

AGENDA

CITY PLANNING COMMISSION

JANUARY 12, 1978

CALL TO ORDER:

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

ROLL CALL:

MINUTES:

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

OLD BUSINESS:

1. VAC-21-77

(Abeyance Item  
from 12-20-77)

Petition of Vacation submitted by LARRY STORJOHANN,  
ET AL, to vacate the west 9 feet of Cobb Lane from  
Hinkle Drive north to Owens Avenue.

NEW BUSINESS:

1. A-7-77

Petition of Annexation submitted by LINCOLN PROPERTY  
COMPANY to annex property generally located on the  
south side of Pennwood Avenue, between Decatur  
Boulevard and Arville Street containing approximately  
12 acres of land.

2. VAC-22-77

Petition of Vacation submitted by MERLIN S. MURPHY,  
ET AL, to vacate that portion of public right-of-way  
shown as Mesquite Street and other rights-of-way on  
the original plat of Fairview Tract located approxi-  
mately 243 feet south of the existing Mesquite Avenue  
between 10th and 11th Streets.

3. VAC-23-77

Petition of Vacation submitted by EUGENE D. KATZ  
to vacate a 33 ft. patent reservation located east  
of Jones Boulevard, extending south from Charleston  
Boulevard 270 feet.

4. Z-140-77

Application of BRIAN MURPHY for reclassification of  
property located at 2036 Hassett Avenue, on the south-  
west corner of Hassett Avenue and Eastern Avenue from  
R-1 to P-R.

Proposed Use: Accountant's office.

5. Z-141-77

Application of SAMUEL D'ANDREA II for reclassification  
of property located at the northwest corner of Lamb  
Boulevard and Bonanza Road from R-E to C-1.

Proposed Use: Convenience Market (Circle K Store)  
and self-service gasoline pumps.

6. Z-142-77

Application of SHIRLEE CARISTO for reclassification  
of property located at 135 North Bruce Street, on the  
west side of Bruce Street between Fremont Street and  
Ogden Avenue from R-1 to C-1.

Proposed Use: Contractor's Office.

7. Z-143-77

Application of JUSTIN J. & LAUREL D. JULIAN for  
reclassification of property located at 1325  
Maryland Parkway from R-1 to P-R.

Proposed Use: Office.

RECEIVED  
JAN 9 10 24 AM '78  
CITY CLERK

8. Z-144-77  
Application of HERBERT BARSKY AND MARVIN STARKER for reclassification of property located on both sides of Jones Boulevard between Del Rey Avenue and Charleston Boulevard from R-E to C-1.  
Proposed Use: Office Building.
9. Z-145-77  
Application of PARK SAHARA ASSOCIATES for reclassification of property located at the northwest corner of Sahara Avenue and Burnham Avenue from R-1 and R-2 (under ROI to C-1, south portion) to C-1.  
Proposed Use: Office Building.
10. Z-146-77  
Application of JAMES J. & MARY A. COSTA for reclassification of property located at 2037 Hasset Avenue from R-1 to P-R.  
Proposed Use: Acupuncture Clinic.
11. Z-147-77  
Application of BUSINESS DEVELOPMENT, INC. for reclassification of property generally located north of Vegas Drive and south of Holly Avenue between Willowbrook Drive and Simmons Street from R-T and R-3 to R-1.  
Proposed Use: Single Family Homes.
12. Z-148-77  
Application of VALLEY BANK OF NEVADA, TRUSTEE, for reclassification of property generally located on the southeast corner of Alta Drive and Shadow Lane from R-1 to R-3.  
Proposed Use: Tri-Plex Building (3 units)
13. Z-149-77  
Application of ERNEST A. BECKER for reclassification of property generally located on the west side of Decatur Boulevard and the south side of Doe Avenue extending west from Decatur Boulevard 606 feet from R-1 and R-3 to C-2.  
Proposed Use: Chrysler/Plymouth new car, sales and service agency, with body and fender repair.
14. Z-151-63  
PLOT PLAN REVIEW  
PLOT PLAN REVIEW  
PLOT PLAN REVIEW requested by ERNEST A. BECKER ENTERPRISES to allow a Churches Fried Chicken on property generally located at the corner of Jones Boulevard and Clarice Avenue, ROI to C-1.
15. AR-12-77  
Aesthetic Review requested by L. & H BUILDERS SUPPLY for property located at 311 West Bonanza Road "M" zone.
16. FINAL MAP  
CASA LINDA UNIT 8-A  
Property generally located on the north side of Washington Avenue west of Michael Way, R-1 zone.  
Owner: Nevada Savings & Loan Assoc.  
Subdivider: Harold Thompson  
No. of Acres: 13.5 No. of Lots: 56

17. FINAL MAP  
LEWIS HOMES-  
MEADOW VISTA UNIT #2  
Property generally located north of Alaska Avenue, east of Michael Way, R-1 zone.  
Owner/Subdivider: Lewis Homes of Nevada  
No. of Acres: 9.23+ No. of Lots: 41
18. Z-100-64 (101)  
PLOT PLAN REVIEW  
PLOT PLAN REVIEW requested by ROTRAUT BEST to allow an apartment complex on property located at 818 South 4th Street, ROI to C-2.
19. CD-1-78  
CD Use Review requested by PHYSICIANS SERVICES, INC. to allow a medical supply outlet on property located at 2324A West Charleston Boulevard, C-D zone.
20. Z-88-72  
PLOT PLAN REVIEW  
PLOT PLAN REVIEW requested by RAYMOND C. RILEY to allow a child care center on property located at 1380 E. Sahara Avenue, Suites C and D, P-R zoning (under ROI to C-1).

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MINUTES

CITY PLANNING COMMISSION

JANUARY 12, 197~~7~~<sup>8</sup>

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CITY CLERK

CALL TO ORDER:

A regular meeting of the City Planning Commission was called to order by Chairman Parker at 7:34 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT:

Chairman Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel.

STAFF PRESENT:

Don J. Saylor, AIP, Director, Department of Community Planning & Development  
Don W. Brown, Supervisor of Zoning  
Howard A. Null, Supervisor of Planning  
Ira John Gardner, Planning Assistant  
Linda A. McIntosh, Recording Secretary

LEGAL STAFF:

Audrey Daines, Deputy City Attorney

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the meeting held November 10, 1977. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. VAC-21-77

(Abeyance Item  
from 12/20/77)

Petition of Vacation submitted by LARRY STORJOHANN, ET AL, to vacate the west 9 feet of Cobb Lane from Hinkle Drive north to Owens Avenue.

APPROVED

MR. NULL presented the staff report and stated this item had been held in abeyance for the applicant to bring in a plot plan for his development on the west side of Cobb Lane. Access to paving is from 23rd and there will not be any in and out movement from Cobb Lane. Inasmuch as the applicant owns the property on the east side of Cobb Lane, staff would have no objection to the entire 9' being taken off from there. Conditions would be radius corner dedications at Hinkle and Cobb and at Hinkle and Owens plus the normal conditions. With these conditions, staff would recommend approval.

LARRY STORJOHANN, 5070 Swenson, stated he owns three-fourths of the property to the east, the other being owned by a gentleman who was present. He added he agreed to staff conditions.

PIUS RIGER, 5817 Reiter Avenue, stated he owned the remainder of the property and that he too agreed to staff recommendations.

MRS. COLEMAN made a Motion for APPROVAL of VAC-21-77, subject to the following conditions:

1. Dedication of radius corners at Cobb and Owens and at Cobb and Hinkle.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti,  
Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the  
City Commission February 1, 1978 at 2:00 P.M. at which time  
a date for public hearing would be set.

NEW BUSINESS:

1. A-7-77

APPROVED

Petition of Annexation submitted by LINCOLN PROPERTY COMPANY  
to annex property generally located on the south side of  
Pennwood Avenue, between Decatur Boulevard and Arville Street  
containing approximately 12 acres of land.

MR. NULL presented the staff report and stated that the  
property in question was zoned County R-4 and that this fits  
between the City's R-3 and R-4 zoning district. Staff recom-  
mends approval.

CHAIRMAN PARKER asked if the owners of property to be  
annexed asked to be annexed.

MR. NULL replied that they must ask for annexation; the  
City cannot solicit them to be annexed.

MR. MILLER asked if the property had to come in under the  
County zoning.

MR. NULL replied that it would receive the nearest compati-  
ble City zoning.

MR. JONES asked what was meant with reference to the nearest  
zoning.

MR. NULL replied it referred to the nearest density.

MRS. COLEMAN asked if the closest zoning would be R-3.

MR. NULL replied that it was.

The applicant was present, but remained sitting in the  
audience.

MRS. COLEMAN made a Motion for APPROVAL of Z-7-77.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti,  
Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the  
City Commission on February 1, 1978 at 2:00 P.M.

2. VAC-22-77

APPROVED

Petition of Vacation submitted by MERLIN S. MURPHY, ET AL,  
to vacate that portion of public right-of-way shown on  
Mesquite Street and other rights-of-way on the original  
plat of Fairview Tract located approximately 243 feet south  
of the existing Mesquite Avenue between 10th and 11th  
Streets.

MR. NULL presented the staff report and stated the property  
in question is a triangular piece between 10th and 11th  
Streets, south of Mesquite Avenue. He added there is a  
possibility of an interchange at Maryland Parkway and the  
Las Vegas Expressway. If the interchange is built, the  
access ramp will, in all probability, cut off movement on  
11th Street; therefore, it will be necessary to put some  
kind of cul-de-sac or turn-around at the end of 11th Street.

Presently there is an alley right-of-way in the west part of this property, also the former alignment of Mesquite Avenue is along the south portion of the property. In exchange for giving up the rights for the alley and the former alignment of Mesquite, the City would like to have the applicant give up his right to the area in yellow (indicated on map) or dedication of the west half of 11th Street. With that condition plus the normal conditions, staff would recommend approval.

CHAIRMAN PARKER asked if Engineering had checked this out.

MR. NULL replied it had gone through them as well as the Housing Authority who had no interest in this parcel.

MRS. COLEMAN asked if the City had checked with the State.

MR. NULL replied he had called numerous times but that he received no response. He added the State is not favorable to the interchange proposal.

JACK BELCHER, representing Mr. Murray, owner of the subject property, stated the purpose of the vacation was for the T.I.E. Club. He said they had a 150'x70' lot on Seventh Street, south of this property. They wish to tear down their old facility and build a new one. For this, they will need parking. This pie-shaped piece of ground will give them that parking.

MR. TIBERTI asked if they objected to giving up a portion of 11th Street, as was suggested.

MR. BELCHER said the way he understood it, they did not object.

MR. NULL said it would be to the middle of 11th Street.

MR. BELCHER said that was fine and also he had tried to contact the State since last June and also had not received a response.

MR. TIBERTI made a Motion for APPROVAL of VAC-22-77, subject to the following conditions:

1. Dedication be made for the west half of Eleventh Street.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M. at which time a date for public hearing would be set.

3. VAC-23-77

APPROVED

Petition of Vacation submitted by EUGENE D. KATZ to vacate a 33 ft. patent reservation located east of Jones Boulevard, extending south from Charleston Boulevard 270 feet.

MR. NULL presented the staff report and stated the applicant is requesting the City give up its interest in the 33'

reservation. Staff sees no objections and with the normal conditions, would recommend approval.

MR. GUTHRIE made a Motion for APPROVAL of VAC-23-77, subject to the following conditions:

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

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti,  
Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M. at which time a date for public hearing would be set.

4. Z-140-77

APPROVED

Application of BRIAN MURPHY for reclassification of property legally described as Lot 58, Block 7, Charleston Park Tract #2 and located at 2036 Hassett Avenue, on the southwest corner of Hassett Avenue and Eastern Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking).  
Proposed Use: Accountant's Office

MR. BROWN presented the staff report and stated the plot plan is as shown with 6 parking spaces, which is ample. Staff would suggest that the outlet on Eastern be increased by 6' and with that, would recommend approval.

CHAIRMAN PARKER declared the public hearing open.

BRIAN MURPHY, 4990 South Spring Street, stated he agreed to staff conditions.

MRS. COLEMAN asked where the main entrance would be.

MR. MURPHY said it would be on Eastern and that there is a front driveway.

MRS. COLEMAN said there would have to be a block wall on the west.

MR. MURPHY said that he understood that.

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

MR. JONES made a Motion for APPROVAL of Z-140-77, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of a 6' high masonry wall on the west property line.
3. Driveway entrance to be oriented toward Eastern Avenue.
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. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

5. Z-141-77

APPROVED

Application of SAMUEL D'ANDREA II for reclassification of property legally described as the South 190 feet of the East 190 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 30, Township 20 South, Range 62 East, MDB&M and located at the northwest corner of Lamb Boulevard and Bonanza Road, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Convenience Market (Circle K Store)  
 and Self-Service Gasoline Pumps

MR. BROWN presented the staff report and indicated the location by means of visual aids. He stated there is a variety of zoning in the area and that this application was in keeping with the proposed development along Bonanza. Staff would recommend approval subject to certain City conditions.

CHAIRMAN PARKER declared the public hearing open.

SAMUEL D'ANDREA, 2700 Tenaya, Las Vegas and JOHN CARTER, Phoenix, Arizona, Circle K representative, stated they agreed to staff conditions.

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

MR. TIBERTI made a Motion for APPROVAL of Z-141-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Construction of half-street improvements on Lamb Boulevard and Bonanza Road including pavement, curb and gutter, sidewalk, street lighting and traffic signal light base as required by the Department of Public Services.
3. Driveway entrances to be a minimum of 7 ft. from curb return point of tangency and to be constructed to Public Services Department requirements.
4. Building openings less than 10 feet to the property line and canopy for gas pumps to be protected as required by the Department of Public Services.

5. Fire hydrant and water main tie to be provided and meet the requirements of the Department of Fire Services.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas to 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. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

6. Z-142-77

APPROVED

Application of SHIRLEE CARISTO for reclassification of property legally described as Lot 20, Block 4, Mayfair Tract #3 and located at 135 North Bruce Street, on the west side of Bruce Street between Fremont Street and Ogden Avenue, from R-1 (Single Family Residence) to C-1 (Limited Commercial).

Proposed Use: Contractor's Office

MR. BROWN presented the staff report and stated to the south of the lot in question is commercial, one lot removed to the north is commercial and to the south is C-2 with Fremont Street. Staff feels this is compatible with the development along this street and would recommend approval if the applicant redesigns the parking lot.

CHAIRMAN PARKER declared the public hearing open.

SHIRLEE CARISTO, 3479 Garden Drive, was present.

MR. MILLER asked if any equipment would be stored at the subject location.

MRS. CARISTO said any equipment would be inside the building and that there would be no large equipment. She said this location had been a sporting goods house for two years by means of a variance and had a residential use in the back. They are now asking for the C-1 zoning because the resident in the building had moved and they do have a potential buyer for the building subject to the rezoning.

MRS. COLEMAN said there should be no outside storage of any materials, equipment or pickup trucks.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-142-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. Approval for an office use only.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. Conformance to code requirements and design standards of all City departments.
8. No vehicle larger than a pick-up truck to be permitted.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

7. Z-143-77

APPROVED

Application of JUSTIN J. & LAUREL D. JULIAN for reclassification of property legally described as Lot 5, Block 20, Huntridge Subdivision Tract #4, and located at 1325 Maryland Parkway, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking).

Proposed Use: Office

MR. BROWN presented the staff report and indicated the location by means of visual aids. He stated the east/west street on the north is Franklin and that on both sides of Maryland Parkway there are a number of P-R lots. This is in keeping with the development on Maryland Parkway. The plot plan indicates 5 parking spaces where only 3 are needed and the entrance is from Maryland Parkway. Staff would recommend approval subject to the normal conditions.

CHAIRMAN PARKER declared the public hearing open.

JUSTIN JULIAN, 101 Colleen Drive, stated he agreed to staff conditions.

MRS. COLEMAN asked if the front yard area would be improved.

MR. JULIAN replied that it would and they would also abide by all of the statutes.

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

MR. SWESSEL made a Motion for APPROVAL of Z-143-77, subject to the following conditions:

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

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

8. Z-144-77

APPROVED AS  
 AMENDED

Application of HERBERT BARSKY and MARVIN STARKER for reclassification of property legally described as Government Lot 13, Section 1. Township 21 South, Range 60 East, MDB&M, excepting therefrom any portions lying within any and all roads as shown by Final Order of Condemnation recorded June 7, 1976, as Document No. 587722 in Book 628 in the Office of the County Recorder of Clark County, Nevada and located on both sides of Jones Boulevard between Del Rey Avenue and Charleston Boulevard, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Office Building

MR. BROWN presented the staff report and stated that adjacent to the south is R-E and a church is to the north. The plot plan, as submitted, is locating the office building in the middle. Staff has talked with the applicant with regard to an office building in C-1 which allows many uses and the applicant has agreed to P-R instead of the C-1. With that amendment, staff would recommend approval. There is one letter of protest on file.

CHAIRMAN PARKER declared the public hearing open.

CHARLEY R. JOHNSON, VTN-Nevada, stated that in going along with the request, there were a few points that should be brought out. He said their reasoning for the C-1 was to build an office building with adequate parking. Setbacks and hours of operation are also a concern. P-R would limit these. They will accept P-R if they don't have to follow these restrictions.

MRS. COLEMAN asked if the building as shown on the plot plan was the only one to be built.

MR. JOHNSON replied that it was.

MRS. COLEMAN said that the piece on the east side of Jones was the one which was closest and would affect the people who live in the area and why should the entire piece be rezoned.

MR. JOHNSON replied that perhaps they would like to build a small retail shopping center in the future.

MR. MILLER asked what is the County zoning around the property in question.

MR. JOHNSON replied that all around was R-E.

MR. MILLER said that even though there would be restrictions on this parcel, the people across the street or next to the property would want C-1 also.

BOB RIGGS, M.L. Enterprises, said the only reasons for the C-1 is the setbacks as well as the lighting in the parking lot.

MR. JOHNSON said he thought the applicant would accept a split on the property rezoning.

MR. SAYLOR stated that one of staff's concerns is a letter from the property owner immediately to the east. He has indicated he is in favor of the rezoning if he is rezoned commercial also. That describes staff's apprehension of commercial in that area.

HENRY SOBEL stated he was not objecting to the rezoning but he was in favor if he could be rezoned also because he would be affected. He said if this was rezoned, he would eventually ask for commercial zoning for tennis courts.

PETE PETERSON, 3560 Calvert Court, stated he lived next to Mr. Sobel. He said they had planned to build a residence and did not care for commercial.

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

MR. MILLER made a Motion for APPROVAL of the area to the west of Jones to be zoned C-1 and the remainder remain R-E.

CHUCK ENGELENNER, Nevada Realty, stated the purchase agreement was contingent upon the rezoning. He said the zoning as suggested by Mr. Miller was not within the confines of the purchase offer.

MR. JONES said the Commission was not present to determine whether or not a real estate deal went through, that their concern was with the proper zoning of the City.

TOM MCKINNEY said the original staff proposal of P-R would be acceptable.

MR. MILLER reiterated his Motion for APPROVAL of Z-144-77, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) months time limit.
2. Only the west side of Jones to be zoned C-1 and the remainder of the property to retain R-E zoning and be excluded from the plot plan.
3. Construction of curb and gutter, street paving to match existing, concrete sidewalk and street lighting on frontage street as required by the Department of Public Services.
4. Provide for existing drainage at the west property line as required by the Department of Public Services.
5. Landscaping and an underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.

- Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
- 6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
- 7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
- 8. Conformance to the amended plot plan to reflect the above conditions.
- 9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" Mr. Tiberti

Motion for APPROVAL carried by a majority vote.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

9. Z-145-77

APPROVED

Application of PARK SAHARA ASSOCIATES 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 the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 2, Township 21 South, Range 61 East, MDB&M and located at the northwest corner of Sahara Avenue and Burnham Avenue, from R-1 (Single Family Residence), R-2 (Two-Family Residence) (Under Resolution of Intent, Southern Portion Only to C-1 - Limited Commercial) to C-1 (Limited Commercial).

Proposed Use: Office Building

MR. BROWN presented the staff report and stated the request was for the entire parcel to be rezoned to C-1. Everything is in order, the plot plan has been reviewed and meets all requirements and staff would recommend approval.

CHAIRMAN PARKER declared the public hearing open.

JOHN HAMPSHIRE, partner, stated they had recently acquired this property. He added he did not entirely understand the history, but apparently it had had a monetary problem at one time as well as legal difficulties due to two ownerships. He said the encroachments have been deeded and they will reconstruct the remaining five buildings.

MRS. COLEMAN asked if they were accepting the conditions of the original zoning.

MR. HAMPSHIRE replied that they were.

MR. MILLER asked if these conditions are a matter of record.

MR. BROWN replied that they are, and that there are no protests on record.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-145-77, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

2. At the time of development, it will be required to construct a concrete sidewalk on Sahara and Burnham frontage as required by the Department of Public Services.
3. Fire flow and hydrants to meet the requirements of the Department of Fire Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan to reflect the above conditions.
8. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

10. Z-146-77

APPROVED

Application of JAMES J. & MARY A. COSTA for reclassification of property legally described as Lot 57, Block 8, Charleston Park Unit #2 and located at 2037 Hassett Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking).

Proposed Use: Acupuncture Clinic

MR. BROWN presented the staff report, indicated the location by means of visual aids and stated the application is in concert with the development along Eastern and staff recommends approval.

CHAIRMAN PARKER declared the public hearing open.

TONY OSIECKI, real estate representative for the applicant, asked if the block wall would have to come down.

MRS. COLEMAN said the building should be oriented towards Eastern, not Hassett.

MR. OSIECKI asked if the accounting office which had previously been approved would have an entrance on Eastern.

MRS. COLEMAN replied that it would.

MR. SWESSEL said there must be a block wall to the west.

MR. BROWN stated staff would want plot plan review on this.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-146-77, subject to the following conditions:

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

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti,  
Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

11. Z-147-77

APPROVED

Application of BUSINESS DEVELOPMENT, INC. 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 20, Township 20 South, Range 61 East, MDB&M and generally located north of Vegas Drive and south of Holly Avenue between Willowbrook Drive and Simmons Street, from R-T (Trailer Residence), and R-3 (Limited Multiple Residence) to R-1 (Single Family Homes).

Proposed Use: Single Family Homes

MR. BROWN presented the staff report, indicated the location by means of visual aids of the property in question and stated there is a variety of zoning in the area. This application seems to be reasonable, is compatible with the Master Plan and staff would recommend approval.

CHAIRMAN PARKER declared the public hearing open.

JOE McDONALD, representing the applicant, was present.

MR. BROWN read the staff recommendation and requirements of the City departments.

MR. McDONALD agreed to those stipulations.

CHARLEY McCARTHY, 1717 Willowbrook Drive, asked if a block wall fence was planned on the east side of the development.

CHAIRMAN PARKER stated there would be a plot plan review on the property when something is proposed, this was just the rezoning.

MR. MILLER stated the proposal was for single family homes.

MR. McDONALD said the engineers are working on the plot plan at the present time.

MRS. COLEMAN said Mr. McCarthy's concern would be kept in mind at the time of the plot plan review.

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

MR. MILLER made a Motion for APPROVAL of Z-147-77.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti,  
Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

12. Z-148-77

APPROVED

Application of VALLEY BANK OF NEVADA, TRUSTEE, for reclassification of property legally described as a portion of the North Half (N½) of the Southwest Quarter (SW¼) of Section 33, Township 20 South, Range 61 East, MDB&M and generally located on the southeast corner of Alta Drive and Shadow Lane, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence).

Proposed Use: Tri-Plex Building (3 Units)

MR. BROWN presented the staff report and stated the application is simply continuing the pattern of R-3 on the street. Staff would recommend approval. He then read the stipulations required by City departments.

CHAIRMAN PARKER declared the public hearing open.

CHUCK NAYLOR, 309 South Third Street, representative of the applicant, stated they were agreeable to staff recommendations.

MR. SWESSEL asked if the unit was one story or two story.

MR. NAYLOR said there are two units down and one up.

MRS. COLEMAN asked how large the lot in question is.

MR. NAYLOR replied 100'x67'.

MR. & MRS. SCHLICK, Cayon and Shadow Lane, were present in protest.

MR. SCHLICK stated they were opposed to a two story unit being built behind their property. All other multiple units in the area are single story.

MR. TIBERTI stated the property was present R-1 and a two story house could be built there.

MRS. SCHLICK said that would not be the same as apartments.

DR. PARKER asked if they had sold the lot in question.

MR. SCHLICK replied no, that they had tried to purchase it, but the owner would not sell.

CHAIRMAN PARKER asked if it would be possible to get a tri-plex, single story, on the lot.

MR. BROWN said it would be very tight.

MR. TIBERTI asked if it would be possible to have the two story portion face Alta.

MR. NAYLOR said they would have no objection to that and that the architect had also suggested it.

GRANT PERRY, 500 Shadow Lane, appeared in protest, citing traffic as a protest factor as well as the two story portion of the building.

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

MR. TIBERTI made a Motion for APPROVAL of V-148-77, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of half-street improvements on Alta frontage to match existing; construction of sidewalk and street lighting on Shadow Lane frontage and around radius corner and dedication of a radius corner as required by the Department of Public Services.
3. Parking plan to conform to the requirements of City standards.
4. Proposed tri-plex building to be reversed with the second-story portion on the north oriented toward Alta.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas to be screened from view from the abutting streets.
8. Conformance to the plot plan to reflect the above conditions.
9. Conformance to code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie,  
Mr. Jones and Mr. Swessel  
"NOES" Dr. Parker

Motion for APPROVAL carried by a majority vote.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

13. Z-149-77

DENIED

Application of ERNEST A. BECKER for reclassification of property legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 1, Township 21 South, Range 60 East, MDB&M, and generally located on the west side of Decatur Boulevard and the south side of Doe Avenue extending west from Decatur Boulevard 606 feet, from R-1 (Single Family Residence and R-3 (Limited Multiple Residence) to C-2 (General Commercial).

Proposed Use: Chrysler/Plymouth New Car, Sale & Service Agency, with Body and Fender Repair

MR. BROWN presented the staff report and indicated the location by means of visual aids. He stated that 223 letters of protest had been received on this request. He further displayed a map showing the location of those persons in protest. Staff thinks the handwriting is on the wall for commercial development on the west side of Decatur, but

does not know to what extent the depth should be.

CHAIRMAN PARKER asked those persons present in opposition to stand. Thirty-seven persons were present in protest.

CHAIRMAN PARKER declared the public hearing open.

BARRY BECKER, 817 Chabot, was present.

RALPH HAUFFER, representing Chrysler Realty, was present, and stated that when they optioned the property it was assumed that the area was master planned commercial.

MR. SAYLOR stated his assumption was wrong.

MR. HAUFFER said Decatur was heavily developed commercial and that there was an abundance of car dealers and they also wished to locate on this street.

CHAIRMAN PARKER asked how deep the parcel in question is.

MR. HAUFFER said it was approximately 600' deep.

MRS. COLEMAN asked if it went to the houses.

MR. HAUFFER replied that it does.

MR. BROWN stated that from the edge of the lot, the property is 700' deep.

MR. BECKER described the plot plan using the display map.

MR. JONES said he thought the Commission should set a precedent as to the depth of commercial on Decatur. He added he is a resident of the area and did not think this proposal was conducive to the area because of the depth.

MR. SWESSEL asked how deep some of the commercial is on Decatur.

MR. SAYLOR replied from 100' to 1000' in depth.

MIKE MOONEY, 5128 Doe, appeared in protest and read a prepared statement to the Commission. He said that 260 residences had been surveyed and are in opposition to the rezoning.

RICHARD OAKS, 5232 Doe, appeared in protest citing traffic and parking factors as reasons for protest.

BOB REXROAD, 5132 Doe, appeared in protest.

VICTOR SHORT, 5212 Westleigh, appeared in protest.

H.E. Stanley, 5224 Del Monte, appeared in protest.

MR. HAUFFER appeared in rebuttal, and stated there would not be too much traffic and the property would be buffered with a wall and landscaping. Further, the rear portion of the property would be primarily a storage area.

MR. BECKER appeared in rebuttal, echoing Mr. Hauffer's statement.

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

MR. JONES made a Motion for DENIAL of Z-149-77 as it was felt this was incompatible with the surrounding land use plan.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti,  
Mr. Guthrie, Mr. Jones and Mr. Swessel.

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the  
City Commission on February 1, 1978 at 2:00 P.M.

14. Z-151-63

PLOT PLAN REVIEW

APPROVED

PLOT PLAN REVIEW requested by ERNEST A BECKER ENTERPRISES  
to allow a Churches Fried Chicken on property generally  
located at the corner of Jones Boulevard and Clarice Avenue,  
Resolution of Intent to C-1.

MR. BROWN presented the staff report and stated the request  
is compatible with what has developed previously. There is  
plenty of parking and landscaping. There is provision for  
a future building. Staff would request that Arizona Cyprus  
be located along the entrance ramp to the freeway and with  
the normal conditions, would recommend approval.

BARRY BECKER agreed to staff recommendations.

MR. MILLER made a Motion for APPROVAL of the Plot Plan Review  
under Z-151-63, 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,  
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the  
City Commission on February 1, 1978 at 2:00 P.M.

15. AR-12-77

APPROVED

Aesthetic Review requested by L. & H. BUILDERS SUPPLY for  
property located at 311 West Bonanza Road, "M" zone.

MR. BROWN presented the staff report, described the plot  
plan and said there would be landscaping on the front and  
staff recommends approval.

MRS. COLEMAN said she thought landscaping had been required  
previously.

RUDY GONZALES, 408 South Torrey Pines, said the landscaping  
had been done on Bonanza, but that it had been pulled out  
on the third day. He has lost 48 fire extinguishers and  
has had to replace the cyclone fence three times.

MRS. COLEMAN suggested the applicant install a block wall.

MR. GONZALES said that he would if the abutting property would cooperate in building it.

MRS. COLEMAN suggested he use Pyrocantha to prevent the landscaping from being pulled from the planters.

MR. SWESSEL made a Motion for APPROVAL of AR-21-77, 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. Tiberti,  
Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

16. FINAL MAP

CASA LINDA UNIT 8-A

APPROVED

Property generally located on the north side of Washington Avenue west of Michael Way, R-1 zone.

Owner: Nevada Savings & Loan Association

Subdivider: Harold Thompson

No. of Acres: 13.5 No. of Lots: 56

MR. NULL presented the staff report and stated staff has one condition and that is conformance to the conditions of approval of the tentative map. With that condition plus the normal conditions, staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Casa Linda Unit 8-A, subject to the following conditions:

1. Conformance to the conditions of approval of the Tentative Map.
2. Street names shall be provided in accord with the City's Street Name Policy.
3. Subject to code requirements and design standards of all City departments.
4. Meet the requirements of State Subdivision Statutes.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti,  
Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

17. FINAL MAP

LEWIS HOMES - MEADOW  
VISTA UNIT #2

APPROVED

Property generally located north of Alaska Avenue, east of Michael Way, R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada

No. of Acres: 9.23+ No. of Lots: 41

MR. NULL presented the staff report and stated staff has one condition, conformance to the conditions of approval of the tentative map. With that condition plus the normal conditions, staff would recommend approval.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Meadow Vista Unit #2, subject to the following conditions:

1. Conformance to the conditions of approval of the Tentative Map.

2. Street names shall be provided in accord with the City's Street Name Policy.
3. Subject to code requirements and design standards of all City departments.
4. Meet the requirements of the State Subdivision Statutes.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for APPROVAL carried unanimously.

18. Z-100-64 (101)

PLOT PLAN REVIEW

ABEYANCE

PLOT PLAN REVIEW requested by ROTRAUT BEST to allow an apartment complex on property located at 818 South 4th Street, Resolution of Intent to C-2.

MR. BROWN presented the staff report and stated the request is for two 12-plexes for a total of 24 units with 5 parking spaces. In this area, staff recommended a one to one ratio. The request is far from this and staff would recommend denial.

MR. JONES made a Motion for ABEYANCE of the Plot Plan Review under Z-100-64 (101) until the report regarding parking is made available to the City Commission and the Planning Commission.

MR. BROWN stated this request was outside the area that would be dealt with in the report.

ROTRAUT BEST, 1200 West Oakey, was present.

ABE KEEFAUVER, 3764 Garden Drive, developer of the property, stated the property in question was under C-2 zoning. He stated that the area between Charleston to Bonneville on three or four streets had been developed in several locations with the identical type parking and apartments. He said he understood the builder of the other units was a prominent builder and they were wondering why he would be allowed to do it and they would not.

MR. TIBERTI stated the property in question was not in the same area. He added it is the same zoning, but not located within the area which allows for less parking spaces.

MR. JONES reiterated his motion.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for ABEYANCE carried unanimously.

19. CD-1-78

APPROVED

CD Use Review requested by PHYSICIANS SERVICES, INC. to allow a medical supply outlet on property located at 2324A West Charleston Boulevard, C-D zone.

MR. BROWN presented the staff report and stated the plot plan has been submitted and is acceptable and staff recommends approval. The request is in concert with the C-D regulations.

PAUL BLUSTER, 209 Rosemary Lane, stated their supplies would come in by UPS in small quantities. The warehouse is confined to the garage area. There would be outside sales people and one pickup truck. Further, drugs can

only be stored in the building itself and the office is in the front of the building.

MR. JONES made a Motion for APPROVAL of CD-1-78, 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. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel.

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN PARKER announced this item would be heard by the City Commission on February 1, 1978 at 2:00 P.M.

20. Z-88-72

PLOT PLAN REVIEW

ABEYANCE

PLOT PLAN REVIEW requested by RAYMOND C. RILEY to allow a child care center on property located at 1380 East Sahara Avenue, Suites C and D, P-R zoning (under Resolution of Intent to C-1).

MR. BROWN presented the staff report and stated the applicant has identified an area for a play area. In computing the area of the buildings, there is 3000 feet on one and 1800 feet on the other. Ten parking spaces are needed and only 5 are provided. Staff recommends denial.

RAYMOND RILEY, 2367 Mohigan Way, stated he had a drive-through area and parking could be provided in that if it met with staff's approval.

MR. BROWN suggested the request be held in abeyance so the applicant and staff could work the parking out.

MR. JONES made a Motion for ABEYANCE of the Plot Plan Review under Z-88-72.

Voting was as follows:

"AYES" Dr. Parker, Mrs. Coleman, Mr. Miller, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business before the City Planning Commission, the meeting was adjourned at 10:05 P.M.

DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
DON J. SAYLOR, AIP, DIRECTOR

/lm