

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 February 28, 1978.

OLD BUSINESS:

1. TENTATIVE MAP (REVISED) LEWIS HOMES-MEADOW VISTA UNIT #4 - Property generally located at the northeast corner of Michael Way and Alaska Avenue, R-1 zone (Abeyance Item).

NEW BUSINESS:

1. AMENDMENT AMENDMENT TO THE MASTER PLAN OF STREETS & HIGHWAYS (WASHBURN ROAD) - Amend the Master Plan of Streets and Highways by the deletion of Washburn Road, between Lorenzi Street on the west and Torrey Pines Drive on the east.
2. FINAL MAP RAINBOW WEST UNIT #1 - property located on the north side of Washington Avenue between Tenaya Way and Rock Springs Drive, R-1 zone. Owner/Subdivider: Charles M. and Carma Brown. 10.498 acres - 40 lots.
3. TENTATIVE MAP SIERRA DE ORO - property generally located on the south side of Oakey Boulevard at Calle De Oro, R-1 zone. Owner: John and Ann Robarts. Subdivider: Western Homes, Inc. 7.53 acres - 28 lots.
4. FINAL MAP SIERRA DE ORO - property generally located on the south side of Oakey Boulevard at Calle De Oro, R-1 zone. Owner: John and Ann Robarts. Subdivider: Western Homes, Inc. 7.53 acres - 28 lots.
5. Z-26-78 Application of CHARLES L. RUTHE for reclassification of property generally located on the northeast corner of Bradley Road and Gowan Road from C-2 to R-E. Proposed Use: Single Family Residences.
6. TENTATIVE MAP (REVIEW) HOMESTEAD ESTATES - property generally located on the northeast corner of Bradley Road and Gowan Road. Owner/Subdivider: Charles L. Ruthe, et al.
7. FINAL MAP HOMESTEAD ESTATES #3 - property located on the east side of Bradley Road between Gilmore Avenue and Gowan Road, C-2 zone (proposed R-E). Owner/Subdivider: Charles L. Ruthe, et al. 8.043 acres - 13 lots.
8. WAIVER HOMESTEAD ESTATES UNITS #2 and #3 - request for a waiver of off-site improvements on interior streets for Unit #2 and a waiver of off-site improvements for interior streets on a portion of Unit #3 of Homestead Estates.
9. TENTATIVE MAP INDEPENDENT SQUARE OF CHARLESTON HEIGHTS 51-F-1 - property generally located on the south side of Smoke Ranch Road at Maverick, R-3 zone. Owner: Becker and Sons. Subdivider: Independent Inc. 1.2 acres - 7 lots.
10. Z-29-78 Application of GEORGE L. BROWN, TRUSTEE, for reclassification of property located on the south side of Bonanza Road, between Wardelle Street and 30th Street, from R-E to R-3 and C-1. Proposed Use: Four-plex apartment development and convenience market with self-service gas pumps.
11. TENTATIVE MAP BONANZA HEIGHTS - property generally located on the south side of Bonanza Road, between Wardelle Street and 30th Street R-E zone (proposed R-3 and C-1). Owner: George L. Brown. Subdivider: Creative Builders. 5.45 acres - 18 lots.
12. A-4-78 Petition of Annexation submitted by CLARK M. RALSTON, ET AL, for property located at the southwest corner of Craig Road and Lorenzi Boulevard containing approximately 32 acres of land.
13. Z-27-78 Application of GEORGE B. KLINE for reclassification of property generally located at the northwest corner of Washington Avenue and Highland Drive from R-E to C-1. Proposed Use: Shopping Center.
14. Z-28-78 Application of TOM & DELPHINE ANDREW for reclassification of property located at 1509 & 1513 S. Eastern Avenue, between Wengert Avenue and Oakey Boulevard from R-1 to P-R. Proposed Use: Offices.
15. Z-31-78 Application of HARRY GORDON for reclassification of property located on the southwest corner of Decatur Boulevard & Meadows Lane from R-1 to C-2. Proposed Use: Shopping Center.
16. Z-88-64 PLOT PLAN REVIEW requested by COLWELL RAY HONRACEK OKINAKA, INC. to allow the construction of a "Der Wienerschnitzel" on property located at the southwest corner of West Sahara Avenue and Las Verdes Street, C-1 zone.
17. Z-66-73 PLOT PLAN REVIEW requested by ROYAL CREST, INC. for property located at 3300 West Sahara Avenue, ROI to C-1.
18. Z-55-72 PLOT PLAN REVIEW requested by LAWYERS TITLE OF LAS VEGAS to allow the construction of an ARBY'S RESTAURANT on property located on the south side of West Sahara Avenue, between Rye and Richfield Boulevard, ROI to C-1.
19. Z-18-77 ONE-YEAR EXTENSION OF TIME requested by MRS. A. J. HABERLY for property located at 1211 S. Eastern Avenue, northeast corner of Eastern and Houston (ROI to P-R).
20. Z-66-64 PLOT PLAN REVIEW requested by ROBBY'S INC. to allow an automobile repair and servicing building on property located at the northwest corner of Mojave Road and Builders Street, ROI to M.

DIRECTOR'S BUSINESS:

1. ORDINANCE AMENDMENT Amendment to the Ordinance regarding off-premise signs.
2. ORDINANCE AMENDMENT Amendment to the Ordinance regarding notification and appeal period for Board of Zoning Adjustment items.

MINUTES

CITY PLANNING COMMISSION

APRIL 13, 1978

RECEIVED
JUN 12 12 20 PM '78
CITY CLERK

CALL TO ORDER: A regular meeting of the City Planning Commission was called to order by Chairman Miller at 7:30 P.M. 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 McIntosh, Senior Secretary
Support Services

LEGAL STAFF PRESENT: Audrey Daines, Deputy City Attorney

MRS. COLEMAN made a Motion for APPROVAL of the minutes of the meeting held February 23, 1978, corrected as follows: Director's Business, Item 3, Para. 1, should read 200' rather than 250'. New Business: Items 3, 4, 10, 15 and 25 should read Chairman Miller rather than Chairman Parker. Motion for APPROVAL as corrected carried unanimously.

NEW BUSINESS:

1. Z-18-77 One-year extension of time requested by MRS. A.J. HABERLY for property located at 1211 South Eastern Avenue, on the northeast corner of Eastern Avenue and Houston Drive (Resolution of Intent to P-R).

EXTENSION OF TIME

APPROVED

MR. BROWN presented the staff report and stated the applicant could explain to the Commission the request for an extension of time.

MRS. A.J. HABERLY, 3460 South Pino Circle, stated that her husband had been ill and hospitalized much of the time since the request had been approved; therefore, they had been unable to proceed with development of the property.

MR. JONES made a Motion for APPROVAL of the request for extension of time under Z-18-77, subject to the following conditions:

1. Extension of time granted for a one-year time period.
2. All requirements imposed by ordinances 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-18-77.

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 May 3, 1978 at 2:00 P.M.

OLD BUSINESS:

1. TENTATIVE MAP Property generally located at the northeast corner of Michael Way
(REVISED) and Alaska Avenue, R-1 zone.

LEWIS HOMES -
MEADOW VISTA UNIT #4
ABEYANCE

MR. NULL stated this plat has been held in abeyance previously pending submission of a vacation request. Said vacation has been received and is being processed and should be heard at the May 11th meeting. He asked this item be held to that meeting.

MR. TIBERTI made a Motion for ABEYANCE of the Tentative Map (Revised) of Meadow Vista #4.

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:

2. AMENDMENT - MASTER
PLAN OF STREETS &
HIGHWAYS

Amend the Master Plan of Streets and Highways by the deletion of Washburn Road, between Lorenzi Street on the west and Torrey Pines Drive on the east.

ABEYANCE

MR. NULL presented the staff report and stated this is a request to amend the Master Plan of Streets and Highways by removing a portion of Washburn. If Washburn was extended along its present alignment, it would also be the center line of Section 35, or the half-section line. Normally, lots would abut against such a line. In this case, the parcels, as shown, extend to the north, so that if Washburn were extended to the west, the entire 80' of right-of-way would be taken from these lots. This would work a hardship on the property owners. A proper traffic pattern can be maintained by carrying Rebecca south to Rosada Way which would then extend westward to Lorenzi. Staff would recommend that this request be approved.

MRS. COLEMAN asked how much of the area was developed.

MR. NULL replied very little is developed at all along the Washburn alignment.

CHAIRMAN MILLER asked if sections were not squared off.

MR. NULL replied that normally you would expect the lots to abut against the half-section line, but for some reason they did not.

MRS. COLEMAN asked how many feet above, did the property extend.

MR. NULL stated approximately 50' to 100'.

MRS. COLEMAN asked how far to the east does Washburn extend.

MR. NULL said it goes completely across the section, beyond Torrey Pines.

MR. TIBERTI asked if it continued on the other side of Lorenzi.

MR. NULL said the right-of-way did not as the Tonopah Highway comes in.

MRS. COLEMAN said there are so many chopped up streets in the valley that it is getting to be ridiculous. She asked why couldn't the street curve and go along the top of the line.

MR. NULL said that in essence, this is what is being suggested. A traffic pattern could be solved in the area.

MR. GUTHRIE said what if Washburn was extended to the west.

MR. NULL said that was a possibility.

MR. GUTHRIE asked where the easement would come from.

MR. NULL said one lot would have to have the entire right-of-way through it. It would have to be used to swing the street up. He added that conceivably, it could be done.

MRS. COLEMAN said if they would just move it up to the edge of the lot line, they would get the land back.

MR. NULL said no matter how it was done, a couple of the land owners would have most of the 80' taken out of their property. He added the question before the Planning Commission was to delete this from the Master Plan or amend it to have it swing to the north.

CHAIRMAN MILLER said he would be in favor of a plan where the street would curve to the north.

MRS. COLEMAN made a Motion for ABEYANCE 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 ABEYANCE carried unanimously.

3. FINAL MAP

Property located on the north side of Washington Avenue between Tenaya Way and Rock Springs Drive, R-1 zone.

RAINBOW WEST
UNIT #1

MR. NULL said this item was on the agenda prematurely. There are additional details to be worked out, and he asked the item be held in abeyance.

ABEYANCE

MRS. COLEMAN made a Motion for ABEYANCE of the Final Map of Rainbow West Unit #1.

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.

4. TENTATIVE MAP

Property generally located on the south side of Oakey Boulevard at Calle De Oro R-1 zone.

SIERRA DE ORO

Owner: John and Ann Roberts

Subdivider: Western Homes, Inc.

APPROVED

No. of Acres: 7.53 No. of Lots: 28

MR. NULL presented the staff report and stated staff would recommend approval with the normal conditions.

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of Sierra De Oro, 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. Street names to be provided in accord with the City's Street Name Policy.

3. Subject to all conditions of City departments and State Subdivisor 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 May 3, 1978 at 2:00 P.M.

5. FINAL MAP

SIERRA DE ORO

APPROVED

Property generally located on the south side of Oakey Boulevard at Calle De Oro, R-1 zone.

Owner: John and Ann Roberts

Subdivider: Western Homes, Inc.

No. of Acres: 7.53

No. of Lots: 28

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. TIBERTI made a Motion for APPROVAL of the Final Map of Sierra De Oro, subject to the following condition:

1. Approval of the tentative map.

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.

6. Z-26-78

APPROVED

Application of CHARLES L. RUTHE for reclassification of property legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of Section 12, Township 20 South, Range 60 East, MDB&M and generally located on the northeast corner of Bradley Road and Gowan Road, from C-2 (General Commercial) to R-E (Residence Estates).

MR. BROWN read the normal conditions, as referred to by staff, which would apply to all applicants seeking rezoning at the meeting.

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 permanent 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. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.
5. Dedication of any required right-of-way within 60 days after approval.
6. Resolution of Intent to be restricted to a twelve (12) month time limit.

MR. BROWN presented the staff report on Z-26-78 and stated staff would recommend approval subject to dedication of 80' of right-of-way for Gowan.

CHAIRMAN MILLER declared the public hearing open.

RICK PERKINS, VTN Engineering, stated he did not understand the normal conditions.

MR. SWESSEL said they did not apply to the request being considered, except for the 80' of dedication.

MR. PERKINS said there would be no problem with the 80' dedication.

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-26-78, subject to the following condition:

1. Dedication of 80' for right-of-way on Gowan Road between Rancho Road and Bradley within 60 days after approval of the zoning.

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 May 3, 1978 at 2:00 P.M.

7. TENTATIVE MAP
(REVIEW)

Property generally located on the northeast corner of Bradley Road and Gowan Road.

HOMESTEAD ESTATES

Owner/Subdivider: Charles L. Ruthe, Et Al

8. WAIVER-HOMESTEAD
ESTATES UNITS 2 & 3

Request for a waiver of off-site improvements in Unit #2 of Homestead Estates for interior streets and a waiver of off-site improvements in a portion of Unit #3 of Homestead Estates.

ITEMS 7 and 8
APPROVED

MR. NULL stated the reason for the review is to reconsider condition #2. The zoning is going from C-2 to R-E. We are then able to extend the boundary of the plat to the center line of Bradley, and therefore, that condition must be changed. Staff would recommend approval of the tentative with the following conditions: approval of zoning request Z-26-78; amendment to condition #2 to extend that portion of the plat from the center line of Bradley westward to Rancho Drive; further, that all other conditions under the original approval of the tentative map would be applicable. There is a waiver requested from the 100' lot frontage for two lots, Lot 38, Block 3 and Lot 57, Block 2. Both of these lots are 99' wide. In addition to that the applicant is requesting a waiver from the chair curb, gutters and sidewalks for the interior streets for Units 2 and 3 and also, the sidewalks be waived on the border streets of Gilmore and Thom. Staff does not object to the waiver of the lot frontage requirements and also the sidewalks on the interior streets, but is against waiver of the sidewalks on the exterior streets and also the "L" curb and gutters on the interior streets. Public Services feels very strongly that the "L" curb and gutters, particularly in this area, are necessary to handle the possible amount of water as a result of a flood. They do not feel a rolled curb of 2" to 3" would be sufficient to handle the water and keep it in the street.

MRS. COLEMAN asked what type of street is Gilmore considered.

MR. NULL replied it is a 60" collector. Thom is also designated as a 60" collector.

CHAIRMAN MILLER asked if Unit 1 had been approved that way.

MR. NULL replied Unit 1 was approved without sidewalks and with rolled curb and gutters; however, Public Services said that was done due to the short length of the street. The streets in question are considerably longer and would collect more water.

RICK PERKINS, VTN Engineering, stated the rolled curb and gutter doesn't carry as much water as an "L" type and that curb and gutter is only designed for nuisance water. If there is a flood, it will go over it anyway. He said they would go along with the "L" type curb and gutter if staff feels it is necessary. The difference is minimal and it does not matter. He added when they requested the waiver for the sidewalk on Thom, they specifically did not want to put sidewalks on residential streets. Those are residential streets

regardless of whether they are a collector. This is an R-E area and sidewalks do not add anything to it.

MRS. COLEMAN asked how much space was left. Would there be bridle paths.

MR. PERKINS said they would not be putting in bridle paths, however, the owners could put them in if they wished. These are half acre lots. There are no sidewalks in the area except across the street in an R-1 subdivision. He said the sidewalks would be a waste and there are only 57 lots involved.

MR. TIBERTI asked if the houses were set back far enough so sidewalks could be put in at a later date.

MR. PERKINS said the houses are set back 50'.

MR. GUTHRIE asked how far the curb would be from the property line.

MR. PERKINS replied there would be a 5' allowance. He said there would not be a lot of people using the sidewalks in that area as it is car and horse oriented.

MR. JONES said that was because no one had put in sidewalks, and that people would do more walking if they had a place to walk.

MR. GUTHRIE said the people would know well ahead of time what to expect in the area.

MR. JONES asked if the homes had been sold.

MR. PERKINS said the entire Unit 1, which is 18 lots, has been sold. There are pre-sales on some of the others, but they have to wait until the maps are recorded.

MR. JONES asked if the same basic plan was being carried out.

MR. PERKINS replied that it is.

MR. NULL said the requirements for sidewalks is in the ordinance and if the Commission feels that it doesn't belong any more, it should be taken out of the ordinance.

MR. SWESSEL asked why Unit 1 was approved without the sidewalks.

MR. NULL said because it was an interior street. Sidewalks are still required on Thom Boulevard.

MR. PERKINS said the plans were approved without sidewalks on Unit 1 on Thom Boulevard.

MR. NULL said that was Engineering, but as far as Planning, they should have been on Thom Boulevard.

CHAIRMAN MILLER said he did not think the sidewalk requirements should be taken out of the ordinance, but should be judged on an individual basis.

MR. NULL said when the whole area is built up, it will be necessary to have some kind of connection between subdivisions.

MR. TIBERTI made a Motion for APPROVAL for the Request for Waiver for Homestead Estates Units 2 and 3, as follows:

1. A waiver of sidewalks on interior streets and Thom and Gilmore which are exterior.
2. Denial of the request to waive the L-type curb on certain streets.
3. Approved the lot reduction requested from 100' to 99.6' on Lot 38, Block 3, and Lot 57, Block 2.

Voting was as follows:

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

Motion for APPROVAL carried by a majority vote.

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of Homestead Estates Review, subject to the following conditions:

1. Approval of the zoning Z-26-78.
2. Condition #2 on the original approval of this tentative to be amended to exclude only that portion of the plat from the centerline of Bradley west to Tonopah Highway.
3. All other conditions of approval of the original tentative shall be applicable.

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 Items 7 and 8 would be heard by the City Commission on May 3, 1978 at 2:00 P.M.

9. FINAL MAP

HOMESTEAD
ESTATES #3

APPROVED

Property located on the east side of Bradley Road between Gilmore Avenue and Gowman Road, C-2 zone (proposed R-3).

Owner/Subdivider: Charles L. Ruthe, Et Al
No. of Acres: 8.043 No. of Lots: 13

MR. NULL stated staff would recommend approval of the final map with the following conditions: approval of the tentative map as reviewed and conformance to the conditions of approval of the tentative map.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Homestead Estates #3, subject to the following conditions:

1. Approval of the tentative map review for Homestead Estates.
2. Conformance to the conditions of approval under the tentative map review for Homestead Estates.

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. TENTATIVE MAP

INDEPENDENT SQUARE
OF CHARLESTON
HEIGHTS 51-F-1

ABEYANCE

Property generally located on the south side of Smoke Ranch Road at Maverick, R-3 zone.

Owner: Becker and Sons
Subdivider: Independent, Inc.
No. of Acres: 1.2 No. of Lots: 7

MR. NULL stated the applicant is requesting this tentative map be held in abeyance.

MR. JONES made a Motion for ABEYANCE for the Tentative Map of Independent Square of Charleston Heights 51-F-1.

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.

11. Z-29-78
APPROVED

Application of GEORGE L. BROWN, TRUSTEE, for reclassification of property legally described as Lot 8, Block 2, Artesian Acres, and located on the south side of Bonanza Road, between Wardelle Street and 30th Street, from R-E (Residence Estates) to R-3 (Limited Multiple Residence and C-1 (Limited Commercial)).

Proposed Use: Four-Plex Apartment Development and Convenience Market with Self-Service Gas Pumps

MR. BROWN presented the staff report and stated the request is in concert with the development in the area and staff would recommend approval of the zoning with the normal conditions, 30' dedication of right-of-way on Wardelle, construct street paving, curb and gutter on Bonanza and Wardelle frontages and construct street lighting on Bonanza.

CHAIRMAN MILLER declared the public hearing open.

GEORGE SMITH, 2201 Industrial Road, was present.

MR. SWESSEL asked what type of convenience market would the applicant have.

MR. SMITH said that at this point in time, one has not been selected.

MR. SWESSEL suggested that perhaps the application should be held until it was determined what and where the market would be.

MR. BROWN stated the Commission could recommend approval of the zoning, but not the plot plan, and it could be brought back for review.

MR. SMITH described the plot plan, indicating, lot, street and landscaping designs.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-29-78, subject to the following conditions, and reserving the right to plot plan review:

1. Submission and approval of a detailed plot plan for the R-3 and C-1 development.
2. Dedication of 30' of right-of-way on Wardelle Street within 60 days after approval of the zoning.
3. Construction of street paving, curb and gutter, and sidewalk on Bonanza and Wardelle Street frontages as required by the Department of Public Services.
4. Construction of street lighting on Bonanza Road frontage as required by the Department of Public Services.
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. 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 May 3, 1978 at 2:00 P.M.

12. TENTATIVE MAP
BONANZA HEIGHTS
APPROVED

Property located on the south side of Bonanza Road, between Wardelle Street and 30th Street, R-E zone (proposed R-3 and C-1).

Owner: George L. Brown
Subdivider: Creative Builders
No. of Acres: 5.45 No. of Lots: 18

MR. NULL stated this is the tentative map of zoning case Z-29-78. A waiver on the length of the cul-de-sac is necessary as it is 80' over the maximum requirement. Staff would recommend approval with the following conditions: approval of the zoning application Z-29-78; no vehicular access to Bonanza from the abutting residential lots; maintenance of wall statement, plus the normal conditions.

MR. SWESSEL asked Mr. Smith if he agreed to and accepted the conditions as set forth by staff.

MR. SMITH replied that they did.

MR. SWESSEL made a Motion for APPROVAL of the Tentative Map of Bonanza Heights, 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 the zoning Z-29-78.
3. There shall be no vehicular access to Bonanza Road from the abutting residential lots.
4. 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.
5. Street names to be provided in accord with the City's Street Name Policy.
6. 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 May 3, 1978 at 2:00 P.M.

13. A-4-78
APPROVED

Petition of Annexation submitted by CLARK M. RALSTON, ET AL, for property located at the southwest corner of Craig Road and Lorenzi Boulevard containing approximately 32 acres of land.

MR. NULL stated the petition contains approximately 32 acres which has County R-E zoning. There is, however, an application before the County Planning Commission on this parcel for County R-1 zoning which consists of 7000 sq. ft. lots. Below Craig and to the east, which is in the City, is Jade Park Mobile Home Estates and those lots are equivalent to 6500 sq. ft. North of Craig Road, there is R-E and some R-1 in the City. Staff would have no objection to the annexation request.

GEORGE SMITH, 2201 Industrial Road, stated the 32 acres was sold to Buttram Construction and they wish to put an R-1 subdivision on the land. After researching the matter, it was found the only conceivable way to do this, since County sewer lines were eight miles away, was to annex into the City. He added they had worked out a structure wherein they would process the subdivision through the County up until November 8, at which time, if everything in the City is alright, they will be annexed into the City. It takes approximately 4 months to get an annexation completed; however, an annexation cannot be finalized into the City within 90 days of any election, hence the November 8 date. They have contacted the County legal department, sanitation department, and all others concerned and have formalized a structure between the City of Las Vegas and the Clark County Sanitation District which allows them to process the subdivision in the County, start construction and when the annexation is finalized, the sewer lines would be accepted by the City of Las Vegas. After that, everything would be processed in the City.

MRS. COLEMAN said the Commission would have nothing to say about the development, it would all be done by the County.

MR. SAYLOR stated the only thing before the Commission at this time was a proposal for annexation. Beyond that, it is pure conjecture.

MRS. COLEMAN asked if they would not be annexing with the R-E zoning.

MR. SAYLOR replied no, the ordinance provides that the City, in annexing property, annexes it at the same or closest comparable zoning. The zoning that is in effect in the County at that time, if it is approved, is the zoning that will be on the property.

CHAIRMAN MILLER said it may be pure conjecture, but it was a pretty good bet it was going that way. It should be discussed.

MR. SAYLOR said the Commission was free to discuss it, but at this point in time, the only thing before the Commission was a proposal for annexation of County property.

CHAIRMAN MILLER stated that in all fairness, the Commission should be allowed to see the tentative maps, etc.

MR. SMITH said he agreed. He added they are immediately adjacent to a R-1 mobile home subdivision. On the north is a street that is 100' wide, which will handle 20,000 cars a day. Also, there will be an interchange at the northwest corner of the property and the Expressway. He said he thought a R-1 subdivision would be viable in the area.

MRS. COLEMAN said the whole question was the sewer. If the County could not provide the sewer, they could not develop the property. She asked if they approved the annexation, could a stipulation be placed on it that the zoning would be no lower than County R-1 nor greater, so that it would not end up being apartments. There is enough finagling going on now.

MR. SAYLOR said he could not necessarily conclude there would be anything wrong with R-3 zoning in terms of the City annexing the property. He added there is no finagling. This is a common situation. With the time factor involved in the normal manner of annexation, the developer is only trying to get the development going.

MR. TIBERTI stated he had confidence that the Commission's counterparts in the County were also looking out for the good of the general public. He added the developer was not trying to shoot something by the Commission.

MR. TIBERTI made a Motion for APPROVAL of A-4-78

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 May 3, 1978 at 2:00 P.M.

14. Z-27-78

DENIED

Application of GEORGE B. KLINE for reclassification of property legally described as Lots 7 and 8, Block 11, Bonanza Village and generally located at the northwest corner of Washington Avenue and Highland Drive, from R-E (Residence Estates) to C-1 (Limited Commercial).

Proposed Use: Shopping Center

MR. BROWN presented the staff report and stated the northeast, northwest and southwest corners are vacant. Staff does not see any compatibility with introducing the rezoning of commercial at this corner. A total of 128 people are objecting to the request and staff is recommending denial also.

CHAIRMAN MILLER declared the public hearing open.

GEORGE KLINE, 1305 North "A" Street, stated they proposed to develop the area into a convenience store and shopping center. They feel that this area has been left out as far as development on the West Side area.

CHAIRMAN MILLER asked the applicant if he owned the property.

MR. KLINE replied that he did.

MR. SWESSEL asked what type of stores would be built.

MR. KLINE replied mainly convenience stores, banks and others conducive to the area.

MRS. COLEMAN asked what banks Mr. Kline had contacted.

MR. KLINE replied First National Bank and Nevada National Bank and that he had also discussed this with the Commissioner.

DOAN BERKSTOKEN, 6401 Derrick Drive, stated she owned a piece of property on Highland. She said this area was not conducive to residential, but could not be built on until it was commercial. She added she was in favor of the application.

ROLAND CHATMAN, 1130 Rawlston Drive, said they were mainly protesting to the fact that the property was in Bonanza Village. He added they wished to maintain the area residentially, as it now is.

LUCILLE GEE, 808 Sunny, stated they have been trying to protect this area for the past 15 to 18 years. She added she would appreciate the Commission considering denial of the request.

CLARA HUNTER, 1450 North Tonopah Drive, appeared in protest.

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

MR. KLINE appeared in rebuttal and stated if development such as this did not start, West Las Vegas was going to look the same, if not worse in the next 50 years.

CHAIRMAN MILLER stated that putting in a commercial development did not necessarily make it better.

MR. KLINE said all of the other areas in the County and the City have convenience stores.

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 DENIAL of Z-27-78 as the Commission did not feel that this request would be compatible with the established uses in the neighborhood.

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 May 3, 1978 at 2:00 P.M.

15. Z-28-78

APPROVED

Application of TOM & DELPHINE ANDREW for reclassification of property legally described as Lots 12 and 13, Block 3, Amended Eastwood Tract #1 and located at 1509 and 1513 South Eastern Avenue, between Wengert Avenue and Oakey Boulevard, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking).

Proposed Use: Offices

MR. BROWN presented the staff report and stated the request is in the middle of a P-R area. There are two lots in question. The plot plan as submitted shows a combination access to the two lots, adequate parking is evident and is compatible with the development. The plot plan is acceptable and staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

MIKE GORDON, 6573 West Cambridge, was present.

TOM ANDREW, 3208 Via Olivero, was present.

CHAIRMAN MILLER asked if the homes were converted, did the applicant have a use for them.

MR. ANDREW stated their tenant would have a real estate office.

MRS. COLEMAN stated one of the front yards has been torn up. Was it planned to correct this situation.

MR. ANDREW stated he had taken a tree out and that flowers and shrubs would be planted in the area.

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

MR. SWESSEL made a Motion for APPROVAL of Z-28-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas

shall be screened from view from the abutting streets.

5. Conformance to the plot plan to reflect the above conditions.
6. 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 May 3, 1978 at 2:00 P.M.

16. Z-31-78

APPROVED

Application of HARRY GORDON for reclassification of property legally described as a portion of the South Half (S½) of the Northeast Quarter (NE¼) of Section 36, Township 20 South, Range 60 East, MDB&M, and located on the southwest corner of Decatur Boulevard and Meadows Lane, from R-1 (Single Family Residence) to C-2 (General Commercial).
Proposed Use: Shopping Center

MR. BROWN presented the staff report and stated this is an R-1 area right in the middle of a C-2 District. The plot plan as submitted shows the stores and shops with adequate parking. Everything meets the requirements of staff and the Code and approval is recommended subject to the normal conditions and dedication of 40' of right-of-way on Michael Way and half street improvements on Meadows Lane, which includes street lighting.

CHAIRMAN MILLER declared the public hearing open.

LEO MARGOLIAN, 945 Vegas Valley Drive, was present.

MR. JONES asked how long it would be before the development was completed.

MR. MARGOLIAN stated one of the buildings, needed for Ardans, had to be completed by November 1.

CHAIRMAN MILLER inquired as to who the tenants would be.

MR. MARGOLIAN replied two of them would be Ardans and Vaughns.

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 APPROVAL of Z-31-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 40' of right-of-way for Michael Way within 60 days after approval of the zoning.
3. Construction of half street improvements on Meadows Lane including street lighting 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. 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 May 3, 1978 at 2:00 P.M.

17. Z-88-64

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by COLWELL RAY HORNACEK OKINAKA, INC. to allow the construction of a "Der Wienerschnitzel" on property located at the southwest corner of West Sahara Avenue and Las Verdes Street, C-1 zone.

MR. BROWN presented the staff report, indicated the location by means of visual aids, and stated the plot plan as submitted shows lots of landscaping, considerable parking, etc. Everything is in order and staff would recommend approval.

LEN DAVIS, Regional Director of Der Wienerschnitzel, stated they were happy with staff's recommendation and he then presented a brochure of the proposed facility. He added this is not the standard "A" frame building, it is an interior sitdown structure seating 80 persons. This is the first of its kind in Las Vegas.

CHAIRMAN MILLER asked if the existing ones would be remodeled.

MR. DAVIS said no, that the existing ones are on lease, and until they can option or purchase, they are stuck with the design.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-88-64, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan to reflect the above conditions.
5. 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 May 3, 1978 at 2:00 P.M.

18. Z-66-73

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by ROYAL CREST, INC. for property located at 3300 West Sahara Avenue, Resolution of Intent to C-1.

MR. BROWN presented the staff report and stated this is the north-west corner of Spanish Oaks Drive and Sahara. The plot plan is as submitted, everything is in order and staff would recommend approval.

AL COLLINS, 3645 Rosecrest, stated that Stanwell Mortgage Company is planning on moving from the Spanish Oaks office building into this building as they are running out of space. They are going to purchase the property and put an office building on the side in the future. In the meantime, they wish to be there to coordinate the development on the acreage that is surrounding it.

MR. TIBERTI made a Motion for APPROVAL of the Plot Plan Review under Z-66-73, 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.

CHAIRMAN MILLER announced this item would be heard by the City Commission on May 3, 1978 at 2:00 P.M.

19. Z-55-72

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by LAWYERS TITLE OF LAS VEGAS to allow the construction of an ARBY'S RESTAURANT on property located on the south side of West Sahara Avenue, between Rye and Richfield Boulevard, Resolution of Intent to C-1.

MR. BROWN presented the staff report and stated the plot plan is acceptable as submitted except staff would request that a 6' block wall be constructed on the south property line in addition to the normal conditions. With those stipulations, staff would recommend approval.

HARRY SACS, 4116 Vegas Drive, stated there is an existing block wall on the south property line.

MR. JONES asked if they would continue with their latest design.

MR. SACS said yes, that all of their buildings are a little more aesthetic in design with ample landscaping and parking.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-55-72, subject to the following conditions:

1. A 6' high block wall on the south to be retained.
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. Construction of concrete sidewalk and driveways on West Sahara Avenue frontage as required by the Department of Public Services.

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 May 3, 1978 at 2:00 P.M.

20. Z-66-64

PLOT PLAN REVIEW

APPROVED

Plot Plan Review requested by ROBBY'S INC. to allow an automobile repair and servicing building on property located at the northwest corner of Mojave Road and Builders Street, Resolution of Intent to M.

MR. BROWN presented the staff report and stated the plot plan is as submitted, indicating adequate landscaping and parking. Everything is in order and staff would recommend approval.

ROBERT ROBINSON, 1221 Virginia City, stated the business will be run by himself and his brothers and will be strictly fast service tuneups and air conditioning.

MRS. COLEMAN asked if they anticipated storage of cars at the subject location.

MR. ROBINSON replied they did not as there is not adequate room.

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 permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and undergrounds 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 lots.
4. Conformance to the plot plan to reflect the above conditions.
5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on May 3, 1978 at 2:00 P.M.

DIRECTOR'S BUSINESS:

1. ORDINANCE AMENDMENT Amendment to the Ordinance regarding off-premise signs.

OFF-PREMISE SIGNS

APPROVED

MR. BROWN stated the purpose of the ordinance amendment was so the City would be in compliance with State regulations of requiring 500' between off-premise signs located on an Interstate.

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

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. ORDINANCE AMENDMENT Amendment to the Ordinance regarding notification and appeal period for Board of Zoning Adjustment items.

APPEAL - BOARD OF
ZONING ADJUSTMENT

APPROVED

MR. BROWN stated this was a housekeeping item wherein the City Commission would hear appeals from the Board of Zoning Adjustment within 60 days rather than the existing 30 days. As it now exists, the situation is almost unworkable.

MR. TIBERTI made a Motion for APPROVAL of the Ordinance Amendment.

Voting was as follows:

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

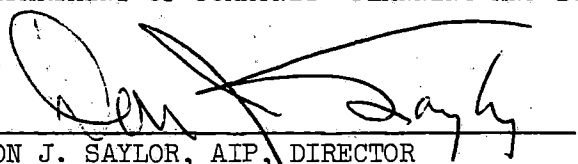
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:10 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

/lm