

AGENDA
CITY PLANNING COMMISSION
FEBRUARY 28, 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 January 24, 1978.

OLD BUSINESS:

1. Z-154-77
(Abeyance Item from 1-24-78)
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.
2. TENTATIVE MAP
DIAMOND HEAD
(Abeyance Item from 2-9-78)
Property generally located on the south side of Bonanza Road, 660 ft. 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
3. A-1-78
(Abeyance Item from 2-9-78)
Petition of Annexation submitted by HALCO, INC. for property generally located on the east side of Michael Way between Smoke Ranch Road and Vegas Drive.

NEW BUSINESS:

1. FINAL MAP
SPANISH OAKS #8
Property generally located on the east side of Valley View Boulevard, south of Oakey Boulevard, R-PD 6 zone.
Owner/Subdivider: Royal Crest, Inc.
No. of Acres: 11.2+ No. of Lots: 62
2. TENTATIVE MAP (REVIEW)
LEWIS HOMES-MEADOW VISTA
UNIT #4 (REVISED)
Property generally located at the northeast corner of Michael Way and Alaska Avenue, R-1 zone.
Owner/Subdivider: Lewis Homes of Nevada
3. A-2-78
Petition of Annexation submitted by UNITED MORTGAGE COMPANY, ET AL, for property generally located on the south side of O'Bannon Drive, west of Jones Boulevard containing approximately 10 acres of land.
4. VAC-1-78
Petition of Vacation submitted by HENRY SOBEL to vacate a 33 ft. patent reservation generally located east of Jones Boulevard, 140 ft. north of Del Rey Avenue extended.
5. ITEM
Route for 138 KV electrical transmission line between Shadow substation and Spencer Street substation.
6. FINAL MAP (AMENDED)
SPANISH OAKS #6
Property generally located north of West Sahara Avenue, between El Camino Avenue and Calle De Nuevo, R-PD 6 zone.
Owner/Subdivider: Royal Crest, Inc.
No. of Acres: 5.92+ No. of Lots: 30

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7. Z-5-78
Application of MARK & SANDY ROBINSON for reclassification of property located at 1404 S. Maryland Parkway from R-1 to P-R.
Proposed Use: Office.
8. Z-6-78
Application of GENEVIEVE POIRIER for reclassification of property located at 1916 S. Maryland Parkway between St. Louis Avenue and Canosa Avenue from R-1 to P-R.
Proposed Use: Office
9. Z-7-78
Application of MICHAEL A. PLOOF for reclassification of property located at 2416 Ogden Avenue, on the southwest corner of Eastern Avenue and Ogden Avenue from R-2 to P-R.
Proposed Use: Office.
10. Z-8-78
Application of BENJAMIN & ROSE JAFFEY for reclassification of property located at 2011 Santa Clara Drive, on the east side of Santa Clara Drive, 70 ft. south of St. Louis Avenue from R-1 to P-R.
Proposed Use: Office
11. Z-9-78
Application of SOUTHERN NEVADA MEMORIAL HOSPITAL for reclassification of property located at 2001 Hastings Avenue, on the southwest corner of Rose Street and Hastings Avenue from R-E to C-V.
Proposed Use: Parking Facilities.
12. Z-10-78
Application of CHARLES TARR, JR. TRUSTEE, for reclassification of property located at 301 South 11th Street on the southeast corner of 11th Street and Bridger Avenue from R-4 to P-R.
Proposed Use: Offices
13. Z-11-78
Application of RONALD M. FIORE for reclassification of property generally located on the south side of Cedar Avenue between 28th Street and 30th Street from R-E to R-4.
14. Z-12-78
Application of JOHN E. S. BUCHANAN for reclassification of property located at the northwest corner of Smoke Ranch Road and Maverick Street, from R-1 to R-2.
Proposed Use: Duplex Units
15. Z-13-78
Application of RON RUDIN for reclassification of property located on the west side of Lamb Boulevard between Stewart Avenue and Manor Green Lane from R-1 to R-PD 6.
16. TENTATIVE MAP
AMENDED STEWART ARMS #2
Property generally located on the west side of Lamb Boulevard between Stewart Avenue and Charleston Boulevard, R-1 zone (proposed R-PD 6).
Owner: Ron Rudin
Subdivider: Shea Homes, Inc.
No. of Acres: 33.1 No. of Lots: 190

17. Z-14-78 Application of A. J. THOMAS & LaRUTH HICKS for reclassification of property located on the south side of Diamond Head Drive extending west from Page Street 660 feet from R-E to R-PD 6.
18. Z-103-77
PLOT PLAN REVIEW Plot Plan Review requested by BILLY SLOAT to allow a four-plex development on property generally located on the east side of Dike Lane between Bonanza Road and Warren Drive, ROI to R-2.
19. Z-5-66
PLOT PLAN REVIEW Plot Plan Review requested by JAMES F. HAYES for property located at 4300 West Charleston Boulevard, ROI to P-R.
20. Z-47-70
PLOT PLAN REVIEW Plot Plan Review requested by JAMES D. KEETON to allow a patio on property located at 6600-A Bubbling Brook Drive, R-4 PUD zone.
21. Z-29-76
PLOT PLAN REVIEW Plot Plan Review requested by UNITED OUTDOOR ADVERTISING COMPANY to allow an off-premise sign on property located at 2001 West Bonanza Road, C-M and C-2 zone.
22. Z-100-64 (104)
PLOT PLAN REVIEW Plot Plan Review requested by Attorney Robert E. Wolf for BARRISTER BUILDING PARTNERSHIP to allow a delicatessen on property located at 325 South 3rd Street, ROI to C-2.
23. Z-108-63
PLOT PLAN REVIEW Plot Plan Review requested by FIRST WESTERN SAVINGS ASSOCIATION to allow a bank corporate headquarters facility (and a temporary bank facility during construction) on property located on the north side of Sahara Avenue at Plaza Parkway, ROI to C-1.
24. Z-66-64
PLOT PLAN REVIEW Plot Plan Review requested by LAIRD WHIPPLE CONCRETE CONSTRUCTION to allow a storage yard for vehicles, wagons, lumber forms, and small amounts of supplies when not on job sites on property located at 3021 Builders Avenue, C-1 zone (ROI to M).
25. Z-100-64 (105)
PLOT PLAN REVIEW Plot Plan Review requested by MARTIN STERN, JR. AIA, ARCHITECT & ASSOCIATES to allow an office building on property located at 506 South 4th Street, ROI to C-2.
26. Z-5-66
REVIEW OF CONDITION Review of Condition requested by TRI-STATE DEVELOPMENT CORP. to allow a change in the required landscaping on property located at 4704 W. Charleston Boulevard, ROI to P-R.

DIRECTOR'S BUSINESS:

Recommendation of a Planning Commission member to replace Tom Miller on the Board of Zoning Adjustment.

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 28, 1978

CALL TO ORDER:

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

PRESENT:

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

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:

James Sitter, Deputy City Attorney

MINUTES:

MRS. COLEMAN made a Motion for APPROVAL of the minutes of the meeting held January 24, 1978. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-154-77

(Abeyance Item
from 1/24/78)

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

Subject application included in Z-14-78 reclassification application.

2. Z-14-78

Application of A.J. THOMAS and LESTER & LaRUTH HICKS for reclassification of property legally described as the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, MDB&M and located on the south side of Diamond Head Drive extending west from Page Street 600 feet south, from R-E (Residence Estates) to R-PD6 (Residential Planned Development)

MR. BROWN presented the staff report and stated that Z-154-77 had been held in abeyance and property to the east has since been acquired and is included in the new application. The request is now for both parcels and staff sees no problem with it and would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

JIM BOKER, 5796 Laramie Way, San Diego, California, stated they have built the units as indicated in the plot plan before. They range from 900 sq. ft. to 1200 sq. ft. and are on 5000 sq. ft. lots in the subject plan which leaves a nice yard. He presented renderings to the Commission.

CHAIRMAN MILLER asked if they had built these units in Nevada.

MR. BOKER replied they have only built them in California.

MR. GUTHRIE asked what the width of the lots is.

MR. BOKER replied the lots are 50' x 100' and they do vary a little bit.

MRS. COLEMAN asked what the price would be.

MR. BOKER said from \$34,000 to \$39,000.

KIRK ANDERSON, Delta Engineering, stated that with both parcels of property, they would get a better yield.

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

DR. PARKER made a Motion for APPROVAL of Z-14-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of any necessary right-of-way within 60 days after approval of the zoning.
3. Conformance to the site plan.
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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

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

3. TENTATIVE MAP

DIAMOND HEAD

(Abeyance Item
from 2/9/78)

APPROVED

Property generally located on the south side of Bonanza Road, 660 ft. 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. NULL presented the staff report and stated this item has been held in abeyance so the applicant could be present. The design of the subdivision consists of four cul-de-sac streets, all of which exceed the length requirements of 400'. The two on the north exceed by 50' and the two on the south exceed by 140' each. The applicant is requesting a waiver. A possible alternative would be to connect the cul-de-sacs into a loop system. Staff suggests this be left up to the good judgement of the Planning Commission whether or not a waiver is approved. Conditions of approval would be approval of the zoning request Z-155-77; no vehicles be allowed onto Bonanza and Cedar Avenue drainage channel from abutting lots; a wall maintenance statement. Public Services require that the subdivider pay for one-fourth the cost of the drainage structure at Marion Drive and Cedar Avenue Channel; a 6' chain link fence be provided along the north right-of-way line of the Cedar Avenue Channel; also a gate at Marion Drive and the Channel and there be an access road along the north side of the Channel constructed according to Public Service requirements. Also, a 20' sewer easement be provided to the City by separate agreement before recording of a final map, extending from the south boundary of the plat southwest to Stewart Avenue on the Marion Drive alignment. With these conditions plus the normal conditions, staff would recommend approval.

ZANG TUCKER, 794 Green Briar Townhouse Way, asked if the road referred to would be gravel.

MR. NULL said it would be stabilized gravel.

MR. TUCKER said the only other change they would suggest is a block wall instead of a chain link fence.

MR. NULL said staff would not object to that.

MR. TUCKER said they could not loop the cul-de-sacs without losing a lot. If they could do it fine. But if they did it, they were adding 175' to 200' extra of street at about \$75 a running foot without adding anything to the value of the property from the home owners standpoint. Buyers like cul-de-sac lots. He added there was no problems with the stipulations.

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of Diamond Head, 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 to Bonanza Road and the Cedar Avenue Drainage Channel from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. The subdivider to pay for one-fourth of the cost of a bridge at the intersection of Marion Drive and the Cedar Avenue Drainage Channel, plus construct a 6 ft. high masonry wall on the north right-of-way line of the drainage channel, provide a gate adjacent to Marion Drive and a maintenance road along the north side of the channel as required by the Department of Public Services.
5. Provide a 20 ft. sewer easement to the City by separate agreement before recording of a final map. Said easement to extend from the south boundary of the plat southward to Stewart Avenue on the Marion Drive alignment.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. A-1-78

(Abeyance Item
from 2/9/78)

WITHDRAWN

NEW BUSINESS:

1. FINAL MAP

SPANISH OAKS #8

APPROVED

Petition of Annexation submitted by HALCO, INC. for property generally located on the east side of Michael Way between Smoke Ranch Road and Vegas Drive.

Property generally located on the east side of Valley View Boulevard, south of Oakey Boulevard, R-PD 6 zone.

Owner/Subdivider: Royal Crest, Inc.

No. of Acres: 11.2+ No. of Lots: 62

MR. NULL presented the staff report and stated the final map does differ slightly from the tentative map. On the tentative, there was a portion of Calle De Mazatlan that extended from Plaza Del Padre west to Valley View. On the final map this section has been removed and instead two lots have been added and a 19' fire lane and utilities easement. The two lots do not effect the overall

permitted density of the development. It should be noted that approval of the final map would also mean plot plan approval of Z-66-73. Staff finds this final map is in substantial conformity with the tentative and would recommend approval.

DALE KRAEMER, 4413 Lorna Place, was present.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map of Spanish Oaks #8.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. TENTATIVE MAP
(REVIEW)

LEWIS HOMES- MEADOW
VISTA UNIT #4
(REVISED)

ABEYANCE

Property generally located at the northeast corner of Michael Way and Alaska Avenue, R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada

MR. NULL stated the reason staff is requesting abeyance on this item is that there is a proposed vacation of an existing north/south street on the tentative map and they would like to have the vacation submitted so both items can be handled at the same time.

NICK DAINE, 5240 South Polaris, stated they agreed with staff.

MRS. COLEMAN made a Motion for ABEYANCE of the Tentative Map of Meadow Vista Unit #4 (Revised).

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

3. A-2-78

APPROVED

Petition of Annexation submitted by UNITED MORTGAGE COMPANY, ET AL, for property generally located on the south side of O'Bannon Drive, west of Jones Boulevard containing approximately 10 acres of land.

MR. NULL stated the area of annexation is approximately 10 acres in size and has County R-E zoning. Staff recommends approval.

NICK DAINE, 5240 South Polaris, stated they have the property under option with United Mortgage and the purpose of annexation is to hook into the City sewer.

MR. SWESSEL asked what type of zoning they had in mind for this property.

MR. DAINE stated R-1.

HENRY SOBEL, 142 Ida, appeared in favor of the annexation.

DR. PARKER made a Motion for APPROVAL of Z-2-78.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti, Dr. Parker,
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 March 15, 1978 at 2:00 P.M.

4. VAC-1-78

APPROVED

Petition of Vacation submitted by HENRY SOBEL to vacate a 33 ft. patent reservation generally located east of Jones Boulevard, 140 ft. north of Del Rey Avenue extended.

MR. NULL presented the staff report and stated this is a request that the City vacate its interest in a 33' wide patent reservation on Government Lot 14. The Planning Commission recently approved a similar request on the east side of Government Lot 11. Staff has no objections.

HENRY SOBEL, 142 Ida, #42, was present.

MRS. COLEMAN made a Motion for APPROVAL of VAC-1-78, 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, Dr. Parker,
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 March 15, 1978 at 2:00 P.M.

5. ITEM

APPROVED

Route for 138 KV electrical transmission line between Shadow substation and Spencer Street substation.

MR. NULL presented the staff report and stated that under Section 11-4-3(B) of the City Code, the Planning Commission must approve the route of any transmission facility over 150,000 volts. The proposed route starts at Shadow and moves eastward to the west side of Interstate 15, down I-15 to Charleston where it will cross the Freeway, proceed along Charleston up to Main, then down Gass Avenue, continue eastward on Charleston to 17th Street and then it will turn south on the Power Company right-of-way. It will leave the City a little south of the San Francisco Substation.

KEITH GRANT, 700 Kenney Way, representing Nevada Power Company, described the need and history of the request.

MR. SWESSEL asked if the poles to be used met the requirements of the Beautification Committee.

MR. GRANT replied they would be good looking steel poles, about 75 to 80 feet tall.

MR. TIBERTI announced he would ABSTAIN on this item.

MR. SWESSEL made a Motion for APPROVAL of Item 5.

Voting was as follows:

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

"NOES" None

"ABSTENTION" Mr. Tiberti.

Motion for APPROVAL carried unanimously.

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

6. FINAL MAP (AMENDED)

SPANISH OAKS #6

Property generally located north of West Sahara Avenue, between El Camino Avenue and Calle De Nuevo, R-PD 6 zone.

Owner/ Subdivider: Royal Crest, Inc.

No. of Acres: 5.92+

No. of Lots: 30

MR. NULL presented the staff report and stated the final does differ slightly from the tentative in that two lots have been added in Block 32. Approval of the final map would constitute approval of the plot plan of Z-66-73. The additional of those two lots will not exceed the permitted density. The final is in substantial conformity (amended) with the tentative map and staff would recommend approval.

DALE KRAEMER, 4413 Lorna Place, was present.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map (Amended) of Spanish Oaks #6.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

7. Z-5-78

APPROVED

Application of MARK & SANDY ROBINSON for reclassification of property legally described as Lot 9, Block 21, Huntridge Sub-division #4 and located at 1404 South Maryland Parkway, from R-1 Single Family Residence) to P-R (Professional Office and Parking).

Proposed Use: Office

MR. BROWN stated that in view of the fact there has been discussion with applicants after the hearings regarding normal conditions, staff will now read the normal conditions: Resolution of Intent be restricted to a 12 month time limit; conformance to the plot plan; landscaping and a permanent underground sprinkler system to be provided and maintained or failure to do so shall be cause for revocation of a business license; submittal of a landscaping plan; all mechanical equipment to be screened from view; conformance to City code requirements and design standards; Public Services require that all dedication be made within 60 days after City Commission approval and securing of all necessary licenses. If the Planning Commission recommends approval, the foregoing is normal conditions.

MR. BROWN presented the staff report on Z-5-78 and stated the property in question is in the heart of an R-1 district. The plot plan is as submitted. There is landscaping and adequate parking. There is an existing storage shed which is to be torn down. Staff would recommend that a sidewalk be put in on Maryland Parkway.

MRS. COLEMAN asked how they would get into the rear yard.

MR. BROWN stated there is 9½' on one side.

CHAIRMAN MILLER declared the public hearing open.

VERNON PEOPLES, 5900 West Tropicana, was present representing the applicant.

MRS. COLEMAN said there is no driveway and no way to get into the back yard.

MR. PEOPLES said the existing fence made it look at way.

MR. BROWN said staff would recommend a block wall to the rear and if the home owner to the south so requests it, would recommend a block wall be put in there.

MR. SWESSEL asked what type of office this would be.

MR. PEOPLES said the main group owns several shops in hotels in town and this would be their office.

MR. GUTHRIE asked if they objected to tearing down the shed.

MR. PEOPLES said that if it was required, he was sure the applicant would comply.

MR. SWESSEL asked if he understood all of the conditions.

MR. PEOPLES replied that he did.

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-5-78, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Construction of a block wall on the west property line. A block wall to be provided on the south property line if requested by the property owner to the south.
3. Installation of sidewalk on Maryland Parkway frontage.
4. The shed structure to the rear to be removed.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan to reflect the above conditions.
9. 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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

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

8. Z-6-78

APPROVED

Application of GENEVIEVE POIRIER for reclassification of property legally described as the south 32 feet of Lot 5, and the north 34 feet of Lot 6, Block 1, Southridge Subdivision Tract #6 and located at 1916 Maryland Parkway between St. Louis Avenue and Canosa Avenue, 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 of the property by means of visual aids. He added the plot plan is as submitted. Staff would recommend the applicant close the driveway on the south and a driveway on the north and that a block wall be put on the south side. With these conditions plus the normal conditions, staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

DICK TAYLOR, 516 Las Vegas Blvd. South, was present.

CHAIRMAN MILLER asked if he understood the conditions.

MR. TAYLOR said there is an existing block wall on the south side.

MR. BROWN said the block wall should be on the west side, not the south.

MR. TAYLOR said he had no objection to that. He added there would only be two employees and they would have sufficient parking.

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

DR. PARKER made a Motion for APPROVAL of Z-6-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of a block wall on the west property line.
3. The driveway opening on the south portion of the property to be closed.
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 if 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. 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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

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

9. Z-7-78

APPROVED

Application of MICHAEL A PLOOF for reclassification of property legally described as Lot 10, Block 1, Moss Tract #3 and located at 2416 Ogden Avenue, on the southwest corner of Eastern Avenue and Ogden Avenue, from R-2 (Two-Family Residence) to P-R (Professional Offices & Parking).

Proposed Use: Office

MR. BROWN presented the staff report, described the various zoning in the area and added the plot plan is as submitted with six parking spaces on the south. The request seems reasonable and in concert with the comprehensive plan and staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

EDITH STARK, 3350 El Camino, was present representing the applicant.

CHAIRMAN MILLER asked if she understood the conditions of staff.

MS. STARK stated she did and she would secure a list of them for the applicants.

MRS. COLEMAN asked what type of office was anticipated.

MS. STARK said it would be a real estate office.

MR. SWESSEL asked where the parking was located.

MS. STARK replied in the rear.

MR. GUTHRIE asked if the property would have an Eastern address.

MR. STARK replied that it would.

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-7-78, 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 & trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan to reflect the above conditions.
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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

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

10. Z-8-78

DENIED

Application of BENJAMIN & ROSE JAFFEY for reclassification of property legally described as Lot 22, Block 1, Paradise Village Tract #2 and located at 2011 Santa Clara Drive, on the east side of Santa Clara Drive 70 feet south of St. Louis Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking).

Proposed Use: Office

MR. BROWN presented the staff report and stated the request was starting encroachment along Santa Clara south. Staff would recommend the starting of encroachment south along Santa Clara should be halted right now as there is no point into encroaching into R-1 with P-R and would recommend denial.

CHAIRMAN MILLER declared the public hearing open.

The applicant or a representative was not present.

MELVIN PEKRUL, 2008 Santa Paula, stated he agreed with staff and did not see why the request should be approved. If the request was approved, he requested a very high block wall to be installed.

MR. SWESSEL asked if anyone was living on the property.

MR. PEKRUL replied they were and that it is a disgrace. He added he was speaking for resident in the area. Further, there would be a traffic problem.

MR. BROWN stated he had two letters of protest.

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

DR. PARKER made a Motion for DENIAL of Z-8-78 as it was not felt the proposed office use would be compatible with the adjacent residential uses.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti, Dr. Parker,
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 March 15, 1978 at 2:00 P.M.

11. Z-9-78

APPROVED

Application of SOUTHERN NEVADA MEMORIAL HOSPITAL for reclassification of property legally described as Lot 1, Block 2, Woodland Park and located at 2001 Hastings Avenue, on the southwest corner of Rose Street and Hastings Avenue, from R-E (Residence Estates) to C-V (Civic).

Proposed Use: Parking Facilities

MR. BROWN presented the staff report and stated the plot plan is as submitted depicting the parking. Staff has no objections to the use and would ask if the hospital would see fit to put some landscaping on Rose and Hastings.

CHAIRMAN MILLER declared the public hearing open.

KENNETH PRESSER, representing Southern Nevada Memorial Hospital, stated the landscaping and parking plan will include landscaping. He said that until the contractor was through, they could not do anything. He stated the whole area would be paved in 60 to 90 days.

MR. JONES asked if he could guarantee that.

MR. PRESSER said he could not.

CHAIRMAN MILLER 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-9-78, subject to the following conditions:

1. Parking facility to be paved within one-hundred twenty (120) days.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be 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. Conformance to the plot plan.
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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

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

12. Z-10-78.

APPROVED

Application of CHARLES TARR, JR., TRUSTEE for reclassification of property legally described as Lots 1, 2, 3, 4 and 5, Block 10, Pioneer Heights Addition and located at 301 South 11th Street, on the southeast corner of 11th Street and Bridger Avenue, from R-4 (Apartment Residence) to P-R (Professional Offices & Parking).
Proposed Use: Offices

MR. BROWN presented the staff report and stated the history of the property is that the FBI got a Use Permit in 1960 and it was used for their purposes. In 1972, a Variance was requested for a printing use and was approved. Staff feels it would be consistent in recommending approval of the requested use as it is in concert with the development of the area.

CHAIRMAN MILLER declared the public hearing open.

HERB JONES, Attorney, was present representing the applicant.

CHAIRMAN MILLER asked what the building would be used for.

MR. JONES replied it would be general office use.

MR. GUTHRIE asked if the printing business would move.

MR. JONES replied that it would.

MR. BROWN stated that the area of the building is 6000 sq. ft. and they are required to have 13 parking spaces and have twice that amount.

CHARLES TARR, 1055 East Flamingo, was present.

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

DR. PARKER made a Motion for APPROVAL of Z-10-78, 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 of 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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

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

13. Z-11-78

DENIED

Application of RONALD M. FIORE for reclassification of property legally described as the Easterly 345.98 feet of Lot 1, and the North 299.5 feet of the Easterly 345.98 feet of Lot 2, Block 7, Artesian Acres and generally located on the south side of Cedar Avenue between 28th Street and 30th Street, from R-E (Residence Estates) to R-4 (Apartment Residence).

MR. BROWN presented the staff report and stated there is R-E to south, R-3 north of the parcel and directly west is R-PD 19. R-E and R-3 are across the street. The plot plan is as depicted. Staff feels there is no reason to introduce twice the density of the R-3 on this parcel and would recommend if they want to come in for R-3, would not object, but staff does object to the requested R-4.

CHAIRMAN MILLER declared the public hearing open.

ROBERT SHAW, 1700 East Desert Inn Road, stated the R-4 would allow 239 units, but they are asking that only 158 be approved. He added it would not be double the R-3 which would permit 120 unit. He said he thought the application spoke for itself and that it is a good plan. There is a parking ratio of 2 to 1.

MR. SWESSEL asked how much greenbelt area there would be.

MR. SHAW said there would be 40'/50' between the buildings and 307 parking spaces versus the 157 units.

MR. SAYLOR stated that everyone else in the area has conformed to the R-3 density and it has created a much better living environment. He added there is a lot of asphalt paving and that the units are very small.

MR. SHAW stated the units were compatible with the area. He said there are no protests and there is a critical housing shortage in town.

CHAIRMAN MILLER asked what size the units would be.

MR. SHAW stated they would be one and two bedroom, from 500 sq. ft. to 700 sq. ft. and there would be 108 one bedroom and 45 two bedroom units. He added if staff would like to limit the parking, there would be more greenbelt areas.

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-11-78 as it was felt the proposed zoning would not be compatible in this area.

Voting was as follows:

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

Motion for DENIAL carried by a majority vote.

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

14. Z-12-78

APPROVED

Application of JOHN E.S. BUCHANAN for reclassification of property legally described as the South 150 feet of the East Half (E½) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 14, Township 20 South, Range 60 East, MDB&M and located at the northwest corner of Smoke Ranch Road and Maverick Street, from R-1 (Single Family Residence) to R-2 (Two-Family Residence).

Proposed Use: Duplex Units

MR. BROWN presented the staff report and stated the plot plan is as shown. They are requesting R-2 and have said they would develop the rest of the area of the property R-1 density. Staff would recommend this be a stipulation. With the other normal conditions, the south tier be developed R-2, staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

JOHN BUCHANAN was present.

LLOYD KENNER stated that due to zoning restrictions lots facing a major street must be 100' and this is not feasible. He added they felt the R-2 would be feasible.

CLARA LANDAN, 2401 Monaco Drive, appeared seeking clarification of the request.

MR. BUCHANAN said they are proposing single story duplexes on three lots and stated her property was above the level of the duplexes. On the total piece there will be 18 single family units and 3 duplexes, all single story. He added the back of the property would be fenced.

CHAIRMAN MILLER 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-12-78, subject to the following conditions:

1. The duplex units to be limited to one story in height.
2. Dedication of any necessary right-of-way within 60 days after approval of the zoning.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan to reflect the above conditions.
7. 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, Dr. Parker,
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 March 15, 1978 at 2:00 P.M.

15. Z-13-78

ABEYANCE

Application of RON RUDIN for reclassification of property legally described as a portion of the East Half (E½) of the Southeast Quarter (SE¼) of Section 31, Township 20 South, Range 63 East, MDB&M and located on the west side of Lamb Boulevard, between Stewart Avenue and Manor Green Lane, from R-1 (Single Family Residence) to R-PD 6 (Residential Planning Development).

16. TENTATIVE MAP

AMENDED STEWART
ARMS #2

ABEYANCE

Property generally located on the west side of Lamb Boulevard between Stewart Avenue and Charleston Boulevard, R-1 zone (proposed R-PD 6).

Owner: Ron Rudin

Subdivider: Shea Homes, Inc.

No. of Acres: 33.1

No. of Lots: 190

MR. BROWN presented the staff report and stated the request is in the heart of R-1 with R-3 on the north, R-PD 8 to the south. The request for R-PD 6 is just over R-1 density and staff recommends approval.

RON RUDIN was present.

HERB JONES, Attorney, stated this was formerly R-PD 8, and they are now asking for the 6. The actual density will be 5.6 per acre.

MR. GUTHRIE asked if this would be similar to the development to the south.

MR. JONES said the plot plan was the next item.

MRS. COLEMAN asked if the units would have a common zero lot line or would they be detached.

MR. RUDIN replied they would be detached.

MR. NULL presented the staff report on the tentative map and stated it has been before the Commission before; the lots had been much smaller and there was a park. The park has been removed and the lots widened. Two waivers are needed. The length of Block 6 is 1700'. The other waiver is from the requirement of indicating the location of structures and other details on the lots of a tentative and final map located in R-PD zoning. This information was provided as part of the zoning submission. Conditions would include that ownership of that portion of private street indicated in Lot 12, Block 1, be transferred to this development before a final map is recorded which includes this lot; approval of the rezoning request Z-13-78; conditions of zoning to be complied with, plus the normal conditions, staff would recommend approval.

MRS. COLEMAN asked what happened to the park.

MR. NULL replied it has been removed and the lot made larger.

MR. SAYLOR stated that immediately to the east is the First Western development and there is a park in there. The City is in the process of acquiring additional land to the west and it was the opinion of the City a third park in the area was not needed.

CHAIRMAN MILLER asked those present in protest to stand. Seven persons were present in opposition.

MR. BROWN said there are no protests on file.

RODNEY J. LUNEY, 125 Prince Lane, stated he had signatures of individuals who could not be present who are in protest. He said the proposed development would affect the value of his property and overcrowd the nearby school and would also bring transients into the neighborhood and that he was totally opposed.

HOPE JONES, 4310 Gretna Green, stated she lived directly south of the property in question. She said they were concerned with the quality of the development, that it not be of that which is presently under construction on Stewart. If it is going to be a planned unit development, they were present for information, and

they wanted to make sure the density would not be such as that presently being developed.

CHAIRMAN MILLER asked if the conditions were favorable for developing the project, would Mrs. Jones be opposed.

MRS. JONES stated if everything was correct, they would not be opposed. She said she had a petition but it was up to her discretion whether or not she left it. She said if it looked like a good project, they would not protest it, but if it looked like what is on Stewart now, then she would register her petition.

BILL JOHANES, 4241 Wales Green Lane, asked if R-PD 6 was approved, could R-2 or R-3 be built on the property.

MR. BROWN replied that it could not.

MR. JOHANES then requested clarification of the proposed access and block wall.

HOWARD TODD, 124 Lamb, appeared seeking clarification of access.

PHYLIS HAYES, 116 Prince, appeared in protest.

FRED CARTER, 4112 Ogden, appeared in protest.

BILL O'KELL, 6202 Meadowbrook, Shea Homes, described the proposed homes and added they have nothing to do with the present building on Stewart.

MRS. COLEMAN suggested the home owners and the developer get together.

MR. JONES stated he thought there was a tremendous misunderstanding about what is proposed.

MR. RUDIN indicated he did not object to meeting with the home owners to discuss the proposal.

MRS. COLEMAN made a Motion for ABEYANCE of Z-13-78.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

RECESS:

CHAIRMAN MILLER declared a Recess at 9:35 P.M. and reconvened the meeting at 9:45 P.M.

17. Z-103-77

APPROVED

Plot Plan Review requested by BILLY SLOAT to allow a four-plex development on property generally located on the east side of Dike Lane between Bonanza Road and Warren Drive, ROI to R-2.

MR. BROWN presented the staff report and stated the plot plan was not acceptable to staff and that staff would like to work with the applicant on it. He suggested the Commission delegate to staff the task of working with the applicant to come up with a suitable plot plan.

MRS. COLEMAN said at the time of the rezoning, a couple had been present requesting a fence around the property.

BILLY J. SLOAT, 617 Mayfield, said there was a fence around the well. He added he did not want to put a fence on one side, leaving the other three open.

MRS. COLEMAN said the Perrozzi's thought it would accomplish something.

MR. SLOAT said he did not object to a fence.

MR. TIBERTI made a Motion for APPROVAL of the Plot Plan Review under Z-103-77, subject to the following conditions:

1. A block wall to be constructed abutting the Perozzi property.
2. A revised plot plan to be submitted and approved by staff prior to construction.
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 under ground 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. 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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

18. Z-5-66

APPROVED

Plot Plan Review requested by JAMES F. HAYES for property located at 4300 West Charleston Boulevard, ROI to P-R.

MR. BROWN presented the plot plan and stated this item has been before the Commission previously. It is in the middle of P-R. Staff felt in reviewing the plot plan that it might be better to come in from the east and out on the west side and therefore, it changed the angle of the parking and would provide for better circulation. Staff would recommend landscaping in front between the two curb cuts 5' deep. With those stipulations, staff would recommend approval.

JIM HAYES, 2028 East Oakey, stated they could change the parking around but it would be a traffic hazard. He said he would do it if necessary. There is a fire hydrant and a light pole also that would create a problem.

MR. BROWN said staff was not adamant on this, but is on the landscaping.

MR. HAYES said the landscaping in front would delete two parking spaces.

MR. BROWN said there was adequate parking in the rear.

MR. HAYES said it would necessitate cutting out the circular drive to put the landscaping in. He said he did not object to having landscaping near the building and that no one else had this type of landscaping.

MR. SWESSEL said it had been done across the street at the Carpeteria.

GLADYS COLLINS, agent for the property owner of record, was present.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-5-66, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall

be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. 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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

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

19. Z-47-70

APPROVED

Plot Plan Review requested by JAMES D. KEETON to allow a patio on property located at 6600-A Bubbling Brook Drive, R-4 PUD zone.

MR. BROWN presented the staff report and stated that next door there is such a patio and there are others in the area. Staff would recommend approval.

DR. PARKER made a Motion for APPROVAL of the Plot Plan Review under Z-47-70, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

20. Z-29-76

ABEYANCE

Plot Plan Review requested by UNITED OUTDOOR ADVERTISING COMPANY to allow an off-premise sign on property located at 2001 West Bonanza Road, C-M and C-2 zone.

MR. BROWN presented the staff report and stated the use has been approved with the mini warehouses. Staff does not see anything untoward and recommends the applicant stay within the bounds of State and City law regarding billboards and would recommend approval.

MIKE TONNEL, United Outdoor Advertising, was present.

STEVE REIGER, RONCO Advertising, was present and stated he has billboards just east and west of the subject property. He asked what the zoning is.

MR. BROWN replied it is under resolution of intent to C-M and C-2.

MR. REIGER said the applicant would be interfering with State law.

MR. BROWN said he could have the sign as long as he is not within 500' of another billboard.

MR. SWESSEL asked the applicant if he was aware of this.

MR. TOMMEL said he knew he had to adhere to any State and Federal regulations.

MR. SITTER suggested the matter be held in abeyance for a legal opinion he would prepare.

MR. SWESSEL made a Motion for ABEYANCE of the Plot Plan Review under Z-29-76.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

21. Z-100-64 (104)

APPROVED

Plot Plan Review requested by Attorney Robert E. Wolf for BARRISTER BUILDING PARTNERSHIP to allow a delicatessen on property located at 325 South 3rd Street, ROI to C-2.

MR. BROWN presented the staff report and stated the property in question is on the west side of 3rd Street. The plot plan is as submitted. There is adequate parking to the rear, adequate landscaping in front and staff would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of the Plot Plan Review under Z-100-64 (104), subject to the following conditions:

1. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
2. Conformance to the plot plan.
3. 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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

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

22. Z-108-63

APPROVED

Plot Plan Review requested by FIRST WESTERN SAVINGS ASSOCIATION to allow a bank corporate headquarters facility (and a temporary bank facility during construction) on property located on the north side of Sahara Avenue at Plaza Parkway, ROI to C-1.

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

PAUL THORYK, 1157 Columbia, San Diego, California, architect for the project was present.

MR. JONES asked if the basic design of the area would be continued.

MR. THORYK replied that it would and presented a rendering of the facility and described the building, stating it would be terraced

back to 5 stories.

CHAIRMAN MILLER asked if the facility would be strictly used by First Western.

MR. THORYK replied there probably would be some lease space for escrow companies, title companies, etc. This space is for expansion.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-108-63, 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 licenses.
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.
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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

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

23. Z-66-64

APPROVED

Plot Plan Review requested by LAIRD WHIPPLE CONCRETE CONSTRUCTION to allow a storage yard for vehicles, wagons, lumber forms, and small amounts of supplies when not on job sites on property located at 3021 Builders Avenue, C-1 zone (ROI to M).

MR. BROWN presented the staff report and stated the area in question is between 30th and Mojave. The plot plan is as depicted. They do have landscaping along the front. Staff would recommend approval subject to oleanders being planted at 5' intervals on Builders Avenue.

The applicant or a representative was not present.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-66-64, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be 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 including oleanders at 5 ft. intervals on Builders Avenue prior to or at the same time application is made for a building permit, license or prior to occupancy.
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, Dr. Parker,
Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

24. Z-100-64 (105)
WITHDRAWN

Plot Plan Review requested by MARTIN STERN, JR. AIA. ARCHITECT
& ASSOCIATES to allow an office building on property located at
506 South 4th Street, ROI to C-2.

MR. BROWN announced this item had been withdrawn.

25. Z-5-66
DENIED

Review of Condition requested by TRI-STATE DEVELOPMENT CORP. to
allow a change in the required landscaping on property located
at 4704 West Charleston Boulevard, ROI to P-R.

MR. BROWN presented the staff report and stated that the lot next
to the property in question has landscaping and staff feels the
applicant should go ahead with the required landscaping.

MIKE SIGNORELLI, 600 Oakmount Drive, stated that he is not
protesting the landscaping, but with it, there is such a narrow
place, that when people come, it is impossible to make a complete
turn and further, they cannot get onto Charleston because of the
landscaping.

MR. SWESSEL said that the applicant had originally agreed to the
conditions.

MRS. COLEMAN said the reason for the landscaping was to hide the
asphalt.

MR. TIBERTI said that with 72', the applicant ought to be able
to get through the driveway.

MRS. COLEMAN said nothing would help him out onto Charleston.

MR. SWESSEL made a Motion for DENIAL of the Review of Condition
under Z-5-66.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti, Dr. Parker,
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 March 15, 1978 at 2:00 P.M.

DIRECTOR'S BUSINESS:

Recommendation of a Planning Commission member to replace Tom
Miller on the Board of Zoning Adjustment.

MR. TIBERTI made a Motion that Dr. Parker serve as the Planning
Commission representative to the Board of Zoning Adjustment.

Voting was as follows:

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

"NOES" None

"ABSTAIN" Dr. Parker

Motion carried by a majority vote.

Proposed Ordinance Amendment - Require off-street parking in C-2 zones in connection with motor hotels, apartments, apartment hotels, apartment motel and motels.

MR. BROWN stated that a new ordinance is being prepared that will require a parking ratio of one to one in a C-2 zone. This is in the interim.

MR. TIBERTI asked if this included the downtown.

MR. BROWN replied that it did.

MRS. COLEMAN made a Motion for APPROVAL of the Ordinance Amendment.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

Dispersion of sexually oriented businesses ordinance.

MR. SITTER stated that basically, this is for the purpose of prohibiting sexually oriented businesses. He said that a survey had indicated these types of businesses stated in the ordinance cause deterioration of business and residential areas. This type of business is not wanted in large groups and should be dispersed. The ordinance prohibits these businesses from being within 1000' of a school, church or park or each other and 250' from a residential district. This ordinance has been used in other cities and has survived a Supreme Court test. You cannot put these businesses out of business, but you can control them.

MR. JONES asked if 250' from a residential area was sufficient.

MR. SITTER said anything that was R-zoned. The ordinance only allows them in C-2, C-M and M zones. They did not think it would be consistent with the scope of the C-1.

MR. TIBERTI asked if the advertising in the windows could not be done away with.

MR. SITTER said the ordinance would provide for that.

MRS. COLEMAN asked that the 200' limit be looked into.

CHAIRMAN MILLER suggested the licenses be contingent on complying with the ordinance.

MR. JONES made a Motion for APPROVAL of the Ordinance.

Voting was as follows:

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

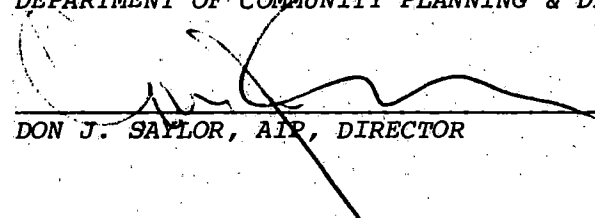
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:47 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

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