

AGENDA
CITY PLANNING COMMISSION
MARCH 28, 1978

RECEIVED
MAR 24 1 50 PM '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:

OLD BUSINESS:

1. TENTATIVE MAP

LEWIS HOMES - MEADOW VISTA
UNIT #4 (REVISED)

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

NEW BUSINESS:

1. AMENDMENT - MASTER PLAN
OF STREETS AND HIGHWAYS

DESERT INN ROAD

Amendment to the Master Plan of Streets and
Highways to allow Desert Inn Road 80 ft. in
width in lieu of the 100 ft. width.

2. REVERSIONARY MAP

PORTION OF PARKCHESTER HOUSE

Reversionary map for a portion of Parkchester
House, property generally located at the south-
west corner of Coran Lane and Parkchester Drive,
reverting existing zoning to acreage containing
13.2+ acres.

Owner: Home Savings Association, et al
Subdivider: Watkins Development Corporation

3. RESUBDIVISION - FINAL MAP

PARKCHESTER HOUSE

Property generally located on the west side of
Parkchester Drive, south of Coran Lane, R-E
zone (ROI to R-1 PUD).

Owner: Home Savings Association, et al
Subdivider: Watkins Development Corporation
No. of Acres: 1.10 No. of Lots: 5

4. Z-24-78

Application of HOME SAVINGS ASSOCIATION, ET AL
for reclassification of property generally located
on the southwest corner of Coran Lane and Park-
chester from R-E (ROI to R-1 PUD "RPD 5") to
R-1.

Proposed Use: Single Family Homes.

5. TENTATIVE MAP

WATKINS PARK

Property generally located at the southwest
corner of Coran Lane and Parkchester Drive,
R-E zone (ROI to R-1 PUD "RPD 5") proposed R-1.

Owner: Home Savings Association, et al
Subdivider: Watkins Development Corporation
No. of Acres: 13.2+ No. of Lots: 59

6. FINAL MAP

HILLVIEW

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

Owner/Subdivider: Lied Motor Car Company
No. of Acres: 5.4+ No. of Lots: 20

7. FINAL MAP
CHARLESTON HEIGHTS 51-E
Property generally located south of Smoke Ranch Road and west of Jones Boulevard, R-1 zone.
Owner/Subdivider: Becker and Sons
No. of Acres: 16.405 No. of Lots: 77
8. FINAL MAP
CHARLESTON HEIGHTS 51-H
Property generally located west of Jones Boulevard and north of Lake Mead Boulevard, R-1 zone.
Owner/Subdivider: Becker and Sons
No. of Acres: 11.3771 No. of Lots: 59
9. FINAL MAP
CHARLESTON HEIGHTS 53-B
Property generally located south of Cheyenne Avenue between Michael Way and Jones Boulevard, R-PD 2 zone.
Owner/Subdivider: Becker and Sons
No. of Acres: 19.6646 No. of Lots: 39
10. FINAL MAP
CHARLESTON HEIGHTS 54-C
Property generally located at the southeast corner of Cheyenne Avenue and Michael Way, R-3 zone.
Owner/Subdivider: Becker and Sons
No. of Acres: 7.0667 No. of Lots: 26
11. FINAL MAP
SPANISH OAKS #9
Property generally located on the east side of Calle De Espana being north of Sahara Avenue, R-PD 6 zone.
Owner/Subdivider: Royal Crest, Inc.
No. of Acres: 11.1+ No. of Lots: 65
12. FINAL MAP
HOMESTEAD ESTATES #2
Property generally located at the southwest corner of Gilmore Avenue and Thom Boulevard, R-E zone.
Owner/Subdivider: Charles L. Ruthe, et al
No. of Acres: 24.870 No. of Lots: 44
13. FINAL MAP
SHENANDOAH HIGHLANDS UNIT #1
Property generally located at the southeast corner of Cedar Avenue and 28th Street, R-E zone (under ROI to R-PD 19).
Owner/Subdivider: Mr. & Mrs. Theodore Bossart
No. of Acres: 2.5 No. of Lots: 10 & common area
14. AMENDED FINAL MAP
PORTION OF PARK SAHARA
Property generally located on the northwest corner of Sahara and Burnham Avenue, C-1 zone.
Owner/Subdivider: Park Sahara Company
No. of Acres: 7.089 No. of Lots: 5
15. FINAL MAP - WAIVER
LEWIS HOMES - SMOKE RANCH ESTATES #5
Request to allow a reduction on property width requirement of 70 ft. to 67.54 ft. on Lots 57 and 65, Block B - Lot 57 located at the corner of San Fernando Drive and Lariat and Lot 65 located at the corner of Conestoga Trail and Celabarre Place, R-1 zone.

16. FINAL MAP - WAIVER
CHARLESTON RAINBOW #25
Request for a waiver of concrete sidewalk on Westcliff Drive (request installation of chat to provide weed control and hard walking surface).
17. FINAL MAP - WAIVER
TORREY PINES PARK 3-A and 3-B
Request to allow 65 ft. wide lots in lieu of 70 ft. lots for Lots 1, 3, 14 and 17, Block 8 of Torrey Pines Park 3-A and 3-B, R-1 zone.
18. Z-23-78
Application of GEORGE L. COTE for reclassification of property generally located south of Reba Avenue at Orland Street from R-4 to R-PD 15.
Proposed Use: 24 multi-family units.
19. TENTATIVE MAP (RESUBDIVISION)
NORTHRIDGE UNIT 1-A
Property generally located north of the Las Vegas Expressway, between Jones Boulevard and Decatur Boulevard, R-4 zone (proposed R-PD 15).
Owner: George L. Cote
Subdivider: Property Systems
No. of Acres: 1.65 No. of Lots: 6
20. FINAL MAP (RESUBDIVISION)
NORTHRIDGE UNIT 1-A
Property generally located north of the Las Vegas Expressway, between Jones Boulevard and Decatur Boulevard, R-4 zone (proposed R-PD 15).
Owner: George L. Cote
Subdivider: Property Systems
No. of Acres: 0.756 No. of Lots: 6
21. TENTATIVE MAP
KINGSCREST
Property generally located southwest of Diamond Head and Page Street (ROI to R-PD 6).
Owner: Lester B. Hicks
Subdivider: Jim Boeker
No. of Acres: 9.86 No. of Lots: 60
22. Z-18-78
Application of E. F. THOMOPOULOS for reclassification of property located at 1527 West Bonanza Road from R-E to R-3.
Proposed Use: 22-unit duplex apartment development.
23. Z-19-78
Application of IMPERIAL MORTGAGE for reclassification of property located at the southeast corner of 23rd Street and Owens Avenue from R-1 to R-3.
Proposed Use: 7-apartment units (two-story building.)
24. Z-20-78
Application of FOUR RENT, INC. A California Corporation, for reclassification of property generally located on the east side of 28th Street between Valley Street and Charleston Boulevard from R-1 to R-PD 39.
Proposed Use: 124-unit studio apartment project.

25. Z-21-78 Application of ROLAND L. & SANDRA J. HUHNS and KENNETH R. & SANDRA P. CROMER for reclassification of property located at 916, 918, and 920 East Bonanza Road from R-3 to P-R.
Proposed Use: Professional Office Buildings.
26. Z-22-78 Application of GERTRUD KOCH-BIBER for reclassification of property located at 1721 Eastern Avenue from R-1 to P-R.
Proposed Use: Office.
27. Z-25-78 Application of VALLEY BANK OF NEVADA for reclassification of property generally located on the northeast corner of Owens Avenue and Highland Drive from R-3 and R-4 to C-2.
Proposed Use: Convenience Market and Office Building.
28. Z-13-76
EXT. OF TIME Six-month extension of time requested by JACK MATTHEWS & COMPANY for MR. & MRS. KATSUMI KAZAMA for property generally located on the south side of Sahara Avenue between Richfield and Teddy Drive (ROI to C-1).
Original Approval: 3-17-76
6-month ext. granted: 4-6-77
29. Z-28-77
EXT. OF TIME and REVIEW OF CONDITIONS Extension of time and review of conditions #1, #2, #3 and #8 requested by VALLEY HOSPITAL for property located at 1823 Pinto Lane, 1901 Pinto Lane, 609 Kingsbury Lane, 641 Kingsbury Lane and 731 Rose Street, ROI to P-R.
(No previous extensions).
30. Z-51-75
REVIEW OF CONDITION Request for review of condition #2 and #7 by COLEBRUK CONSTRUCTION COMPANY for property located at the southeast corner of Valley View and El Conlon (Senior Citizen Apartment Project) ROI to R-3.
31. AV-1-78 Administrative Variance requested by KEVIN J. MALLEY for property located at 3016 Lantern Lane, R-E zone.
32. AV-2-78 Administrative Variance requested by LOREN E. STEVENS, ET AL, to allow 10 ft. high block walls for property adjacent to the Las Vegas Expressway at 5512, 5516, 5600, 5604, 5608, 5612, 5700, 5704, 5708, 5804, 5820, and 5900 Harmony Street, R-1 zone.
33. Z-25-75
PLOT PLAN REVIEW Plot Plan Review requested by FRANCHISE REALTY INTERSTATE CORPORATION to allow the construction of a McDonald's Restaurant on property located at the southeast corner of Eastern Avenue and Owens Avenue, C-2 zone.

34. Z-83-63

PLOT PLAN REVIEW

Plot Plan Review requested by CARVER COMPANIES to allow the development of a neighborhood shopping center on property located at the northeast corner of Charleston Boulevard and Lamb Boulevard, C-1 zone.

35. REQUEST FOR WAIVER OF
LANDSCAPING REQUIREMENTS
(V-97-76)

Request for waiver of landscaping requirements by CHARLES A. WENDELBOE on property located at the northeast corner of Stewart Avenue and 23rd Street, R-3 zone.

36. Z-96-76

REINSTATEMENT AND
EXTENSION OF TIME

Reinstatement and Extension of Time (one-year) requested by TEMPLE REALTY/TEMPO DEVELOPERS for property located on the south side of East Bonanza Road between Las Vegas Boulevard North and North 7th Street, ROI to C-2.
Original Approval: 2-2-77
No previous extensions.

MINUTES

CITY PLANNING COMMISSION

MARCH 28, 1978

RECEIVED
APR 21 10 12 AM '78
CITY CLERK

- 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, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Swessel
- EXCUSED: 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
- OLD BUSINESS:
1. TENTATIVE MAP Property generally located at the northeast corner of Michael Way and Alaska Avenue, R-1 zone.
- LEWIS HOMES - MEADOW VISTA #4 (REVISED) MR. NULL stated this item had been held in abeyance so that the applicant could submit a request for vacation in connection with this plat.
- ABEYANCE G.C. WALLACE stated they had submitted the vacation request this date.
- MR. NULL said the request would have to be processed in the usual manner.
- MR. SWESSEL made a Motion for ABEYANCE of the Tentative Map of Meadow Vista #4 (Revised).
- 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.
- NEW BUSINESS:
1. AMENDMENT - MASTER OF STREETS AND HIGHWAYS Amendment to the Master Plan of Streets and Highways to allow Desert Inn Road 80 ft. in width in lieu of the 100 ft. width.
- APPROVED MR. NULL presented the staff report and stated this is a request to amend the Master Plan of Streets and Highways to reduce Desert Inn Road from 100' to 80' from I-15 to Valley View. The north half is in the City and the south half is in the County. The County is only requiring 40' dedication of right-of-way. The street does deadend against I-15 and staff would recommend the plan be changed to 80'.
- CHAIRMAN MILLER asked who had applied for the change.
- MR. NULL replied that he did not know, but that the County was only requiring 40' on the south half and that there is not that much traffic.
- MR. GUTHRIE asked what the width of the street was further west.
- MR. NULL replied that it is 100' wide from Valley View west.

CHUCK RUTHE stated he had filed a parcel map on Desert Inn Road and that is how the matter came about. The City said it did not want the 100', to keep the road at 80'. He added there is not sufficient traffic to warrant the 100' as shown on the Master Plan.

CHAIRMAN MILLER asked what the zoning abutting the area was.

MR. RUTHE replied that the property on the north is zoned M-1.

MR. TIBERTI said he did not think the traffic would warrant a 100' street.

MR. TIBERTI made a Motion for APPROVAL of the Amendment to the Master Plan of Streets and Highways.

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.

2. REVERSIONARY MAP
PORTION OF
PARKCHESTER HOUSE
APPROVED

Reversionary map for a portion of Parkchester House, property generally located at the southwest corner of Coran Lane and Parkchester Drive, reverting existing zoning to acreage containing 13.2+ acres.

Owner: Home Savings Association, Et Al

Subdivider: Watkins Development Corporation

MR. NULL stated that Items 2, 3, 4 and 5 all dealt with the Parkchester House plat. The first map is a reversionary map. The purpose of this plat is to take the existing map and put it back into acreage except for a small area on the southeast corner which has existing homes on it. The rest of the area is undeveloped. It is in compliance with State Statutes and City Codes and staff would recommend approval.

CHAIRMAN MILLER asked what the zoning was.

MR. NULL replied that the existing zoning is an ROI to a PUD R-1.

MRS. COLEMAN made a Motion for APPROVAL of the Reversionary Map of Parkchester House.

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.

CHAIRMAN PARKER announced this item would be heard by the City Commission on April 19, 1978 at 2:00 P.M.

3. RESUBDIVISION -
FINAL MAP
PARKCHESTER HOUSE
APPROVED

Property generally located on the west side of Parkchester Drive, south of Coran Lane, R-E zone (ROI to R-1 PUD).

Owner: Home Savings Association, Et Al

Subdivider: Watkins Development Corporation

No. of Acres: 1.10

No. of Lots: 5

MR. NULL presented the staff report and stated this is a small area which have five model homes on it. The reason for the resubdivision is to provide sufficient common area so that they can qualify for R-PD 5. The plat meets all requirements and staff would recommend approval.

MR. GUTHRIE made a Motion for APPROVAL of the Resubdivision - Final Map of Parkchester House.

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.

4. Z-24-78

APPROVED

Application of HOME SAVINGS ASSOCIATION, ET AL, for reclassification of property legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, MDB&M and generally located on the southwest corner of Coran Lane and Parkchester Way, from R-E (Residence Estates) under Resolution of Intent to R-1 PUD (R-PD 5) to R-1 (Single Family Residence).

MR. BROWN presented the staff report, indicated the location of the property in question, and stated the request is for about the same density. Everything is in order and staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

G.C. WALLACE representing the applicant was present.

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-24-78, subject to the following condition:

1. 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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 19, 1978 at 2:00 P.M.

5. TENTATIVE MAP

WATKINS PARK

APPROVED

Property generally located at the southwest corner of Coran Lane and Parkchester Drive, R-E zone (ROI to R-1 PUD "RPD 5") proposed R-1.

Owner: Home Savings Association
Subdivider: Watkins Development Corporation
No. of Acres: 13.2+ No. of Lot: 59

MR. NULL presented the staff report and indicated the location by means of visual aids. He stated there is a cul-de-sac, Rosebud Circle, which exceeds the 400' requirements by 130', for which a waiver is necessary. Public Services did not want to have Wavecrest Drive deadend against the west property line, and they proposed one of two alternatives. Alternative One would provide a loop situation. Alternative Two would provide for the connection of Wavecrest with Rosebud Circle which would provide a continuous loop system. The Planning staff would have no objection to Alternative Two. What this would result in would be about 120 more feet of street that the subdivider would have to provide. Planning staff definitely does not want Alternative One. This would provide 29 lots served by one single access point. Staff would have no objection to the original plat or Alternative Two.

MRS. COLEMAN asked if Public Services objected to the deadend, why didn't Planning.

MR. NULL said they had given no good reason for objecting to the original plan. The abutting property may not be developed in the near future, so it would have a deadend street.

G.C. WALLACE, 1100 East Sahara, stated he was ready to justify the

original proposal. He added the property in question was related to the three previous items. The entire parcel was the original Parkchester House subdivision for a planned unit development and five models were built. In addition to the five models, there was quite a bit of improvements put into the tract, underground electrical, sewer system plus some grading, etc. This has raised the value of the land. None of that system can be reutilized in the resubdivision. It is now the developer's intention to revert to acreage and to apply for new R-1 type subdivision. This particular land use is the most economical in view of the high costs of the land and the improvements that must be abandoned. The 120' doesn't sound like a lot, but it is in this particular case. He said they had a very valid reason for running the street through. The contours run in a north/south direction and the slope of land is directly to the east. When you have developments that back up to a north/south line, it is very difficult to drain the street. Intermittent areas are needed where drainage can be taken through. It would be possible to create a lot more problems than by having a deadend street for an interim period of time.

MR. TIBERTI asked how the last lots were served, how would people turn around.

MR. WALLACE replied in the deadend street.

CHAIRMAN MILLER asked if there was a wall.

MR. WALLACE replied there is an existing wall around the whole project.

MRS. COLEMAN asked what the width of the lots would be.

MR. WALLACE replied that some are 65', some are 70' on the corners and a couple of lots are 80'.

MR. TIBERTI said he did not see where this would hurt the City, except for the people on the corner and if they couldn't sell those lots, it is another one of their mistakes.

MRS. COLEMAN stated she agreed and that sooner or later those areas would be developed and there has to be some access.

MR. NULL stated that conditions of approval are approval of zoning case Z-24-78, plus the normal conditions.

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of Watkins Park, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of 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. Approval of Zoning Request Z-24-78.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City Departments and State Sub-division 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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 19, 1978 at 2:00 P.M.

6. FINAL MAP

HILLVIEW

APPROVED

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

Owner/Subdivider: Lied Motor Car Company

No. of Acres: 5.4+ No. of Lots: 20

MR. NULL presented the staff report and stated the plat does have a private road and apartments will be loaded from the private drive which accesses onto Washington and Carmen. This final map is in substantial conformity with the tentative map and staff would recommend approval subject to the condition that a statement be added providing for joint use of the private drive.

DAVID CAUSEY stated they are in agreement with staff and that a statement would be submitted.

MR. SWESSEL made a Motion for APPROVAL of the Final Map of Hillview, subject to the following condition:

1. A statement be added providing for joint use of the private drive.

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. FINAL MAP

CHARLESTON
HEIGHTS 51-E

APPROVED

Property generally located south of Smoke Ranch Road and west of Jones Boulevard, R-1 zone.

Owner/Subdivider: Becker and Sons

No. of Acres: 16.405 No. of Lots: 77

MR. NULL presented the staff report and stated that a waiver would be necessary from the 70' corner width on Lot 1 and Lot 23, Block 13. The final map is in substantial conformity with the tentative map and staff would recommend approval with the condition that a bond for improvement to the abutting park be submitted for this unit.

ERNIE BECKER, JR. stated they agreed to staff conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Charleston Heights 51-E, subject to the following condition:

1. The bond for the abutting park improvements is to be submitted with this unit.

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.

8. FINAL MAP

CHARLESTON
HEIGHTS 51-H

APPROVED

Property generally located west of Jones Boulevard and north of Lake Mead Boulevard, R-1 zone.

Owner/Subdivider: Becker and Sons

No. of Acres: 11.3771 No. of Lots: 59

MR. NULL presented the staff report and stated the final map is in substantial conformity with the tentative map and staff would recommend approval.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Charleston Heights 51-H.

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

CHARLESTON
HEIGHTS 53-B

Property generally located south of Cheyenne Avenue between Michael Way and Jones Boulevard, R-PD 2 zone.

Owner/Subdivider: Becker and Sons
No. of Acres: 19.6646 No. of Lots: 39

MR. NULL presented the staff report and stated this is the area that contains the specialized horse subdivision where they have the riding area, etc. Staff feels that the final map is in substantial conformity with the tentative map and would recommend approval with the condition it conform to the Tentative Map requirements.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Charleston Heights 53-B, subject to the following condition:

1. Conformance to the Tentative Map requirements.

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

CHARLESTON
HEIGHTS 54-C

Property generally located at the southeast corner of Cheyenne Avenue and Michael Way, R-3 zone.

Owner/Subdivider: Becker and Sons
No. of Acres: 7.0667 No. of Lots: 26

APPROVED

MR. NULL presented the staff report and stated the final map is in substantial conformity with the tentative map and staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Final Map of Charleston Heights 54-C.

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

SPANISH OAKS #9

APPROVED

Property generally located on the east side of Calle De Espana being north of Sahara Avenue, R-PD 6 zone.

Owner/Subdivider: Royal Crest, Inc.
No. of Acres: 11.1+ No. of Lots: 65

MR. NULL presented the staff report and stated this is the final submission for the area. The plat is in substantial conformity with the tentative map and staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Spanish Oaks #9.

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

HOMESTEAD
ESTATES #2

Property generally located at the southwest corner of Gilmore Avenue and Thom Boulevard, R-E zone.

Owner/Subdivider: Charles L. Ruthe, Et Al
No. of Acres: 24.870 No. of Lots: 44

MR. NULL presented the staff report and stated a waiver is necessary on this map. This is an R-E area and there is a minimum requirement of 100' width on the lots. Lots 57 and 38 are 2' short of this requirement. The map is in substantial conformity with the tentative map and staff would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of the Final Map of Homestead Estate #2.

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. FINAL MAP

SHENANDOAH
HIGHLANDS UNIT #1

APPROVED

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

Owner/Subdivider: Mr. & Mrs. Theodore Bossart
No. of Acres: 2.5 No. of Lots: 10 and common area

MR. NULL presented the staff report and stated that a waiver is necessary from the requirement that each lot show a detailed building with adequate dimensions. The applicant has provided a typical building on the lot and the rest of the information was provided with the zoning request. This final map is in substantial conformity with the tentative map and staff would recommend approval.

ROBERT McNUTT representing the applicant was present.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Shenandoah Highland Unit #1.

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.

14. AMENDED FINAL MAP

PORTION OF PARK
SAHARA

APPROVED

Property generally located on the northwest corner of Sahara and Burnham Avenue, C-1 zone.

Owner/Subdivider: Park Sahara Company
No. of Acres: 7.089 No. of Lots: 5

MR. NULL presented the staff report and stated the purpose of the amendment is to provide parking which was formerly landscaping and also to enlarge the lots areas. The plat is in substantial conformity with the tentative map and staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Amended Final Map of Park Sahara.

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.

15. FINAL MAP - WAIVER

LEWIS HOMES - SMOKE
RANCH ESTATES #5

APPROVED

Request to allow a reduction on property width requirements of 70 ft. to 67.54 ft. on Lots 57 and 65, Block B - Lot 57 located at the corner of San Fernando Drive and Lariat and Lot 65 located at the corner of Conestoga Trail and Celabarre Place, R-1 zone.

MR. NULL presented the staff report and stated the waivers were request to allow a larger house on the corner lots in question. Staff sees no objections and they do meet the 15' sideyard requirements.

MRS. COLEMAN made a Motion for APPROVAL of the Waivers on the Final Map of Smoke Ranch Estates #5.

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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 5, 1978 at 2:00 P.M.

16. FINAL MAP - WAIVER

CHARLESTON
RAINBOW #25

DENIED

Request for a waiver of concrete sidewalk on Westcliff Drive (request installation of chat to provide weed control and hard walking surface).

MR. NULL presented the staff report and stated this is a long narrow subdivision. The developer is requesting that the sidewalk on Westcliff Drive be waived, which is the Drive along the north side of the lots. Public Services and Planning would recommend denial for the following reasons: according to the Uniform Standard Drawings of the Clark County area, sidewalk is a requirement in all street sections; it is anticipated that pedestrian traffic would be on the increase in connection with future development to the west, namely the Angel Park area; further, sidewalks would be expected to be used by pedestrians to and from schools located immediately to the east, namely Garside Jr. High and it is felt there is no substitute for sidewalk from a maintenance standpoint.

ROBERT THOMPSON, Sproul Homes of Nevada, stated that Westcliff will be an extension westerly from Rainbow. The Fremont Expressway will turn west at Rainbow, towards the Tonopah Highway. Angel Park will be at least one-half mile west of the location in question. The schools referred to are Garside on Torrey Pines and an elementary school off from Torrey Pines. There will not be access off Westcliff because of the tie-ins with Rainbow and the Freeway. They will have to go down Alta to reach those schools. Very little pedestrian traffic is anticipated. The reason for the chat is because there are 53 lots abutting Westcliff, from Redstone westerly to Buffalo. Chat has been used before because of limestone problems in the County. It has the consistency of concrete when poured, laid down, wet and rolled.

MRS. COLEMAN asked how the chat would be maintained.

MR. THOMPSON said it would suffice for weed control as normal sidewalks do or any concrete area would. It will still be necessary to provide a block wall, curb and gutter as in any normal off-site development.

CHAIRMAN MILLER said the main reason then is because it is less expensive.

MR. THOMPSON said that it is not an internal street and is external to the development and they did not know when the northerly portion of Westcliff would develop. He said they felt it would save them expense and the City expense in maintaining it.

MR. SWESSEL asked if they had not agreed to the original stipulations.

MR. THOMPSON replied that they had.

MR. JONES asked if Sproul would be willing to sign a letter of intent to maintain this area in perpetuity.

MR. THOMPSON replied that they would.

MRS. COLEMAN said Sproul could be gone and the City would be stuck with the proposal. She said this would be more suitable within a development, rather than on the perimeter.

MR. THOMPSON said that on the internal streets, the home owners would have to maintain the sidewalk.

MR. TIBERTI said if this was approved, a policy would have to be set and consideration would have to be given to everyone and would have to be considered each time.

MR. JONES made a Motion for DENIAL of the request for a Waiver on the Final Map of Charleston Rainbow #25.

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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 5, 1978 at 2:00 P.M.

17. FINAL MAP - WAIVER
TORREY PINES PARK
3-A and 3-B

Request to allow 65 ft. wide lots in lieu of 70 ft. lots for Lots 1, 3, 14 and 17, Block 8 of Torrey Pines Park 3-A and 3-B, R-1 zone.

APPROVED

MR. NULL stated this is again a situation where there are 15' side-yard setbacks and staff would see no objection to this.

MR. JONES made a Motion for APPROVAL of the Request for a Waiver on the Final Map of Torrey Pines Park 3-A and 3-B.

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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 5, 1978 at 2:00 P.M.

18. Z-23-78
DENIED

Application of GEORGE L. COTE for reclassification of property legally described as Lots 27, 28, 29 and 30, Block 15, Northridge Unit No. 1A and generally located south of Reba Avenue at Orland Street, from R-4 (Apartment Residence) to RPD 15 (Residential Planned Development).

Proposed Use: 24 Multi-Family Units

MR. BROWN read the normal conditions attached to any approved rezoning request for the benefit of applicants waiting to be heard.

MR. BROWN presented the staff report on zoning case Z-23-78 and stated the request is located in an R-4 District. To the west is a large shopping center zoned C-1, to the south is R-1 and to the east is R-1. Prior to the meeting, staff had received two letters containing 49 signatures protesting the application. He then indicated the location of the protestants on the display map. The property in question is currently zoned R-4 which would permit 37/38 units per acre. The request is for 15 units, which is less than half the applicant could put on the property. The plot plan is as depicted and staff sees no reason such a reduction of density in this area should not be permitted with the proper development of the buildings on the rendering and would recommend approval. Additional petitions containing 9 signatures have been received.

CHAIRMAN MILLER declared the public hearing open.

BILL ZEDLICK, Property Systems, was present.

GEROGE COTE, the applicant, was present.

MRS. COLEMAN asked if the units were to be rental or ownership.

MR. ZEDLICK stated they would be rental units as the neighborhood is now zoned and developed. He added the only opposition they are having is from the single family units to the east. The other areas are all R-4. He said they were simply reducing the units from the 32 permitted down to 24 because of the accessway along the south and north and westerly sections where a 20' easement was taken from one of the parcels for a bicycle path which made the lot undevelopable. Through cooperation with City Planning, they have come up with a logical development rather than building a very odd-shaped lot. They came up with an R-PD arrangement to put 6 four-plex units on the property, thereby reducing the number of units.

MRS. COLEMAN said she did not think R-PD could be given on anything less than five acres.

CHAIRMAN MILLER asked if the property right now was R-4.

MR. ZEDLICK replied that it is, they are actually reducing the number of units permitted.

CHAIRMAN MILLER asked why the applicant needed to apply to build less units.

MR. ZEDLICK said because of the arrangement of the lots. They are actually resubdividing the property and putting it into one large parcel.

MR. TIBERTI said it should be made plain to the protestants that the applicants could build 32 units.

MRS. COLEMAN asked if the units were sold, what provision would be made for maintenance.

MR. ZEDLICK said this would be contained in the CC&R's.

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

CHRIS SULLIVAN, 109 Catalina, stated the lots in question are very small and when they fill up with four-plexes, there will be a big traffic problem.

MR. FOYLE, 5520 Reba, said there were less than four lots after taking off for the bicycle path and the freeway. He said they wanted to put four structures on what they have 2 and 4 houses on, plus 35 parking spaces. He said the size of the units, 624 sq. ft., were about the size of a double car garage and did not see how they could be considered a multiple family unit and that there are also no green areas, which will congest the area. He added if there were just two or three units, he might back off a little bit, but six is too much for the area. He further protested the 300' area of notification. He added there are other apartments in the area, but they are large structures, not little bitty things. He said the proposal would detract from the entire neighborhood.

BILL DICKINSON, 5617 Reba, asked if there was sufficient acreage to build to R-4 density since the dedications for the freeway and the bicycle path; had this been checked out.

MR. BROWN replied it had been checked out and they could build to R-4 density.

MR. ZEDLICK stated the lots had sufficient size to allow the proposed development.

GARY BROWN appeared in protest and stated the saleable market is for four-plexes, and the applicants could not care less about the area.

CHAIRMAN MILLER stated the Commission does not get involved in property values.

MRS. COLEMAN asked what size the proposed units would be.

MR. ZEDLICK stated they would be from 625 sq. ft. to 750 sq. ft.

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-23-78.

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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 19, 1978 at 2:00 P.M.

19. TENTATIVE MAP -
(RESUBDIVISION)
NORTHRIDGE UNIT 1-A
DENIED

Property generally located north of the Las Vegas Expressway, between Jones Boulevard and Decatur Boulevard, R-4 zone (proposed R-PD 15).
Owner: George L. Cote
Subdivider: Property Systems
No. of Acres: 0.756 No. of Lots: 6

MR. NULL presented the staff report and stated this is the tentative map for resubdivision of Northridge. Staff does have some conditions: approval of zoning case Z-23-78 plus the normal conditions. With those conditions, staff would recommend approval. Further, a waiver is necessary from the PDP requirements of location and dimensions of buildings on lots for the tentative and final map. They have been submitted as part of the zoning application.

MR. SWESSEL made a Motion for DENIAL of the Tentative Map of Northridge Unit 1-A (Resubdivision).

Voting was as follows:

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

Motion for DENIAL carried by a majority vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 19, 1978 at 2:00 P.M.

20. FINAL MAP
(RESUBDIVISION)
NORTHRIDGE UNIT 1-A
DENIED

Property generally located north of the Las Vegas Expressway, between Jones Boulevard and Decatur Boulevard, R-4 zone (proposed R-PD 15).

Owner: George L. Cote
Subdivider: Property Systems
No. of Acres: 0.756 No. of Lots: 6

MR. NULL presented the staff report and stated the final map is in substantial conformity with the tentative map and staff would recommend approval subject to approval of the tentative map.

MR. SWESSEL made a Motion for DENIAL of the Final Map of Northridge Unit 1-A (Resubdivision).

Voting was as follows:

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

Motion for DENIAL carried by a majority vote.

MR. ZEDLICK stated they had spent about four months on this and had discussed it with the City Planning staff who recommended this approach. He added he would like to enter a protest because they were led astray by all the work and planning they did with the

City planning group, who were all assistance to them. All requirements were met, the number of units were reduced, and they feel they have been very unjustly treated. Regardless of what the neighbors say, they are looking out for the neighborhood and are planning on developing in the neighborhood from now on. And if the gentleman who protested so violently from the Power Commission does withdraw any kind of power thing, would cause a lawsuit against the City and against the Power group, because he has said he would not give any permission in his work and his employment, regardless of where he lives.

CHAIRMAN MILLER stated the Planning Commission members work independently of the Planning Department. If they have worked with the applicant and given their approval of the request, the Commission can act independently from that like the City Commission can act independently of the Planning Commission.

21. TENTATIVE MAP

KINGSCREST

APPROVED

Property generally located southwest of Diamond Head and Page Street, (ROI to R-PD 6).

Owner: Lester B. Hicks

Subdivider: Jim Boeker

No. of Acres: 9.86

No. of Lots: 60

MR. NULL presented the staff report and stated a waiver is necessary for the location and dimensions of the building requirements under R-PD zoning. Staff requirements are: there be no vehicular access to the drainage channels from the abutting lots; a wall statement be provided; Public Services requires that the developer be responsible for 1/4 the cost of the drainage structure (bridge) at Page and the drainage channel; construct a six ft. block wall fence on the channel right-of-way line; shape the channel as necessary and extend the sewer line on Diamond Head to the west property line. With these conditions and the normal conditions, staff would recommend approval.

KIRK ANDERSON stated they are aware of the requirements and are agreeable to them.

MR. JONES made a Motion for APPROVAL of the Tentative Map of Kingscrest, 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 the Cedar Avenue Drainage Channel from the abutting lots.
3. The developer is to pay for the construction of one-quarter of a drainage structure (bridge) at Page Street and the Drainage Channel; to construct a six ft. block wall fence on the channel right-of-way line; shape the channel as necessary; and extend the sewer line on Diamond Head Drive to the west property line.
3. Street names are to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Mr. Miller, Mrs. Coleman, Mr. Tiberti,
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 April 19, 1978 at 2:00 P.M.

RECESS:

CHAIRMAN MILLER declared a recess at 9:05 P.M. and reconvened the meeting at 9:10 P.M.

22. Z-18-78

APPROVED

Application of E.F. THOMOPOULOS for reclassification of property legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M and located at 1527 West Bonanza Road, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).

Proposed Use: 22 Unit Duplex Apartment Development

MR. BROWN presented the staff report and stated the property in question is located in the middle of an R-E District and that the Bigelow development is to the north. To the east is commercial on both side of the street. This is a transitional area and staff would recommend approval. Conditions of approval are: construction of concrete sidewalk and driveway aprons on Bonanza; dedication of 15' of right-of-way on Bonanza within 60 days of approval, plus the normal conditions.

CHAIRMAN MILLER declared the public hearing open.

V. GRAHAM, 1527 West Bonanza was present.

MR. SWESSEL asked if the applicant agreed to staff stipulations.

MS. GRAHAM replied that they did.

MRS. COLEMAN asked in what capacity she was representing the applicant.

MS. GRAHAM replied the applicant is her brother-in-law.

KERMIT BOOKER, representing Ethel Booker, stated their one concern is the 22 apartments of that size and asked that one stipulation be some type of fence or block wall between the property.

MS. GRAHAM said there would be a 6' fence.

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-19-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve month time limit.
2. Construction of concrete sidewalk and driveway aprons on Bonanza Road frontage as required by the Department of Public Services.
3. Dedication of 15' right-of-way on Bonanza Road within 60 days after approval of the zoning.
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. Construction of a 6' high masonry wall on the east property line.
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,
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 April 19, 1978 at 2:00 P.M.

23. Z-19-78

APPROVED

Application of IMPERIAL MORTGAGE for reclassification of property legally described as the north 155 ft. of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 26, Township 20 South, Range 61 East, MDB&M, excepting therefrom the east 527.5 ft. thereof and the north 30 ft. and west 20 ft. thereof and located at the southeast corner of 23rd Street and Owens Avenue, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence).

Proposed Use: 7 Apartment Units - Two Story Building

MR. BROWN presented the staff report and stated the request is located in an R-3 area. The plot plan is as depicted, there is a lot of green area and staff would recommend approval subject to the applicant constructing half-street improvements on 23rd, Cobb and Owens to match existing, including street lights; the rezoning must be contingent on recordation of the vacation on the west 9' of Cobb Lane, plus the normal conditions.

CHAIRMAN MILLER declared the public hearing open.

LARRY STORJOHANN, 5070 Swenson, agreed to staff stipulations.

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-19-78, subject to the following conditions:

1. Construction of half-street improvements on 23rd Street, Cobb Lane and Owens Avenue to match existing including street lighting as required by the Department of Public Services.
2. The Vacation (VAC-21-77) for the west 9 ft. of Cobb Lane is to be recorded.
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,
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 April 19, 1978 at 2:00 P.M.

24. Z-20-78

APPROVED

Application of FOUR RENT, INC. a California Corporation for reclassification of property legally described as a portion of the East Half (E½) of the Southwest Quarter (SW¼) of Section 36, Township 20 South, Range 61 East, MDB&M and generally located on the east side of 28th Street between Valley Street and Charleston Boulevard, from R-1 (Single Family Residence) to RPD 39 (Residential Planned Development).

Proposed Use: 124 Unit Studio Apartment Project

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff feels this is a compatible use in the area and it does come closer to providing the density planned for that neighborhood and would recommend approval subject to construction of curb, sidewalk and street lighting on 28th Street frontage; the application be amended to R-PD 34 zoning, plus the normal conditions.

CHAIRMAN MILLER declared the public hearing open.

CHARLES DEANER, 300 South 4th Street, was present representing the applicant.

MR. TIBERTI asked how a previously approved similar application had gone.

MR. DEANER said it was underconstruction and that Four Horizons was completed and was working well, which is located near the University.

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-20-78, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Application be amended to R-PD 34 zoning.
3. Construction of curb, gutter, sidewalk and street lighting on 28th Street frontage as required by the Department of Public Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. Conformance to the plot plan to reflect the above conditions
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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,
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 April 19, 1978 at 2:00 P.M.

25. Z-21-78

APPROVED

Application of ROLLAND L. AND SANDRA J. HUGH AND KENNETH R. AND SANDRA P CROMER for reclassification of property legally described as Lot 12, Block 2, Stewart Addition and located at 916-918-920 East Bonanza Road, from R-3 (Limited Multiple Residence) to P-R (Professional Offices and Parking).

Proposed Use: Professional Buildings

MR. BROWN presented the staff report and stated the request is in the middle of a multiple family area. Due to recent actions by the City Commission, staff feels the die has been cast in this area and would not object to this going to P-R. Staff would request that the plot plan be revised by staff and concurred in by the applicant, be used instead of the one submitted. With this condition plus dedication of a 25' radius corner and the normal conditions, staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

KEN CLIFFORD, 121 Homedale Way, representing the applicants, stated the units in questions have already been remodeled on the inside and are quite nice. The applicant plans to meet the requirements of staff and if the request is approved, they will turn the buildings into professional offices.

MR. SWESSEL asked if they agreed to the stipulations stated by staff.

MR. CLIFFORD replied that they understood and agreed.

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-21-78, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Dedication of a 25 ft. radius corner as required by the Department of Public Services.
3. Construction of concrete sidewalk on Bonanza Road and 10th Street frontages and installation of one street light on Bonanza Road frontage as required by the Department of Public Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan to reflect the above conditions.
8. 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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 19, 1978 at 2:00 P.M.

26. Z-22-78

APPROVED

Application of GERTRUD KOCH-BIBER for reclassification of property legally described as Lot 10, Block 1, Eastwood Tract #2 and located at 1721 Eastern Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking).

MR. BROWN presented the staff report and stated the die is most definitely cast in this area. Two lots north are P-R and one lot south is P-R. On both sides are P-R. The plot plan is as depicted. There are four parking spaces. The request is in concert with development of the area and staff would recommend approval subject to the stipulation of a block wall on the east.

CHAIRMAN MILLER declared the public hearing open.

MS. KOCH-BIBER, 302 East Charleston, stated she is a real estate broker and plans to move her office to this location.

KATHRIN ANDRESS, 1709 South Eastern, appeared in protest.

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-22-78, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Construction of a 6' high masonry wall on the east property line.
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" Mrs. Coleman, Mr. Tiberti, Mr. Guthrie,
Mr. Jones and Mr. Swessel
"NOES" Mr. Miller.

Motion for APPROVAL carried by a majority vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 19, 1978 at 2:00 P.M.

27. Z-25-78

APPROVED

Application of VALLEY BANK OF NEVADA for reclassification of property legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 20 South, Range 61 East, MDB&M and generally located on the northeast corner of Owens Avenue and Highland Drive, from R-3 (Limited Multiple Residence) and R-3 (Apartment Residence) to C-2 (General Commercial).

Proposed Use: Convenience Market and Office Building

MR. BROWN presented the staff report and stated there is C-2 zoning across the street, C-1 to the east and R-1 on the interior completely. Staff has no quarrel with the development of this area commercially, but does object to the C-2 and recommends C-1 instead with the comments that if this is rezoned for C-1, the applicant would have to come in for a use permit for the pumps. If that be granted, staff would ask for a block wall on the north side of the property, construction of curb, gutter, sidewalk and street lighting on Owens. With those conditions, staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

LAMAR McDANIEL, 1401 Comstock, was present.

CHAIRMAN MILLER asked if the applicant agreed to staff conditions.

MR. BROWN reiterated staff conditions.

MR. McDANIEL said that was agreeable.

MR. SWESSEL asked what type of market was anticipated.

JOHN PHELPS, 1702 Bonanza, said it would be a convenience market with a small shopping center.

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-25-78, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. The requested C-2 zone is to be amended to C-1.
3. Construction of a six ft. masonry wall on the north property line.
4. Construction of curb, gutter, sidewalk and street lighting on Owens Avenue frontage as required by the Department of Public Services.
5. A detailed plot plan to be submitted and approved.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. 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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 19, 1978 at 2:00 P.M.

28. Z-13-76

EXTENSION OF TIME

APPROVED

Six-month extension of time requested by JACK MATTHEWS & COMPANY for MR. & MRS. KATSUMI KAZAMA for property generally located on the south side of Sahara Avenue between Richfield and Teddy Drive (ROI to C-1).

Original Approval: 3/17/76
6-Month Extension Granted: 4/6/77

MR. BROWN presented the staff report and stated staff would recommend approval.

RON DOMONICK, Jack Matthews & Company, stated he is a financial consultant and the applicant is a resident of Hawaii and stated the proposed shopping center is on the drawing board and includes a restaurant.

MRS. COLEMAN stated that in the original application, there had been a great deal of discussion about the restaurant and the parking and the fact that it was backing up to R-1 homes. The approval was on the basis of the restaurant. If the whole concept was to be changed, she would be inclined not to grant the extension.

MR. DOMONICK said the concept of the restaurant is still there, that they are trying to limit, to accommodate the useage to professional offices instead of store, for for every 500 sq. ft. there is one parking space. He added they would stay with the original concept if that was the Commission's wish, and that he only had to know which way so that the plans can be drawn affectively.

MRS. COLEMAN said she could vote for the extension as long as this was on the development, but if a lot of other things were crowded on, she would not go for it.

MR. BROWN stated he has complied with what was approved before. He is simply asking for an extension of time. All the previous conditions would hold, so the applicant cannot change it. It there was a change in the plan, it would come back before the Commission.

MR. JONES asked how long it was going to take.

MR. DOMONICK said a set of working plans and renderings would be available within 4 to 6 weeks after which they would be submitted for final approval.

MR. TIBERTI asked if 6 months would be long enough.

MR. DOMONICK replied that he hoped so.

MR. JONES made a Motion for APPROVAL for a 6-month Extension of Time under Z-13-76, subject to the following conditions:

1. All other conditions of approval to be applicable.
2. All requirements imposed by ordinance adopted subsequent to the initial approval of this application shall be adhered to.
3. Extension of time to be granted for a time period of six months.

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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 5, 1978 at 2:00 P.M.

29. Z-28-77

APPROVED

Extension of time and review of conditions #1, #2, #3 and #8 requested by VALLEY HOSPITAL for property located at 1823 Pinto Lane, 609 Kingsbury Lane, 641 Kingsbury Lane and 731 Rose Street, ROI to P-R.

(No Previous Extensions)

MR. BROWN presented the staff report and stated staff has 7 letters of the neighbors concurring in this request, which he then pointed out on the display map. The other people who are adjacent were notified and have not submitted letters. The stipulations in question are: resolution of intent be restricted to 12 months - they wish an additional twelve months - staff would recommend that be approved; the other stipulations, with regard to parcels 1, 2, 3 and 4 - install concrete sidewalk and street lighting; with regard to parcel 5, install full street improvements including street lighting on Rose Street and item 8, there is a 26' dedication for Valley Street and a radius corner and improvements. Staff has talked with Public Services about this and they were reluctant to waive the stipulations, they thought it might be wiser for the City to give the hospital more time in which to comply with the stipulations, waiting for the total concept to proceed, then look at the request again.

MILTON SCHWARTZ, Chairman of the Board of Valley Hospital, asked that the streets be separated and handled individually. He asked that Pinto Lane be taken first, in conjunction with Kingsbury Lane. He said that all of the neighbors contacted in this area did not want the offsites. He said they had gone to a great deal of trouble to shade the lights in the parking area so as to keep it away from the neighbors.

MR. BROWN said he had the same answer for every comment the gentleman might make. Public Services does not want to waive the requirements, and they would hold them in abeyance until a later date.

MR. SWESSEL explained that an extension of time could be approved by the Commission.

MR. SCHWARTZ said that was okay with him.

MRS. COLEMAN said the whole area was in a state of flux and that it would be better to let it stay as it is, without giving up the right to say that it has to be done.

PETE BARBUTI stated this particular portion was away from his area and did not affect him. There are other portion to which he is in disagreement, around Valley and Rose, which affect his property.

MR. BROWN said with regard to condition #1, the applicant has 12 months and is requesting an extension. Staff recommends approval. Condition #2 is install sidewalks and concrete surfaces adjacent to lots one through four, which is Kingsbury. Condition #3 regards Rose Street for 26' dedication, sidewalks and street lighting. Staff would not want to waive condition #2 and #3.

MR. BARBUTI said that the City Commission had approved the rezoning on parcel 4 subject to the several conditions. The property now sets almost in ruin as nothing has been done to it. He said he was looking for some clarification of what is going on. He said he was speaking for several neighbors who are all opposed to any development.

GLEN BROWN, 621 Rose, said he was being run out of the area. He said that up until now Valley Hospital had been very nice and done everything they said they would do. He read a letter received from Valley Hospital regarding the waivers. He said they had been invited to meet with Mr. Schwartz regarding the hospital's plans and one of the neighbors had asked if he had any objections to paving Rose. Everybody there verbally said fine. Then a petition had been circulated for this and everybody voted no, including the hospital. He said he was only asking that Rose be paved and that he was willing to pay his share.

MR. SCHWARTZ said he only voted against it because most of the neighbors who contaced him did not want it. He said if the majority of the neighbors wanted it, they would pay their share.

MR. SWESSEL asked if an extension of time was granted for one year, would the Hospital be willing to oil Rose Street.

MR. SCHWARTZ said okay.

MRS. COLEMAN made a Motion for APPROVAL of the Extension of Time under Z-25-78, subject to the following conditions:

1. Regarding condition #1, an extension of time was granted for a period of one year.
2. Regarding conditions #2, #3 and #8, permission was granted to allow an additional period of one year in which to comply and Rose Street is to be provided with an oil surface.
3. All other conditions of approval on the original zoning under Z-28-77 shall be adhered to.

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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 18, 1978 at 2:00 P.M.

30. Z-51-75

REVIEW OF CONDITION

DENIED

Request for review of condition #2 and #7 by COLEBRUK CONSTRUCTION COMPANY for property located at the southeast corner of Valley View and El Conlon (Senior Citizen Apartment Project) ROI to R-3.

MR. BROWN presented the staff report and stated the stipulations the applicant wishes waived and the owner of the property shall place a covenant on the land in perpetuity which restricts the occupancy to a maximum of 4 persons for each 62 dwelling units and #7, the development be limited to a senior citizens project and any proposed change will first be reviewed by the Planning Commission.

JOHN NEICE, representing the applicant, stated this move was initiated by HUD who insured the mortgage. It is their feeling despite the fact that the project is finished and is renting up well, that in the event they should ever have the project fall back into their hands, they would not want to be restricted by the covenants that confines the occupancy to senior citizens and to only four people per unit. This is one of the projects that has four bedrooms and four bathrooms surrounding a common kitchen and dining facility. It is the feeling that some occupants have been lost because husbands and wives, under this restriction, would have to rent two units.

MRS. COLEMAN asked what the units are renting for.

MR. NEICE replied \$140.00 per month.

MRS. COLEMAN said under the original application, the Commission had been told they would rent for \$115.00 and asked what happened to Consistent Construction Company.

MR. NEICE said they had sold their interest to Colebruk.

MRS. COLEMAN said the Commission had been assured that at the time of the original application, they were going to operate the facility according to HUD regulations, and that HUD did, in fact, require all the stipulations.

MR. TIBERTI said he thought that HUD should have to live with these regulations.

MRS. COLEMAN said the requirements were put on when the money was lent.

MR. NEICE said that in the event the project was having difficulty, preference would be given to senior citizens, but they would screen properly those of less than that status.

MR. TIBERTI stated if the project is not having any difficulty,

wait for this request until such time as they would be having difficulty.

MRS. COLEMAN made a Motion for DENIAL of the Review of Conditions under Z-51-75.

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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 5, 1978 at 2:00 P.M.

31. AV-1-78

APPROVED.

Administrative Variance requested by KEVIN J. MALLEY for property located at 3016 Lantern Lane, R-E zone.

MR. BROWN presented the staff report and stated that the reason for the variance is that the sideyard lot line is within 8' rather than 10'. The request makes sense and staff would recommend approval.

MR. GUTHRIE made a Motion for APPROVAL of AV-1-78, 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.

32. AV-2-78

APPROVED

Administrative Variance requested by LOREN E. STEVENS, ET AL, to allow 10 ft. high block walls for property adjacent to the Las Vegas Expressway at 5512, 5516, 5600, 5604, 5608, 5612, 5700, 5704, 5708, 5804, 5820 and 5900 Harmony Street, R-1 zone.

MR. BROWN presented the staff report and stated the block wall was requested solidly along the Expressway. Staff has no objections to the request.

MR. McNICHOLS, 5600 Harmony, stated when the Expressway was constructed the residents were led to believe the State would construct a 10' wall on the back. They did construct a 10' wall, but it is only 6' high and 4' is underground. He added they wished to increase the height of their individual walls to 10'.

MR. STEVENS, 5604 Harmony Street, stated they have gone round and round with the State in an attempt to have them put in the 10' fence but to no avail, and wanted the wall to prevent noise as well as protect their privacy.

MR. TIBERTI made a Motion for APPROVAL of AV-2-78, subject to the following condition:

1. 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.

33. Z-25-75

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by FRANCHISE REALTY INTERSTATE CORPORATION to allow the construction of a McDonald's Restaurant on property located at the southeast corner of Eastern Avenue and Owens Avenue, C-2 zone.

MR. BROWN presented the staff report and stated the plot plan is as depicted, everything is in order and staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review on Z-25-75, 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.
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.

34. Z-83-63

PLOT PLAN REVIEW

Plot Plan Review requested by CARVER COMPANIES to allow the development of a neighborhood shopping center on property located at the northeast corner of Charleston Boulevard and Lamb Boulevard, C-1 zone.

MR. BROWN presented the staff report and stated there is adequate parking and landscaping. Public Services would require dedication of 10' of right-of-way in 60 days for Lamb and the construction of curb, gutter, sidewalk and street lighting on Lamb and Charleston. With those conditions, plus the normal conditions, staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-83-63, subject to the following conditions:

1. Dedication of ten feet of right-of-way for Lamb Boulevard as required by the Department of Public Services within 60 days of approval.
2. Construction of curb, gutter, sidewalk and street lighting on Lamb Boulevard and Charleston Boulevard frontages as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be 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.
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,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

35. REQUEST FOR WAIVER
OF LANDSCAPING
REQUIREMENTS
(V-97-76)

DENIED

Request for waiver of landscaping requirements by CHARLES A. WENDELBOE on property located at the northeast corner of Stewart Avenue and 23rd Street, R-3 zone.

MR. BROWN presented the staff report and stated that this request has been before the Commission previously. Mr. Mott applied for relief from the requirements on behalf of Mr. Wendelboe and was not successful. Staff has talked with him in the meantime and the screening on top will be put back up. In viewing the total picture staff has no objection to waiving the requirements of landscaping in view of the circumstances which surrounded the whole deal.

MRS. COLEMAN asked what the circumstances are.

MR. BROWN said Mr. Wendelboe was an innocent victim in the picture. He was not aware of the landscaping requirements when he purchased the property. Staff recommend approval.

MR. MOTT was present.

MR. SWESSEL said the original builder knew the stipulations and conditions. Why was he back again.

MR. MOTT said he was not present before and because of that he was denied.

MR. SWESSEL asked why he did not want to put in the landscaping.

MR. MOTT said the City owns 10' and he was required to dedicate it before he was given the permits. There is now a three foot strip where the City wants paving. He said it has been paved, there is lawn and sprinkler systems on all three sides and he thought it looked really nice. He said if the water is brought out to the 3' strip, there will be a problem with the curbing and the parking.

MR. SWESSEL said there are no shrubs under the stairwell.

MR. MOTT said there was, that 5 gallon shrubs had been put in. They're dead, but they are there.

MRS. COLEMAN said she thought the applicant should put in the landscaping.

MR. MOTT said they had not agreed to that.

MR. SWESSEL made a Motion for DENIAL of the Request for Waiver 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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on April 5, 1978 at 2:00 P.M.

36. Z-96-76

REINSTATEMENT AND
EXTENSION OF TIME

APPROVED

Reinstatement and Extension of Time (one-year) requested by
TEMPLE REALTY/TEMPO DEVELOPERS for property located on the south
side of East Bonanza Road between Las Vegas Boulevard North and
North 7th Street, ROI to C-2.

Original Approval: 2/2/77

No previous extensions.

MR. BROWN presented the staff report and stated the plot plan is
as depicted, everything is in order and staff would recommend
approval.

MR. JONES made a Motion for APPROVAL of the Reinstatement and
Extension of Time under Z-96-76, subject to the following conditions:

1. Extension of time granted for a one-year time period.
2. All requirements imposed by ordinance adopted subsequent to
the initial approval of this application shall be adhered to.
3. Subject to all conditions imposed on the original approval
of Z-96-76.

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.

CHAIRMAN MILLER announced this item would be heard by the City
Commission on April 19, 1978 at 2:00 P.M.

37. BZA Representative

MR. TIBERTI made a Motion that Mr. Swessel be recommended to the
City Commission as the liaison between the Planning Commission and
the Board of Zoning Adjustment.

Voting was as follows:

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

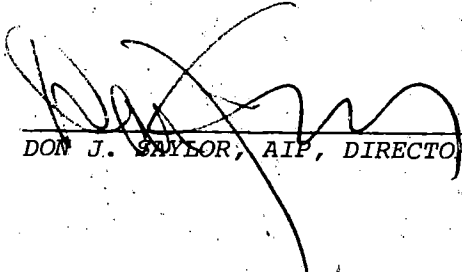
"NOES" None

Motion carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning
Commission, the meeting was adjourned at 10:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


DON J. TAYLOR, AIP, DIRECTOR

/LM