

AGENDA

CITY PLANNING COMMISSION

JANUARY 24, 1978

RECEIVED
JAN 20 10 49 AM '78
CITY CLERK

CALL TO ORDER:

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

ROLL CALL:

MINUTES:

Approval of the Minutes for the City Planning
Commission meetings held November 22, 1977, and
December 8, 1977.

OLD BUSINESS:

1. Z-100-64 (101)

PLOT PLAN REVIEW

(Abeyance Item
from 1-12-78)

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

2. Z-88-72

PLOT PLAN REVIEW

(Abeyance Item
from 1-12-78)

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).

NEW BUSINESS:

1. VAC-24-77

Petition of Vacation submitted by LLOYD KATZ
to vacate the south 4½ feet of Edgewood Avenue
along the north line of Lot 1, Block 2, Westwood
Park Tract #2 Resubdivision (also known as
1273 Park Circle).

2. VAC-25-77

Petition of Vacation submitted by MA-BO-HA, INC.
to vacate the north/south alley east of Main
Street, extending 200 feet north from Stewart
Avenue.

3. TENTATIVE MAP

LEWIS HOMES - SAHARA #5

Property generally located on the north side of
O'Bannon Drive, west of Jones Boulevard, R-1 zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 7.0+ No. of Lots: 26

4. FINAL MAP

LEWIS HOMES - SAHARA #5

Property generally located on the north side of
O'Bannon Drive, west of Jones Boulevard, R-1 zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 7.9691 No. of Lots: 31

5. TENTATIVE MAP

HILLVIEW SUBDIVISION

Property generally located on the west side of
Jones Boulevard, between Washington and Carmen,
R-3 zone.
Owner/Subdivider: Lied Motor Car Company
No. of Acres: 5.0+ No. of Lots: 20

6. FINAL MAP

CASA LINDA UNIT 8-B

Property generally located on the north side of
Washington Avenue, west of Michael Way, R-1 zone.
Owner: Nevada Savings & Loan Assoc.
Subdivider: Halco, Inc./Harold Thompson
No. of Acres: 10.12 No. of Lots: 47

7. TENTATIVE MAP
SHENANDOAH HIGHLANDS
Property located at the southeast corner of Cedar Avenue and 28th Street, R-E zone (ROI to R-PD 19).
Owner/Subdivider: Theodore Bossart
No. of Acres: 5 No. of Lots: 20
8. FINAL MAP
LEWIS HOMES - LAS VEGAS #11
Property generally located on the south side of Washington Avenue between Marion Drive and Nellis Boulevard, R-1 zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.184 No. of Lots: 31
9. FINAL MAP
LEWIS HOMES - LAS VEGAS #12
Property generally located on the south side of Washington Avenue between Marion Drive and Nellis Boulevard, R-1 zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.565 No. of Lots: 29
10. FINAL MAP
PARK BONANZA EAST #6-D
Property generally located on the east side of Pecos Road between Diamond Head Drive and the Cedar Avenue Drainage Channel, R-1 zone.
Owner/Subdivider: John E. Kenney
No. of Acres: 6.4 No. of Lots: 24
11. FINAL MAP
METROPOLITAN PARK #17
Property generally located north of Stewart Avenue, between Lamb Boulevard and Marion Drive, R-1 zone.
Owner/Subdivider: Metropolitan Nevada Corp.
No. of Acres: 11.476 No. of Lots: 53
12. FINAL MAP
KINGSWOOD ESTATES #4
Property generally located west of Jones Boulevard, north of Vegas Drive, R-1 zone.
Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 15.590 No. of Lots: 74
13. Z-150-77
Application of CARMINE V. & DIANE J. CATELLO for reclassification of property generally located on the west side of South Highland Drive between West Charleston Boulevard and West Oakey Boulevard at 1170 thru 1208 South Highland Drive from R-1 and C-1 (under ROI to P-R and C-1) to C-1.
Proposed Use: Offices, retail sales & services.
14. Z-151-77
Application of ROBERT COHEN/BROWN & COMPANY for reclassification of property generally located south of Alexander Road between Torrey Pines Boulevard and Maverick Street from R-E to R-1.
Proposed Use: Single Family Homes.
15. Z-152-77
Application of COUNTY OF CLARK for reclassification of property located at 908 and 918 Willow Street, on the west side of Willow Street between Alturas Avenue and Goldring from R-E to C-V.
Proposed Use: Expansion of Southern Nevada Memorial Hospital Facilities.

16. Z-153-77
Application of CHARLES E. HUFF, ET AL, for reclassification of property located at 923 South Decatur Boulevard, on the east side of Decatur Boulevard between Cory Place and Alpine Place from R-1 to P-R.
Proposed Use: Office.
17. Z-154-77
Application of LESTER R. & LaRUTH HICKS for reclassification of property generally located on the south side of Diamond Head Drive, 300 ft. west of Page Street from R-E to R-PD 5.
Proposed Use: Residential Planned Condominium Development.
18. Z-155-77
Application of WILLIAM KACHELE and ROBERT MARTIN for reclassification of property generally located on the south side of Bonanza Road, 660 feet east of Page Street from R-E to R-1.
Proposed Use: Single Family Homes.
19. TENTATIVE MAP
DIAMOND HEAD
Property generally located on the south side of Bonanza Road, 660 feet east of Page Street, R-E zone (proposed R-1).
Owner: William Kachele & Robert Martin
Subdivider: Van Buskirk Properties
No. of Acres: 20 No. of Lots: 87
20. Z-156-77
Application of DEBRA L. BARNES for reclassification of property located at 5024 Alta Drive, between Brush Street and Decatur Boulevard from R-1 to C-1.
Proposed Use: Photography Studio.
21. Z-53-75
PLOT PLAN REVIEW
PLOT PLAN REVIEW
PLOT PLAN REVIEW requested by SOUTHERN NEVADA MEMORIAL HOSPITAL to allow temporary parking facilities thru August 31, 1978, for their employees on property owned by NIC and located at 1710 West Charleston Boulevard, C-V zone.
22. Z-62-75
EXTENSION OF TIME
Extension of Time requested (one year) by W. F. CURRAN for property located on Washington Avenue, between Rancho Drive and Robin Street, C-1 zone (under ROI).
Original Approval Granted: February 4, 1976
One-year Extension Granted: January 19, 1977
23. REQUEST FOR WAIVER
OF LANDSCAPING
REQUIREMENTS
Request for Waiver of Landscaping Requirements requested by NORMAN E. MOTT (V-97-76) on property located at the northeast corner of Stewart Avenue and 23rd Street, R-3 zone.

24. Z-102-73
PLOT PLAN REVIEW

PLOT PLAN REVIEW requested by CHARLES KOBER ASSOCIATES for property located at the northwest corner of Meadows Lane and Valley View Boulevard, ROI to C-1.

25. Z-151-63
PLOT PLAN REVIEW

PLOT PLAN REVIEW requested by UNITED OUTDOOR ADVERTISING COMPANY to allow an off-premise sign 14' x 48' on property immediately to the west of the Fremont West Shopping Center, generally located at the corner of Jones Boulevard and Clarice Avenue, ROI to C-1.

26. Z-100-64 (102)
PLOT PLAN REVIEW

PLOT PLAN REVIEW requested by the COUNTY OF CLARK to allow a parking structure at the southeast corner of Lewis Street and 1st Street, ROI to C-2.

27. Z-91-77
PLOT PLAN REVIEW

PLOT PLAN REVIEW requested by MYRON E. LEAVITT to allow a law office and a temporary political campaign headquarters office (from 2-1-78 to 11-15-78) on property located at 1100 S. 10th Street, C-1 zone.

28. S0-1-78

Request of METROPOLITAN-NEVADA CORPORATION to allow a temporary sales office in the garage of the model home to be built on Lot 8, Block 1, Metropolitan Park Unit #16.

DIRECTOR'S BUSINESS:

1. ELECTION OF OFFICERS

1978 City Planning Commission election of officers.

29L-33-P69
6: 978-1-24

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 November 22, 1977, and December 8, 1977.

OLD BUSINESS:

1. Z-100-64 (101) (Abeyance Item from 1-12-78) - PLOT PLAN REVIEW requested by ROTRAUT BEST to allow an apartment complex on property located at 818 South 4th Street, under ROI to C-2.
2. Z-88-72 (Abeyance Item from 1-12-78) - 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).

NEW BUSINESS:

1. VAC-24-77 Petition of Vacation submitted by LLOYD KATZ to vacate the south 4½ feet of Edgewood Avenue along the north line of Lot 1, Block 2, Westwood Park Tract #2 Resubdivision (also known as 1273 Park Circle).
2. VAC-25-77 Petition of Vacation submitted by MA-BO-HA, INC. to vacate the north/south alley east of Main Street extending 200 ft. north from Stewart Avenue.
3. TENTATIVE MAP LEWIS HOMES-SAHARA #5 - property generally located on the north side of O'Bannon Drive, west of Jones Boulevard, R-1 zone. Owner/Subdivider: Lewis Homes. 7.0+ acres - 26 lots.
4. FINAL MAP LEWIS HOMES-SAHARA #5 - property generally located on the north side of O'Bannon Drive, west of Jones Boulevard, R-1 zone. Owner/Subdivider: Lewis Homes. 7.9691 acres - 31 lots.
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AG. E. N. D. A
Nevada State Library
Documents Section

7:30 P.M.
COMMISSION CHAMBERS
CITY HALL
400 East Stewart Avenue
Las Vegas, Nevada

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23. WAIVER OF LANDSCAPING REQUEST FOR WAIVER OF LANDSCAPING REQUIREMENTS by NORMAN E. MOTT (V-97-76) on property located at the northeast corner of Stewart Avenue and 23rd Street, R-3 zone.
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28. SO-1-78 Request of METROPOLITAN-NEVADA CORPORATION to allow a temporary sales office in the garage of the model home to be built on Lot 8, Block 1, Metropolitan Park Unit #16.

DIRECTOR'S BUSINESS:

1. ELECTION OF OFFICERS 197B City Planning Commission election of officers.

MINUTES

CITY PLANNING COMMISSION

JANUARY 24, 1978

RECEIVED
FEB 21 2 11 PM '78
CITY CLERK

CALL TO ORDER:

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

PRESENT:

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

ABSENT:

Dr. Parker

STAFF PRESENT:

Don J. Saylor, AIP, Director, Department of
Community Planning and 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 PRESENT:

Audrey Daines, Deputy City Attorney

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the minutes of the meetings held November 22, 1977 and December 8, 1977. Motion carried unanimously.

MINUTES:

January 12, 1978 Minutes - Item A-7-77 should read "NOES" Mr. Jones, and Motion for APPROVAL carried by a majority vote."

OLD BUSINESS:

1. Z-100-64 (101)

(Abeyance Item
from 1/12/78)

DENIED

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

MR. BROWN presented the staff report and indicated the location of the property in question. He said the proposal was for two 12-plex units facing on Fourth Street with five parking spaces. This is not the area for limited or no parking and a policy has been established that the parking should be on a one to one basis. The request is far from that and staff would recommend denial.

MR. JONES stated this had been held in abeyance until the City Commission and Planning Commission could determine what should be done about parking in the downtown area.

ROBERT BEST stated he was the husband of the applicant and the owner of the property at 818 South 4th Street. He said he felt this should be approved because of the need for housing in the downtown area. He added he was basing this on the fact that recent newspaper articles had referred to this and read these articles.

VICE CHAIRMAN MILLER asked how many parking places he intended to have.

MR. BEST said five were proposed as the people who would live there would not have transportation. He said further the apartments would be utilized by overflow traffic from the motels in the area at peak times.

VICE CHAIRMAN MILLER asked Mr. Best what he proposed to do if parking became a problem, what was his alternative.

MR. BEST said there would be no alternative, the people would be walking people.

VICE CHAIRMAN MILLER said he had no assurance of that.

MR. BEST said that was correct.

MRS. COLEMAN asked if the applicant was currently renting out the property at the subject location and if he would be tearing down the existing buildings.

MR. BEST said that he would tear the units down and that he did have them rented.

MRS. COLEMAN said she had seen five cars in the driveway and two in the rear.

MR. BEST said one renter had several cars, but he had not made him get rid of them.

MRS. COLEMAN asked why this would not happen with the new units.

MR. BEST said the renters would be instructed they could not have vehicles.

MR. TIBERTI asked what the report regarding parking in the downtown area had said.

MR. SAYLOR stated that a report had been submitted to the Mayor and City Commission. In essence, staff has recommended that within the immediate downtown area efficiency units be allowed without any parking. Within a two block perimeter the units be allowed on a one to three ratio. Outside that perimeter area, the recommended ratio is one to one. Any place in a C-2 zone outside the area would have to meet the normal requirements for apartments which is one and one-half to one. Staff has evaluated over the past several months parking lots of existing developments and staff has been satisfied that the one to three ratio is acceptable and workable. Several years ago, one developer went in without any parking and he has since found that 35% of the people have cars and he has acquired additional property. He added the elimination of cars in the downtown area also eliminates some pollution and is an energy-saving measure. However, the property in question is outside this area.

MRS. COLEMAN asked if the Commission could look forward to merchants coming into the area to provide the necessary services for these residents.

MR. SAYLOR replied this was a possibility, if the population grew enough, these types of facilities would be forthcoming. He then described the area encompassed by the report.

MR. SWESSEL made a Motion for DENIAL of Z-100-64 (101).

Voting was as follows:

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

Motion for DENIAL carried unanimously.

2. Z-88-72

(Abeyance from
1/12/78)

APPROVED

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 stated this request was held in abeyance because he had not yet had an opportunity to speak with the applicant. Since the last meeting, staff has spoken with him. The developer needs 10 parking spaces. At the time staff talked to him, he thought he could have access on Sahara and would have had the 10. The applicant has talked with the State Highway Department. They will not provide a curb cut on Sahara. With ingress and egress on Pardee, ten parking spaces are identified. Staff recommends approval.

MRS. COLEMAN stated that when they were discussing rezoning on Sahara, they had discussed not granting C-1 to anyone who did not front on Sahara unless it was tied to property.

RAYMOND RILEY, 2367 Mohigan Way, was present.

MRS. COLEMAN asked if the proper child care licenses had been sought.

MR. RILEY said this was up to the tenant, that he was leasing the building out. He added that the tenant felt this was a good area for a child care center as the area next to it was all family oriented.

MR. TIBERTI asked if the request was specifically for a child care center.

MR. BROWN replied that it was and that it would still remain under resolution of intent to C-1.

MR. JONES asked what the overall depth was back from Sahara.

MR. RILEY replied it was approximately 130' as each lot is 63' and that there is a block wall as a buffer between the residential and the property in question.

MR. TIBERTI made a Motion for APPROVAL of the Plot Plan Review under Z-88-72, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. VAC-24-77

APPROVED

Petition of Vacation submitted by LLOYD KATZ to vacate the south 4½ feet of Edgewood Avenue along the north line of Lot 1, Block 2, Westwood Park Track #2 Resubdivision (also known as 1273 Park Circle.)

MR. NULL presented the staff report and stated that the applicant is requesting the 4½' of Edgewood Avenue be vacated along the north side of his lot so he can move his fence out. Staff sees no objection and with the normal conditions, recommends approval.

MR. TIBERTI asked why the applicant wished to do this.

MR. SAYLOR said there is an excess of right-of-way in that street and that it is right between the street construction and the property line. The north side was just vacated a short time ago. This will bring the lines into conformity.

LLOYD KATZ was present.

MR. TIBERTI made a Motion for APPROVAL of VAC-24-77, 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" Mr. Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would go before the City Commission on February 15, 1978 at 2:00 P.M. at which time a date for public hearing would be set.

2. VAC-25-77

APPROVED

Petition of Vacation submitted by MA-BO-HA, INC. to vacate the north/south alley east of Main Street, extending 200 feet north from Stewart Avenue.

MR. NULL presented the staff report and stated this is a long narrow alley and all the applicant wishes to do is combine the parcels on both sides into a single piece of ground. Staff would have no objections and would recommend approval with the normal conditions.

WM. BOYD Secretary/Treasurer of MA-BO-HA, stated the purpose of the vacation is to combine the parking by the California Hotel. The fence would be removed and relocated to Main Street. It will give them an additional 100 parking spaces.

MR. GUTHRIE asked if there would be a problem with the utilities.

MR. BOYD said he had letters from the utilities and they did not object as long as they have easements with the proper documentation. He added they would give that documentation to the utilities.

MR. SWESSEL made a Motion for APPROVAL of VAC-25-77, 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" Mr. Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would go before the City Commission on February 15, 1978 at 2:00 P.M. at which time a date for public hearing would be set.

3. TENTATIVE MAP

LEWIS HOME - SAHARA #5

APPROVED

Property generally located on the north side of O'Bannon Drive, west of Jones Boulevard, R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 7.0+ No. of Lots: 26

MR. NULL presented the staff report and stated that Lots 163 and 174 are double frontage; therefore, staff would recommend that there be no vehicular access from Lots 163 and 164 to Verde Jardin Avenue and Vista Verde North and further, on the final map, they show the right-of-way line at this intersection per Public Services requirements.

The applicant is to provide a recorded deed of ownership before the final map is recorded. With these conditions plus the normal conditions, staff would recommend approval.

G.C. WALLACE, representing the applicant, agreed to the conditions stipulated.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map of Sahara #5, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. There shall be no vehicular access from Lots 163 and 164, Block 4 to Vista Verde North and Verde Jardin Way and further that the right-of-way for this intersection be indicated on the Final Map as required by the Department of Public Services.
3. Applicant to provide a recorded deed of ownership before the final map is recorded.
4. Street names shall be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. FINAL MAP

LEWIS HOMES - SAHARA #5

APPROVED

Property generally located on the north side of O'Bannon Drive, west of Jones Boulevard, R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 7.9691 No. of Lots: 31

MR. NULL presented the staff report and stated this item also includes the additional lots that were removed from the prior section of Sahara #4. Staff would recommend approval subject to conformance to the conditions of approval of the tentative map, approval of the tentative map plus the normal conditions.

G.C. WALLACE indicated they were agreeable to these conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Sahara #5, subject to the following conditions:

1. 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" Mr. Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

5. TENTATIVE MAP

HILLVIEW SUBDIVISION

APPROVED

Property generally located on the west side of Jones Boulevard,
between Washington and Carmen, R-3 zone.

Owner/Subdivider: Lied Motor Car Company
No. of Acres: 5.0+ No. of Lots: 20

MR. NULL presented the staff report and stated the property in question is a long narrow piece of ground zoned R-3 with R-1 to the west. The plat provides for 6 plexes on a series of lots and access to the parking will be from a private alley. This alley will egress onto Carmen and Washington. There is a problem in traffic transitioning when making a left hand turn off Jones onto Carmen. For this reason, staff feels the entire 60' of Carmen should be dedicated plus dedication of a radius corner. A waiver is needed on the length of the block which exceeds the 1200' limitation. Staff sees no objection to this. Also the subdivider is to provide an agreement for the common use of the driveway if these lots are to be sold separately. With these stipulations plus the normal conditions, staff would recommend approval.

VICE CHAIRMAN MILLER asked if the surrounding R-1 was undeveloped.

MR. NULL replied it was completely undeveloped and that the R-3 runs around the property.

DAVID CAUSEY, VTN-Nevada, said the applicant owns the entire 240 acres in there.

MR. MILLER asked if he saw any problems with the conditions set forth by staff.

MR. CAUSEY said none at this time, but that he would have to discuss it with the company, and did not think they would object.

MR. TIBERTI said the applicant should understand the R-3 zoning doesn't give him an excuse to come back for additional R-3 for the rest of the property.

MR. CAUSEY said in his discussion with the applicant, it appeared they were going to go with R-1 in the interior. Also a commercial application was approved recently located one-half mile to the northwest.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Hillview Subdivision, subject to the following conditions:

1. Approval of the tentative map shall be for more 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. Subdivider to submit an agreement providing for joint use of the private drive if lots are sold separate.
3. Carmen Boulevard is to be dedicated for its full 60 feet width with radius corner in order to provide a transition land for proper traffic movement.

4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

6. FINAL MAP

CASA LINDA UNIT 8-B

APPROVED

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

Owner: Nevada Savings & Loan Association
Subdivider: Halco, Inc./Harold Thompson
No. of Acres: 10.12 No. of Lots: 47

MR. NULL presented the staff report and stated with conformance to the conditions of approval of the tentative map plus the normal conditions, staff would recommend approval.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Casa Linda Unit 8-B, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. TENTATIVE MAP

SHENANDOAH HIGHLANDS

APPROVED

Property located at the southeast corner of Cedar Avenue and 28th Street, R-E zone (Resolution of Intent to R-PD 19).

Owner/Subdivider: Theodore Bossart
No. of Acres: 5. No. of Lots: 20

MR. NULL presented the staff report and stated this is an apartment project. The parcels involved resemble a flag. When the final map is recorded there will be an unbuildable piece of ground from the property line east to Wardell. Conditions would include dedication of the remainder of the parcel not shown on the tentative map to the City for Elm Avenue by separate instrument prior to recording of the final map. Also to convey a blanket easement to Nevada Power and to the other utilities over common areas and drive-ways. With these conditions plus the normal conditions, staff would recommend approval.

VICE CHAIRMAN MILLER asked how large was the piece to be dedicated.

MR. NULL replied it was 30' wide by 330' long.

BOB McNUTT, 325 Falcon, stated there was never an Elm Street until people started using it. The purchaser ended up with a 30' flag down Elm and will dedicate by separate instrument.

VICE CHAIRMAN MILLER asked if he understood the conditions.

MR. McNUTT stated they were in full agreement with the conditions.

MR. SWESSEL made a Motion for APPROVAL of the Tentative Map of Shenandoah Highlands, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the 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. Dedicate remainder of the parcel not shown on the tentative map to the City for Elm Avenue right-of-way by separate instrument prior to recording of the final map.
3. The final map to contain a statement dedicating a blanket easement to Nevada Power Company and other utilities over the common areas.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

8. FINAL MAP

LEWIS HOMES -
LAS VEGAS, #11

APPROVED

Property generally located on the south side of Washington Avenue between Marion Drive and Nellis Boulevard, R-1 zone.
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.565 No. of Lots: 29

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

CLAUDE SPITZE, VTN-Nevada, agreed to staff conditions.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Las Vegas #11, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

9. FINAL MAP

LEWIS HOMES -
LAS VEGAS, #12

APPROVED

Property generally located on the south side of Washington Avenue between Marion Drive and Nellis Boulevard, R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.565 No. of Lots: 29

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

CLAUDE SPITZ, VTN-Nevada, agreed to the conditions.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Las Vegas #12, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

10. FINAL MAP

PARK BONANZA EAST #6-D

APPROVED

Property generally located on the east side of Pecos Road between Diamond Head Drive and the Cedar Avenue Drainage Channel, R-1 zone.

Owner/Subdivider: John E. Kenney
No. of Acres: 6.4 No. of Lots: 24

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

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Park Bonanza East #6-D, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

11. FINAL MAP

METROPOLITAN PARK #17

APPROVED

Property generally located north of Stewart Avenue, between Lamb Boulevard and Marion Drive, R-1 zone.

Owner/Subdivider: Metropolitan Nevada Corp.
No. of Acres: 11.476 No. of Lots: 53

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

CLAUDE SPITZE, VTN-Nevada agreed to the conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Metropolitan Park #17, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

12. FINAL MAP

KINGSWOOD ESTATES #4

APPROVED

Property generally located west of Jones Boulevard, north of Vegas Drive, R-1 zone.

Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 15.590 No. of Lots: 74

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

CLAUDE SPITZ , VTN-Nevada, agreed to the conditions.

MR. JONES made a Motion for APPROVAL of the Final Map of Kingswood Estates #4, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

13. Z-150-77

DENIED

Application of CARMINE V. & DIANE J. CATELLO for reclassification of property legally described as portions of the Northeast Quarter (NE $\frac{1}{4}$) of Section 4, Township 21 South, Range 61 East, MDB&M and generally located on the west side of South Highland Drive between West Charleston Boulevard and West Oakey Boulevard at 1170 through 1208 South Highland Drive, from R-1 (Single Family Residence), C-1 (Limited Commercial) (under Resolution of Intent to P-R and C-1) to C-1 (Limited Commercial).

Proposed Use: Offices, Retail Sales & Services

MR. BROWN presented the staff report and stated there are three different zones in this area. There is ROI to C-1, C-1 with a limit on P-R uses in the middle; the north is ROI to P-R and the west is ROI to P-R. The request is for C-1 for the entire area except for the west. He added that landscaping along the west wall had been a previous stipulation and had only been complied with as of yesterday.

VICE CHAIRMAN MILLER declared the public hearing open.

CARMINE CATELLO, 3708 South Cannon Avenue, stated that on the north end of the building there are presently 7 new

offices that are zoned P-R. He said they are asking for a limited commercial for the offices that do not require heavy commercial use. He added he is having trouble renting the offices, i.e., a karate teacher came in and could not rent because it was not a permitted use. He said they would not rent to any offensive businesses.

VICE CHAIRMAN MILLER asked what would be used for parking.

MR. CATELLO said the entire back of the building has been opened up. He said that the contracting part of the business has merged with an Eastern firm and the building will only house retail businesses. He added that when they move, the many people who now come to the building early in the morning will no longer do so.

MRS. COLEMAN said that wouldn't change the rest of the building.

MR. CATELLO said they would still use the loading area.

MR. GUTHRIE asked what if he did not move.

MR. CATELLO said they had to move, it was part of the merger.

MR. BROWN said they could get a variance for the various uses but the best way would be the rezoning.

MRS. COLEMAN said they wanted to keep control over it.

MR. CATELLO asked if there wasn't a zoning somewhere between the P-R and full commercial that he could get.

VICE CHAIRMAN MILLER said he may be asking for each business to be reviewed by the Commission.

MR. TIBERTI said now the building is there and it is oriented towards Highland, a limit could be put on storage.

MRS. COLEMAN said the rear end still opened on the alley and the home owners shouldn't be subject to that.

MR. BROWN said that the history of zoning in Las Vegas indicates that the Commission can approve uses in the C-1 zone.

VICE CHAIRMAN MILLER said his main concern was if something went in there that would use a lot of parking.

MR. CATELLO said he would not want that to happen.

MR. SWESSEL said if he sold the property and it was zoned C-1, there would be nothing but problems.

MR. BROWN said the Commission could grant the zoning subject to their's and the City Commission's review of the uses put in the building.

MR. JONES asked what checks and balances there would be if the C-1 zoning was granted. What type of measures would be available to protect the Commission and the City.

MR. BROWN said the applicant would have to come before the Commission for each use he wanted.

MR. SAYLOR said that type of control was in existence under the original approval. It is restricted to P-R use only for a portion of the building. He added if the Commission approved the application, the applicant must have the approval of the Planning Department and City Commission. There is only a \$25 fee for this.

KENNETH CALLAGHAN, 1217 Charmast, stated he lived directly behind the building in question. He said if the C-1 was granted and the property was sold, what is to stop them from building further down, or building a second story.

VICE CHAIRMAN MILLER said it would be under resolution of intent and each item proposed for the building would have to come before the Commission.

MR. CALLAGHAN then presented a petition of protest and stated he did not want to have C-1 in the area. There was no control over it.

VICE CHAIRMAN MILLER said it would be controlled, even more so when the construction aspect moved.

LLOYD COHAN, 1216 Charmast, said the area was not suitable for any more expansion. He added C-1 with controls would be detrimental to the area. Also, there is very bad traffic flow and limited parking.

VICE CHAIRMAN MILLER 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-150-77.

Voting was as follows:

"AYES" Mr. Tiberti, Mr. Jones and Mr. Miller

"NOES" Mrs. Coleman, Mr. Guthrie and Mr. Swessel

Motion for APPROVAL failed by a tie vote; therefore, the request is denied.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

14. Z-151-77

ABEYANCE

Application of ROBERT COHEN/BROWN & COMPANY for reclassification of property legally described as the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 11, Township 20 South, Range 60 East, MDB&M and generally located south of Alexander Road between Torrey Pines Boulevard and Maverick Street, from R-E (Residence Estates) to R-1 (Single Family Residence).

Proposed Use: Single Family Homes

MR. BROWN presented the staff report and stated that R-E is to the east and the rest of the area is R-3 except on up on Craig there is a mobile home park. This is in concert with the General Plan density and staff would recommend approval.

VICE CHAIRMAN MILLER declared the public hearing open.

ROBERT COHEN, 229 North 3rd Street, stated they have had this property on the market for development and interested developers would like it R-1 to respond to the demand for moderate priced housing. He said he knew the area was R-E but that today people could not afford to pay the price for that much land. The homes people can afford are in the \$50,000 bracket and that market is scarce.

VICE CHAIRMAN MILLER asked how large the property in question is.

MR. COHEN replied it is 40 acres.

VICE CHAIRMAN MILLER asked what the County zoning was.

MR. BROWN replied that it is also R-E.

VICE CHAIRMAN MILLER asked where the closest R-1 was.

MR. BROWN said the closest would be on Gowan and Jones.

MR. JONES asked what size the homes would be.

MR. COHEN said he did not know, that would be within the purview of the developers and the R-1.

MARION WILLBURN, 5969 Duncan, stated that Alexander does not go all the way through. There is only one access to Tonopah Highway and one to Gowan. She said that homes were rapidly being built in this area. And that it is growing rapidly as it is already zoned. Further, the roads will not accommodate the additional traffic. They want the area to remain R-E.

VICE CHAIRMAN MILLER asked those present in protest to stand. Twenty-three persons were present in opposition.

MR. BROWN stated staff had received a large number of letters in protest.

GAYLE M'LEARY, North Gareheim, appeared in protest.

JOAN LUCAS, 4025 Roxanne, appeared in protest.

KAYE JENSEN, 3588 North Torrey Pines, appeared in protest.

DENNIS COONS, 3660 North Bronco, appeared in protest.

DAN BURDISH, 6641 Painted Desert Drive, appeared in favor of the application and stated Alexander would be widened and ingress and egress would be from the Tonopah Highway. It will not touch Torrey Pines or Gowan.

MELANIE KRUSE, 3715 North Bronco, appeared in protest.

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

MR. GUTHRIE made a Motion for DENIAL of Z-151-77 as it was felt the proposed R-1 zoning would not be compatible with the residential estate development in the area.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

15. Z-152-77

APPROVED

Application of COUNTY OF CLARK for reclassification of property legally described as Lots 11 and 12, Block 4, Woodland Park, and located at 908 and 918 Willow Street, on the west side of Willow Street between Alturas Avenue and Goldring Avenue, from R-E (Residence Estates) to C-V (Civic).

Proposed Use: Expansion of Southern Nevada Memorial Hospital Facilities

MR. BROWN gave the staff report and stated that there are four or five buildings on the lot right now. The proposal is to demolish those and make the area a parking lot. Everything is in order and staff recommends approval.

VICE CHAIRMAN MILLER declared the public hearing open.

KENNETH PRESENT, representing the applicant, was present.

VICE CHAIRMAN MILLER 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-152-77, subject to the following conditions:

1. 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.
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. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

16. Z-153-77

APPROVED

Application of CHARLES E. HUFF, ET AL, for reclassification of property legally described as Lot 396, Block 18, Hyde Park Unit #3 and located at 923 South Decatur Boulevard, on the east side of Decatur Boulevard between Cory Place and Alpine Place, 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 said that on the east side of Decatur, north of Alpine, is P-R, on the west side is C-1 and C-2. The property in question is an island on Decatur surrounded by P-R. The plot plan is acceptable to staff with the exception the ingress should be on the south side with the angle on the parking being southwest and egress on the north on Decatur. Staff would recommend approval.

VICE CHAIRMAN MILLER declared the public hearing open.

MRS. COLEMAN asked if they would have to tear down the carport to provide for access.

CHARLES E. HUFF, 1755 Kassabian, said they would tear down the carport if necessary and the ingress/egress would be according to staff recommendations.

VICE CHAIRMAN MILLER 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-153-77, subject to the following conditions;

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

17. Z-154-77

APPROVED

Application of LESTER R. & LaRUTH HICKS for reclassification of property legally described as the West Half (2½) of the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 32, Township 20 South, Range 62 East, MDB&M, and generally located on the south side of Diamond Head Drive, 300 feet west of Page Street, from R-E (Residence Estates) to R-PD 5 (Residential Planned Development).

Proposed Use: Residential Planned Condominium Development

MR. BROWN stated the applicant has asked this be held in abeyance in view of the fact he intends to acquire property to the east and come in with a plot plan.

MR. GUTHRIE made a Motion for ABEYANCE of Z-154-77.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

18. Z-155-77

ABEYANCE

Application of WILLIAM KACHELE and ROBERT MARTIN for reclassification of property legally described as the East Half (E½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 32, Township 20 South, Range 62 East, MDB&M and generally located on the south side of Bonanza Road 660 feet east of Page Street, from R-E (Residence Estates) to R-1 (Single Family Residence).

Proposed Use: Single Family Homes

19. TENTATIVE MAP

DIAMOND HEAD

ABEYANCE

Property generally located on the south side of Bonanza Road, 660 feet east of Page Street, R-E zone (proposed R-1).

Owner: William Kachele & Robert Martin
Subdivider: Van Buskirk Properties
No. of Acres: 20 No. of Lots: 87

MR. BROWN presented the staff report and stated the request was just east of the property that was held in abeyance. The area just west of this has been rezoned by the City Commission by Resolution of Intent to C-1. Staff feels this is compatible rezoning and would recommend approval subject to 40' right-of-way dedication on Marion, dedication for interior streets as well as half street improvements.

VICE CHAIRMAN MILLER declared the public hearing open.

CLAUDE SPITZ, VTN-Nevada, said it was his understanding there was some question as to the initial tentative map and there could possibly be some discussion on it. He added he was not in a position to discuss it because the clients were out of town. He said the question was on the interior streets, but they would probably agree to the other conditions.

MR. NULL presented the staff report on the tentative map of Diamond Head. He said all four cul-de-sac's exceed design criteria. Two are 50' over and two are 140' over design criteria. He said it would be possible to provide a loop situation and they would not lose any lots, but there would have to be extra pavement. He said the engineer had not been able to contact the developers to advise them of this situation.

MR. JONES made a Motion for ABEYANCE of Items 18 and 19 until the next regularly scheduled Planning Commission meeting on February 9, 1978.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

20. Z-156-77

ABEYANCE

Application of DEBRA L. BARNES for reclassification of property legally described as Lot 9, Block 1, Charleston Heights Tract #7 and located at 5024 Alta Drive, on Alta Drive between Brush Street and Decatur Boulevard, from R-1 (Single Family Residence) to C-1 (Limited Commercial).
Proposed Use: Photography Studio

MR. BROWN presented the staff report and stated there is a variety of zoning in the area. In the past, the Commission has held the line on C-1 on the north side of Alta and staff agrees we should still hold that line and would not recommend zoning of one small lot for a photography studio.

VICE CHAIRMAN MILLER declared the public hearing open.

The applicant or a representative was not present.

MR. SWESSEL said that to the west one house, Brush Street goes through. If the City is going to shut this off, it should be at Brush and should be P-R.

MR. BROWN stated that staff does not disagree with P-R, but disagrees with C-1.

MRS. COLEMAN said the lots are not large enough for C-1.

MR. SWESSEL said that since the applicant was not present, this item should be held in abeyance in case they would

want P-R instead of C-1.

MR. SWESSEL made a Motion for ABEYANCE of Z-156-77.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

21. Z-53-75

PLOT PLAN REVIEW

APPROVED

PLOT PLAN REVIEW requested by SOUTHERN NEVADA MEMORIAL HOSPITAL to allow temporary parking facilities through August 31, 1978, for their employees on property owned by NIC and located at 1710 West Charleston Boulevard, C-V zone.

MR. BROWN presented the staff report and stated that commercial is to the west and R-E to the east. Staff has no objection to the request, but would encourage some landscaping along Charleston and would recommend approval. The request is for two years.

MRS. COLEMAN said there should be some watering to settle the dust down.

KENNETH PRESSER, representing the applicant, stated that NIC had asked them to restrict egress to the east. He said that they would oil seal the area to prevent dust, and that they would bring in a truck about every three months to renew it.

MR. SWESSEL inquired as to the suggested landscaping.

MRS. COLEMAN said in this case, it would be a waste. Just having the area cleaned up will improve it.

MR. GUTHRIE made a Motion for APPROVAL of the Plot Plan Review under Z-53-75, subject to the following conditions:

1. Temporary parking facilities to be approved only until August 31, 1978.
2. Dust control measures to be provided for the surface of the area to be used for temporary parking.
3. Conformance to the plot plan to reflect the above conditions.
4. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

22. Z-62-75

EXTENSION OF TIME

APPROVED

Extension of Time (one year) requested by W.F. CURRAN for property located on Washington Avenue, between Rancho Drive and Robin Street, C-1 zone (Under Resolution of Intent).

Original Approval Granted: February 4, 1976

One-year Extension Granted: January 19, 1977

MR. BROWN presented the staff report and stated there is C-2 to the west, surrounded by R-1 with C-1 across the street south. The applicant originally received approval

in 1976. He was granted one year in January of 1977 and now is asking for another extension.

W.F. CURRAN was present.

VICE CHAIRMAN MILLER asked why they were requesting another extension.

MR. CURRAN replied they are still in the process of working with the landscaping. They had put landscaping in and have had a high mortality rate with the plants. They are now replanting.

MR. SWESSEL asked what type of landscaping they were working with.

MR. CURRAN replied they were working with desert landscaping and have also spent a great deal of money on the underground sprinkler system as well as the plants.

MR. JONES asked why the plants had failed.

MR. CURRAN said it was due to the timing of the planting.

MR. MILLER asked if the plot plan had been approved.

MR. BROWN replied that it had.

MR. TIBERTI asked if the problem was the living fence.

MR. CURRAN said everything was alright except for the vines on the fence and they had lost almost all of those plants. The plants were supposed to come from Arizona and be compatible with the area; however, they believed they had come from Arizona, but had originated in California.

MRS. COLEMAN made a Motion for APPROVAL of the request for an Extension of Time, subject to the following conditions:

1. Extension of time to be limited to one year.
2. All requirements imposed by ordinance adopted subsequent to the initial approval of this application shall be adhered to.
3. Subject to all conditions of approval imposed on Z-62-75 at the time of the initial approval.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

23. V-97-76

REQUEST FOR WAIVER
OF LANDSCAPING
REQUIREMENTS

DENIED

Request for Waiver of Landscaping Requirements requested by NORMAN E. MOTT (V-97-76) on property located at the northeast corner of Stewart Avenue and 23rd Street, R-3 zone.

MR. BROWN presented the staff report and stated the property in question is located on the northeast corner of 23rd Street and Stewart Avenue and is zoned R-3. The owner has put in green grass. He is asking for a waiver of the requirements for greenery along the two sides and in the front.

The applicant or a representative was not present.

MRS. COLEMAN said she thought they should be made to comply with the original requirements, having looked at the property.

MR. SWESSEL made a Motion for DENIAL of the Request for Waiver of Landscaping Requirements under V-97-76.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

24. Z-102-73

PLOT PLAN REVIEW

APPROVED

PLOT PLAN REVIEW requested by CHARLES KOBER ASSOCIATES for property located at the northwest corner of Meadows Lane and Valley View Boulevard, Resolution of Intent to C-1.

MR. BROWN presented the staff report and stated the property in question was located on the southeast corner of the Dayton Hudson property. Staff has reviewed the plot plan. There is adequate parking and staff recommends approval.

JAMES PORTER, Architect, Los Angeles, California, was present representing the owners. He said the project was being designed to be compatible with the overall shopping center and with the City Planning Code.

MR. SWESSEL asked how large the property in question is.

MR. PORTER replied it is approximately 4.5 acres in size.

MR. JONES asked what was going in there.

MR. PORTER replied there are no specific tenants at this time.

MR. JONES asked what is the size of the largest unit.

MR. PORTER said it is 30,000 sq. ft.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review Under Z-102-73, 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. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard
by the City Commission on February 15, 1978 at 2:00 P.M.

25. Z-151-63

PLOT PLAN REVIEW

ABEYANCE

PLOT PLAN REVIEW requested by UNITED OUTDOOR ADVERTISING
COMPANY to allow an off-premise sign 14' x 48' on property
immediately to the west of the Fremont West Shopping Center,
generally located at the corner of Jones Boulevard and
Clarice Avenue, Resolution of Intent to C-1.

MR. BROWN said staff has received a request from the
applicant asking this item be heard at the February 9, 1978
meeting.

MRS. COLEMAN made a Motion for ABEYANCE of the Plot Plan
Review under Z-151-63.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

26. Z-100-64 (102)

PLOT PLAN REVIEW

APPROVED

PLOT PLAN REVIEW requested by the COUNTY OF CLARK to
allow a parking structure at the southeast corner of
Lewis Street and 1st Street, Resolution of Intent to
C-2.

MR. BROWN presented the staff report and stated that as
he understood, the County is in the process of acquiring
the property and wants an expression of the zoning. Staff
would recommend this be approved subject to plot plan
review and approval of landscaping.

The applicant or a representative was not present.

MR. JONES said he thought a representative should have
been present and made a Motion for ABEYANCE.

MR. TIBERTI said the Commission would have the plot plan
back before it.

MR. JONES rescinded his motion.

MRS. COLEMAN made a Motion for APPROVAL of the use of a
parking structure under Z-100-64 (102), subject to the
following condition:

1. Submission and approval of a plot plan prior to
development.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard
by the City Commission on February 15, 1978 at 2:00 P.M.

27. Z-91-77

PLOT PLAN REVIEW

APPROVED

PLOT PLAN REVIEW requested by MYRON E. LEAVITT to allow a law office and a temporary political campaign headquarters office (from 2 /1/78 to 11/15/78) on property located at 1100 South 10th Street, C-1 zone.

MR. BROWN presented the staff report and stated the property in question is on 10th and Charleston. The plot plan is as shown. Adequate parking spaces do exist, everything is in order and staff would recommend approval.

MYRON E. LEAVITT stated he planned to use the building as it presently exists.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-91-77, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN MILLER announced this item would be heard by the City Commission on February 15, 1978 at 2:00 P.M.

28. SO-1-78

APPROVED

Request of METROPOLITAN-NEVADA CORPORATION to allow a temporary sales office in the garage of the model home to be built on Lot 8, Block 1, Metropolitan Park Unit #16.

MR. BROWN presented the staff report, indicated the location and stated that everything is in order and staff would recommend approval.

CLAUDE SPITZE, VTN-Nevada, was present.

MR. TIBERTI made a Motion for APPROVAL of SO-1-78, subject to the following conditions:

1. Conformance to code requirements and design standards of all City departments.
2. Sales office to be permitted for a period of two (2) years from the date of approval.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. Election of Officers

1978 City Planning Commission election of officers.

MR. TIBERTI nominated Mr. Miller as Chairman for 1978 and Mr. Swessel as Vice Chairman for 1978.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" NONE

Mr. Miller and Mr. Swessel were elected by acclamation.

LEGAL OPINIONS

MR. MILLER stated he had asked for a legal opinion as to whether or not the Chair could make a motion as it is not clearly spelled out in the by-laws. It does appear that the Chair can make a motion. He said he thought it should be this way. He requested this matter be placed on the next agenda.

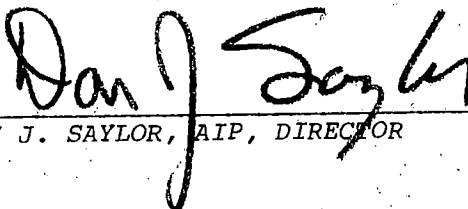
MR. JONES commented on the legal opinion he had requested re clarification of the closest or nearest zoning on matters of annexation.

MS. DAINES said that based on the interpretation that it really looked to the nearest comparable zoning in density. It would be necessary to amend the ordinance to clarify the matter. She added it could really cause a problem having used one interpretation for a long time and abruptly changing to another interpretation.

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

/lm

Plan

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM
COMMUNITY PLANNING & DEVELOPMENT, DON J. SAYLOR, AIP, DIRECTOR

January 26, 1978

Date

TO: EDWINA COLE
CITY CLERK

FROM: KATHLEEN M. TIGHE, OFFICE MANAGER
DEPARTMENT OF COMMUNITY PLANNING &
DEVELOPMENT *Kathleen M. Tighe*

SUBJECT:
CITY PLANNING COMMISSION - 1978
ELECTION OF OFFICERS

COPIES TO:

At the regular meeting of the City Planning Commission held January 24, 1978, Mr. Tom Miller was elected Chairman and Mr. Joseph Swessel was elected Vice-Chairman.

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CITY CLERK