR. JENKINS made a Motion for APPROVAL of Z-62-77, provided a better plan be worked out between the applicant and the protestants.

MR. TIBERTI stated he felt the problems should be worked out and felt they could approve the zoning, but not the plot plan.

MR. MILLER stated he would not vote on that without having knowledge of the plot plan.

MR. WIESNER stated he felt they could work out some of the problems but would like a vote on the plot plan as well as the zoning.

MR. MILLER stated he felt it could be approved allowing the building where it was, but making the parking and access changes.

MR. JENKINS stated his approval was for the zoning. He felt they should have a more workable plan and present that to the City Commission and if this could not be done, he felt it should be denied.

MR. SAYLOR stated he felt the Commission should predicate their approval of a zoning on a specific plot plan. He stated the C-D zoning requires this. He stated if there was some specific item about the plot plan which they didn't feel was proper, then this should be put into the motion but did not feel they could just say "work out the problems".

MRS. COLEMAN asked if they should rescind the previous motion.

MR. SAYLOR said "yes".

MR. JENKINS rescinded his previous Motion for approval.

MR. JENKINS stated he felt perhaps this should be held in abeyance until they could present another plan which was more workable or else he felt it should be denied.

MR. MILLER stated he would like a vote one way or the other.

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

MR. MILLER made a Motion for APPROVAL of Z-62-77.

Voting was as follows:

"YES" - Miller.

"NOES" - Parker and Coleman.

"ABSTENTION" - Jenkins and Tiberti.

CHAIRMAN PARKER announced the Motion for approval did not carry and the application was DENIED and would be heard by the City Commission on August 3, 1977, at 9:00 A.M.

35. Z-63-77

DENIED

Application of RICHARD AND BEVERLY MINNEAR for reclassification of property legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M, located at 1711 Bearden Drive, from R-1 to P-R.

Proposed Use: Doctor's Office.

MR. BROWN gave the staff report indicating staff received 17 letters of approval. He stated if approved Public Services wanted an extensive list of items such as sidewalk, lighting, etc. He stated 4 parking spaces were required and the applicant has provided 5 spaces.

CHAIRMAN PARKER declared the public hearing open and asked the protestants to stand in the audience. There were 7 people in protest.

DR. MINNEAR appeared and stated he was the applicant. He stated the building would be used as his office. He presented a map of the existing medical facilities in the area. He stated he was adjacent to the counseling center and felt his proposal was consistent with the general planning in this area. He stated his neighbors seem to agree with him with the exception of Mr. Logan. He stated this property has been in his family for 20 years and the original owner was Mr. Adams who bought the property from Mr. Bearden.

CHAIRMAN PARKER asked how long they had lived there.

MRS. MINNEAR said she had lived there since she was 13.

CHAIRMAN PARKER asked to hear from the protestants.

MR. JOHN WAWERNA, 1600 Bearden appeared in protest. He said he also owned 1605 Bearden and has been here for 19 years. He said the applicant indicated that the area was health oriented which is true; however, Bearden is not health oriented. He said the applicant presented 17 letters of approval but there were only 12 houses on the street and he represented two of them. He stated there was a traffic problem in the area. He pointed out there had been a request for apartments which was denied.

MRS. MINNEAR stated 8 of the letters of approval are from people on the street.

MR. BERRY LOGAN, 1712 Bearden appeared. He stated two of his neighbors ask him to speak for them. He also pointed out the traffic problem in the area and felt this would be hazardous to the children in the area.

AN UNIDENTIFIED MAN appeared and indicated the counseling center was denied access to Bearden. He said this was a residential area and would like to keep it that way.

MRS. LILLY LOGAN, 1712 Bearden, appeared. She also felt this would cause a heavier traffic problem in the area.

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

MR. TIBERTI made a Motion for DENIAL of Z-63-77 because it was felt if the P-R zoning were permitted on this property it would not be compatible with the residential use on Bearden and would set a precedent for other properties on Bearden to request similar zoning.

Voting was as follows:

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

"NOES" - None

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the
City Commission on August 3, 1977, at 9:00 A.M.

36. Z-64-77

APPROVED

Application of KAX CORPORATION for reclassification of
property legally described as Lots 1 thru 11, Block F,
Marycrest Estates, located on the north side of St. Louis
Avenue, between South Maryland Parkway and South 15th Street.
From R-2 to R-PD 12.

Proposed Use: Medium density planned development

(The purpose of this request is to allow the sale of the
units as condominiums. There will be no physical change in
the existing development, nor will there be any additional
units added.)

MR. BROWN gave the staff report indicating the units had been
built as rentals and the basic issue is that now they wish to
change the method of tenants to ownerships. He pointed out
that there would be no change physically to the property.
He stated there was a petition of approval on record with
47 signatures and staff also recommends approval subject to
the normal conditions and a condition that there be a block
wall 6 ft. high on the rear property line.

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

MR. GEORGE DICKERSON, Attorney at Law, appeared representing
the applicant. He stated Mr. George Smith, Engineer, was
also present. He presented photographs to the Commission for
their review. He stated there would be 22 units. He stated
he felt the property owners in the area would have no object-
ions since these now would be sale units.

CHAIRMAN PARKER asked how many buildings were involved.

MR. GEORGE SMITH, Engineer, appeared and stated there were
six buildings and the units would be \$70,000 to \$120,000
with 1,600 sq. ft. to 3,200 sq. ft.

CHAIRMAN PARKER asked if anyone else wished to be heard.

MR. TOM FOLEY appeared in protest. He stated he wished to be
on record as being in protest of this in the event of damages
which might come forward from this development.

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-64-77, subject to
the following conditions:

1. Construction of a 6 ft. high masonry wall along the rear
(north) property line as required by the Department of
Community Planning and Development.
2. Conformance to the plot plan to reflect the above
conditions.

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

Voting was as follows:

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

"NOES" - None.

"ABSTENTION" - Mr. Tiberti.

Motion for APPROVAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on August 3, 1977, at 9:00 A.M.

37. REVERSIONARY MAP
Marycrest Estates

38. TENTATIVE MAP
Marycrest Manor I

39. FINAL MAP
Marycrest Manor I

ITEMS 37 thru 39

APPROVED

Property located on the north side of St. Louis Avenue, between South Maryland Parkway and South 15th Street, R-2 zone (proposed R-PD 12).

Owner/Subdivider: Kax Corporation

No. of Acres: 1.83

Total No. of Units: 22

MR. NULL stated items 37, 38 and 39, were all maps involved in the previous zoning for Kax Corporation for a RPD development. He stated staff would recommend approval of the Reversionary Map; approval of the Tentative Map subject to approval of the zoning and the requirements of Public Services; and approval of the Final Map which would be subject to approval of the tentative and conditions of the tentative, and that the final map not be recorded until recordation of the Reversionary Map.

MR. SMITH, Engineer, stated he was in agreement with the conditions.

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

Reversionary Map - Marycrest Estates

Approved with no conditions.

Tentative Map - Marycrest Manor I

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. Replace or modify curb openings as required by the Department of Public Services.
3. Subject to the conditions and approval of Z-64-77.
4. Subject to all conditions of City departments and State Subdivision Statutes.

Final Map - Marycrest Manor I

1. Subject to approval of the Tentative Map.
2. Conformance to the conditions of approval of the tentative map.
3. Final Map not to be recorded until recordation of the Reversionary Map.
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

"ABSTENTION" - Mr. Tiberti.

Motion for APPROVAL carried.

CHAIRMAN PARKER announced the Reversionary Map, Tentative Map and Final Map would be heard by the City Commission on August 3, 1977, at 9:00 A.M.

40. Z-65-77

APPROVED

Application of TEDDY RICH ENTERPRISES for reclassification of property legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of Section 8, Township 21 South, Range 61 East, MDB&M, generally located on the east side of Valley View Boulevard, between El Conlon Avenue and the Meadows Mobile Home Park from R-1 to R-3.

Proposed Use: 114-unit apartment complex.

MR. BROWN gave the staff report indicating staff would recommend approval in view of the adjoining uses. He stated there would be several conditions such as a turning radius and fire hydrant for the Fire Department, concrete sidewalk along Valley View as required by Public Services plus the normal conditions of staff. He further pointed out that 125 units would be permitted and they are requesting only 114 units and 171 parking spaces are required and the applicant is providing 200 spaces.

CHAIRMAN PARKER declared the public hearing open and asked the protestants in the audience to stand. Nine people stood in protest.

CHAIRMAN PARKER asked to hear from the applicant.

MR. GEOFF LEWIS appeared representing 12 people who sponsor this project. He stated this would be financed under HUD 221-D non-subsidized and was merit rate housing. He stated the rents would be reflective of the general area. He stated there would be 22 3-bedroom units, 26 2-bedroom units and 48 1-bedroom units and each has a patio. He said there was a tot-lot for the children. He stated they were trying to design a buffer zone on the property facing Valley View by their arrangement of the units. He said the units would be 625 sq. ft. to 975 sq. ft. and the rent would be \$250.00 to \$350.00. He felt this was the only reasonable use of this property in view of the general area and did not feel single family homes would be constructed on this property.

MR. W. WAITE, 3701 San Angelo, appeared indicating he was right across the street. He stated most of the apartments in the area are not very attractive and said with this there would be six patios facing Valley View. He stated this would be looking in his yard. He stated there was also a drainage problem in the area and he has asked the City to look into this. He stated there is presently a swamp across the street and the County comes once a month to test the water for mosquitoes.

MRS. PAT NOCILLA, 3709 El Conlon, appeared in protest. She said they were promised time after time a buffer zone and they don't have one. She said these would be right on Valley View. She stated there was a traffic problem in the area presently. She stated they have an investment in their homes and feel they should have some protection.

MR. LARRY SIGELCON, 3800 El Conlon, appeared in protest. He also stated the traffic situation is very bad. He stated if nothing else, this property would make a good park.

MR. GARY SANDERS, 3700 San Angelo, appeared in protest. He stated he agreed with what had been said. He said he enclosed his patio, but the people in these apartments could look in and watch his T. V. He said if they were going to allow apartments, he would like them to be single story with a buffer. He stated he also felt it would be a great place for a park.

MRS. COLEMAN asked if the only exit was Valley View.

MR. BROWN said "yes", that there would be 3 entrances on Valley View.

MRS. COLEMAN stated she felt they could turn the buildings and provide a decorative fencing and wall with landscaping which would be a buffer.

MR. LEWIS stated his only concern was that they did not want it to look like a prison.

MRS. COLEMAN stated she was talking about an iron and block wall which would be decorative.

MR. LEWIS said this seemed alright. He further stated there would only be 4 windows facing Valley View, one in each unit.

MRS. WILMA CHAMBERS, 3700 El Conlon, stated there were 1,000 units right across the street from the mobile homes and felt this would increase the traffic considerably. She felt possibly a mobile home park could go in there which would decrease the density a little.

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

MR. MILLER made a Motion for DENIAL of Z-65-77.

Voting was as follows:

"AYES" - Mr. Miller.

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

Motion for denial did not carry.

MRS. COLEMAN made a Motion for APPROVAL of Z-65-77 subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Approved water main and fire hydrant system to be provided and a turning radius on driveways to be compatible for fire equipment use as required by the Fire Department.
3. Installation of concrete sidewalk along Valley View frontage as required by the Department of Public Services.
4. The buildings along Valley View to be turned in a direction so that no patio is facing Valley View Boulevard.
5. A decorative fence plus a buffer planting to be provided along Valley View Boulevard.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried.

CHAIRMAN PARKER announced this item would be heard by the City Commission on August 3, 1977, at 9:00 A.M.

41. Z-6-66

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by WEST CHARLESTON PROPERTIES for CHARLES MILES, JR. to allow a shopping complex on property generally located at the southwest corner of West Charleston Boulevard and Wilshire, ROI to C-1.

MR. BROWN gave the staff report indicating there was more than adequate parking. He stated this was an acceptable plan and staff recommended approval.

MR. JENKINS made a Motion for APPROVAL of Z-6-66, 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. Conformance to the plot plan to reflect the above conditions.
5. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

42. Z-66-64

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by LEON PIZEK on behalf of WAL-LEE ENTERPRISES to allow a skateboard park on property generally located on the west side of Mojave Avenue, between Sunrise Avenue and Stewart Avenue, C-1 zone (ROI to "M").

MR. BROWN gave the staff report and presented the proposed layout. He stated staff could see no problem and recommends approval.

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

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

43. Z-6-66

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by WUDTKE WATSON ASSOCIATES to allow a restaurant facility on property located on the north side of West Charleston Boulevard, between Mohawk Street and Brush Street, ROI to C-1.

MR. BROWN gave the staff report indicating staff would recommend approval subject to a 6 ft. high masonry wall being constructed along the rear property line. He stated there was sufficient parking provided and with the wall and the normal conditions, staff has no objection.

MRS. COLEMAN made a Motion for APPROVAL of Z-6-66 subject to the conditions of staff as follows:

1. A 6 ft. high masonry wall to be constructed along the north (rear) property line.
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. Tiberti, Mr. Miller and Mr. Jenkins.

"NOES" - None.

Motion for APPROVAL carried unanimously.

44. AV-10-77

APPROVED

Administrative Variance requested by S. L. LEWIS to allow an addition to a nonconforming structure on property located at 360 North 16th Street, R-2 zone.

MR. BROWN gave the staff report indicating the addition was between the garage and the house. He stated there would be a rear yard encroachment which was the reason for the Administrative Variance. Staff recommends approval.

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

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

Voting was as follows:

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

"NOES" - None.

"ABSTENTION" - Mrs. Coleman.

Motion for APPROVAL carried.

45. Z-54-75

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by H. & H. CONSTRUCTION to allow an addition to the existing building (The Italian Place) restaurant on property located on the north side of East Sahara Avenue between Van Patten Place and Beverly Way, C-1 zone.

MR. BROWN gave the staff report indicating staff had no objection to the proposed addition and recommended approval.

MRS. COLEMAN made a Motion for APPROVAL of Z-54-75 subject to the conditions of staff as follows:

1. Conformance to the plot plan.
2. Conformance with all previous conditions of approval under Z-54-75.
3. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

46. FINAL MAP

CHARLESTON HEIGHTS
51-F-1
(changed to 51-G)

APPROVED

Property generally located on the southeast corner of Maverick and Smoke Ranch Road, R-3 zone and R-PD 8 zone.

Owner/Subdivider: Becker and Sons

No. of Acres: 9.7 No. of Lots: 35
(R-PD 8 = 8 units)
(R-3 = 26 units)

MR. NULL gave the staff report indicating there was no problem and recommending approval subject to the conditions of staff.

MR. TIBERTI made a Motion for APPROVAL of the final map of CHARLESTON HEIGHTS 51-G, subject to the following conditions:

1. Conformance to the requirements of the Tentative Map.
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.
5. This map to include only the R-PD 8 portion.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

47. AMENDMENT TO THE
ZONING ORDINANCE

(Downtown Zone)

APPROVED

Amendment to the Zoning Ordinance creating a special
downtown district and related amendments.

MR. SAYLOR explained the area covering the proposed
downtown district. He said as the Ordinance is presently,
there is no parking requirement; however, anything out-
side of this area would require parking. He pointed out
the proposed Ordinance would also cover such adult
operations as movies, massage parlors, etc. and other
uses such as pawn shops and jam auctions. He stated
staff recognizes that there is a need for efficiency
apartment units in the downtown area and these would
provide parking on a 1 to 3 ratio.

MR. TIBERTI stated he has talked with owners of downtown
efficiency units and they have indicated a need for only
1 parking space for every 4 units.

MR. SAYLOR stated this could be changed.

MR. MILLER asked how the adult entertainment facilities
would be covered.

MR. SAYLOR stated the new Ordinance would prohibit them.

MR. MILLER asked what would happen to the operations
that were already in business.

MR. SAYLOR indicated if there was a lease involved, they
would have five years to cease.

After further discussion, MR. MILLER made a Motion for
APPROVAL of the Zoning Ordinance Amendment with the
stipulation the parking for efficiency units be on a
1-4 ratio.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried.

48. AMENDMENT TO THE
GENERAL PLAN

APPROVED

Presentation of the Housing Element and Land Use
Element.

MR. GEORGE BUBNIS appeared and gave his presentation.
He stated the Planning Commission approval and review
was required prior to being submitted to HUD. He pointed
out the materials had been sent previously to the Planning
Commission members for their review.

After further discussion, MR. JENKINS made a Motion for
APPROVAL of the Amendment to the General Plan on the
Housing Element and Land Use Element.

Voting was as follows:

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

"NOES" - None.

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business before the City Planning
Commission, the meeting was adjourned at 11:35 P.M.

CITY PLANNING COMMISSION



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

DJS:kt.