

A G E N D A

CITY PLANNING COMMISSION

MAY 11, 1978

RECEIVED

MAY 5 11 39 AM '78

CITY CLERK

CALL TO ORDER:

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

ROLL CALL:

OLD BUSINESS:

1. Z-30-78

(Abeyance Item
from 4/25/78)

Application of JAMES SPEAR & DONALD HATFIELD for
reclassification of property located at the northeast
corner of Edmond Street and O'Bannon Drive from R-E
to R-PD 20.

Proposed Use: Condominium Development

2. Z-33-78

(Abeyance Item
from 4/25/78)

Application of NEVADA ESCROW SERVICE, INC. for
reclassification of property located at the southeast
corner of West Charleston Boulevard and Campbell Drive
from R-E to C-D.

Proposed Use: Offices

NEW BUSINESS:

1. VAC-4-78

Petition of Vacation submitted by LEWIS HOMES OF
NEVADA to vacate a portion of the connecting right-of-way
between Alaska Avenue and Tanya Avenue, extended, and
adjacent to Michael Way proposed.

2. TENTATIVE MAP

LEWIS HOMES -
MEADOW VISTA #4
(REVISED)

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

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 33.66 No. of Lots: 153

3. Z-44-78

Application of BECKER AND SONS for reclassification
of property located on the south side of Smoke Ranch
Road, 250 feet east of Maverick Street from R-3 to R-PD 11.

4. 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, proposed RPD-11.

Owner: Becker and Sons
Subdivider: Independent Inc.
No. of Acres: 2.55 No. of Lots: 20

5. FINAL MAP

INDEPENDENT SQUARE

Property generally located on the south side of
Smoke Ranch Road at Maverick, R-3 zone, proposed RPD-11.

Owner: Becker and Sons
Subdivider: Independent Inc.
No. of Acres: 2.55 No. of Lots: 20

6. TENTATIVE MAP

CHARLESTON ESTATES
NO. 7 (REVISED)

Property generally located on the south side of
Washington Avenue, east of Decatur Boulevard, R-E
zone, (under ROI to RPD-8).

Owner/Subdivider: Becker and Sons
No. of Acres: 21.7+ No. of Lots: 153

7. TENTATIVE MAP
CHARLESTON HEIGHTS
50-E3
Property generally located on the southwest corner of Smoke Ranch Road and Winwood Street, R-1 zone (under ROI to RPD-20).
Owner/Subdivider: Becker Development Co.
No. of Acres: 7.1025+ No. of Lots: 96
8. FINAL MAP
CHARLESTON HEIGHTS
50-E3
Property generally located on the southwest corner of Smoke Ranch Road and Winwood Street, R-1 zone (under ROI to RPD-20).
Owner/Subdivider: Becker Development Co.
No. of Acres: 7.1025+ No. of Lots: 96
9. TENTATIVE MAP
CHARLESTON HEIGHTS 57
Property generally located on the east side of Tenaya Way, north of Cheyenne Avenue, N-U zone, (under ROI to R-1 and RPD-18).
Owner/Subdivider: Charleston Heights Development Co.
No. of Acres: 52.7+ No. of Lots: 365
10. TENTATIVE MAP
CHARLESTON HEIGHTS
NO. 58
Property generally located on the northwest corner of Vegas Drive and Torrey Pines Drive, N-U zone (under ROI to RPD-21 and R-1).
Owner/Subdivider: Becker and Sons
No. of Acres: 35.1+ No. of Lots: 307
11. FINAL MAP
KINGSCREST
Property generally located on the southwest corner of Diamond Head Drive and Page Street, R-PD 6 zone.
Owner: Lester R. Hicks
Subdivider: Boeker-Honeycutt, Partnership
No. of Acres: 9.86 No. of Lots: 60
12. FINAL MAP
KINGSWOOD ESTATES
UNIT 5
Property generally located north of Vegas Drive and west of Jones Boulevard, R-1 zone.
Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 16.088+ No. of Lots: 70
13. FINAL MAP
RANCHO SERENO UNIT 2
Property generally located west of Rancho Drive between Oakey and Sahara Avenue, R-1 zone, (under ROI to RPD 7).
Owner/Subdivider: Villa Bonita Oeste, Inc.
No. of Acres: 8.111 No. of Lots: 48
14. FINAL MAP
RANCHO BONITO ESTATES
UNIT 2
Property generally located on the south side of Oakey Boulevard, west of Rancho Drive, R-1 zone.
Owner/Subdivider: Villa Bonita Oeste, Inc.
No. of Acres: 16.636 No. of Lots: 48
15. FINAL MAP
AMENDED PLAT OF THE
AMENDED PLAT OF
CHARLESTON HEIGHTS
51-A-1
Property generally located on the southwest corner of Smoke Ranch Road and Maverick Street, RPD-8 zone.
Owner/Subdivider: Becker and Sons
No. of Acres: 4.435+ No. of Lots: 40
16. FINAL MAP
CHARLESTON HEIGHTS
TRACT NO. 53-C
Property generally located south of Cheyenne between Michael Way and Jones Boulevard, RPD-2 zone.
Owner/Subdivider: Becker and Sons
No. of Acres: 18.6475 No. of Lots: 39
17. A-5-78
Petition of Annexation submitted by RONALD SIMONE to annex property generally located on the south side of O'Bannon Drive between Jones Boulevard and Torrey Pines Drive.

18. Z-18-68
REVIEW
Request of ROBERT KELLEY for a Development Plan Review to allow a dance studio and office on property located at 3016 West Charleston Boulevard in Zoning District C-D.
19. Z-36-78
Application of SUNRISE OAKS, LTD. for reclassification of property generally located 660 feet north of Washington Avenue and 1,320 feet west of Lamb Boulevard, from R-E to R-T.
Proposed Use: Trailer Park
20. Z-37-78
Application of VIOLA H. JESSEN for reclassification of property located at 1213-1215 San Pedro St., between Maryland Parkway and Maroney Avenue, from R-2 to P-R.
Proposed Use: Office
21. Z-38-78
Application of TOM ELARDI for reclassification of property located on the south side of Oakey Boulevard, between Decatur Boulevard and Arville Street, from R-1, R-3, and C-1 to R-PD 8, R-3, C-1 and C-2.
22. Z-39-78
Application of GANGOLA CONSTRUCTION COMPANY for reclassification of property located on the east side of Clarkway Drive, 200 feet north of Bonanza Road, from R-E to R-3.
Proposed Use: 10-Unit Apartment Building
23. Z-40-78
Application of DONALD J. & PATRICIA A. DAVENPORT for reclassification of property located at 808, 814 and 818 South Decatur Boulevard, from R-1, C-1 and C-2 to C-2.
Proposed Use: Shopping Center
24. Z-41-78
Application of DWIGHT JORY for reclassification of property generally located on the north side of Tara Avenue extending east from Arville Street 622 feet, from R-1 to R-4.
Proposed Use: 4-plex Apartment Development
25. Z-42-78
Application of BERTA M. WILHOIT AND TRUETT E. WEATHERBY for reclassification of property located at 400 S. Maryland Parkway on the southwest corner of Maryland Parkway and Lewis Avenue, from R-4 to P-R.
Proposed Use: Office Building
26. Z-43-78
Application of CHARLESTON TOWERS AND MR. DODD SMITH for reclassification of property located on the south side of Charleston Boulevard and the east side of Shadow Lane, from R-E and P-R to P-R and C-1.
Proposed Use: V.A. Outpatient Clinic

RECEIVED

MINUTES

CITY PLANNING COMMISSION

JUL 27 8 59 AM '78

MAY 11, 1978

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 W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Ira John Gardner, Planning Assistant
Linda A. McIntosh, Senior Secretary
- LEGAL STAFF PRESENT: Audrey Daines, Deputy City Attorney
- OLD BUSINESS:
1. Z-30-78 Application of JAMES SPEAR AND DONALD HATFIELD for reclassification of property located at the northeast corner of Edmond Street and O'Bannon Drive from R-E to R-PD 20.
(Abeyance Item from 4/25/78) Proposed Use: Condominium Development
- ABEYANCE MR. BROWN stated that in view of the fact the applicants still have not submitted a development plan, they have requested this item be held in abeyance.
- MRS. COLEMAN made a Motion for ABEYANCE of Z-30-78, pending receipt of development plans.
- Voting was as follows:
- "AYES" Chairman Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None
- Motion for ABEYANCE carried unanimously.
2. Z-33-78 Application of NEVADA ESCROW SERVICE, INC. for reclassification of property located at the southeast corner of West Charleston Boulevard and Campbell Drive from R-E to C-D.
(Abeyance Item from 4/25/78) Proposed Use: Offices
- APPROVED MR. BROWN stated that this application was heard at the last meeting. The major complaint at that time was this was to be a two story

development rather than one story. The applicant was to get together with the neighbors for a meeting. He is now proposing a one story building and a different development plan with adequate landscaping and parking. Staff would recommend approval.

LARRY TEMPLE, 3000 West Charleston, stated he had had a meeting with the surrounding property owners and that an agreement had been reached. He presented the new plot plan to the Commission.

CHAIRMAN MILLER asked if the development would be done in two phases.

MR. TEMPLE replied that it would be done in one phase.

CHAIRMAN MILLER asked if the applicant's plan was similar to that of the Krolak building regarding elevation.

MR. TEMPLE replied no, but they will build according to code and will be above the grade of the crown of the street approximately 6" to 12".

MR. SWESSEL asked how much lower that would be than the Krolak building.

MR. TEMPLE replied probably 2' to 3' and they have agreed to also construct an 8' fence along property lines abutting residential properties. He added he had an overabundance of parking spaces, more than the code called for.

MR. GUTHRIE asked if the driveway on Campbell was for exiting.

MR. TEMPLE replied that it is.

MR. BROWN stated if the Commission recommends approval, it should be with the normal conditions.

CHAIRMAN MILLER asked the applicant if he was familiar with the normal conditions.

MR. TEMPLE replied that he is.

EDWIN BELMONT, 1125 Campbell, stated his house is just south of the property in question. He said he was very pleased that the developer has cooperated. He added he was concerned with the fact that recently Campbell was cut all the way through to Oakey and that the traffic would now be building up. He said he did not think there should be any parking on Campbell near the entrance to the Center, and would like to see no parking signs.

CHAIRMAN MILLER said this was an excellent suggestion and that staff would direct Mr. Belmont to the proper Board to make application for "no parking" signs.

MRS. COLEMAN said the request should go before the Traffic & Parking Commission and that the residents themselves should make application.

MR. JONES suggested there be no parking on Campbell to the depth of the property.

STEVE MORRIS requested that an 8' fence be built on the contiguous property lines. He also asked that the developer prepare and submit a grading plan.

MRS. COLEMAN stated that if there was a motion to approve the request, it could be conditioned that the building be no higher than the crown of the street or 6" above the sidewalk elevation.

MR. TIBERTI said the foundation would have to be considered.

ROBERT BREW, 1109 Campbell, stated he was concerned about what would happen to his property during construction, as he has many shrubs that he did not want disturbed.

MR. TEMPLE said he would put in the fence first.

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-33-78, subject to the following conditions:

1. An eight ft. block wall shall be constructed adjacent to the R-E lots.
2. Construct curb, gutter and sidewalk on Campbell frontage as required by the Department of Public Services.
3. Revise the parking plan to conform to the City of Las Vegas standards 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. Resolution of Intent be restricted to a twelve (12) month time limit.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan as amended 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" Chairman 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 June 7, 1978 at 2:00 P.M.

NEW BUSINESS:

1. VAC-4-78 Petition of Vacation submitted by LEWIS HOMES OF NEVADA to vacate a portion of the connecting right-of-way between Alaska Avenue and Tanya Avenue, extended, and adjacent to Michael Way proposed.
APPROVED

 2. TENTATIVE MAP Property generally located at the northeast corner of Michael Way and Alaska Avenue, R-1 zone.
LEWIS HOMES - Owner/Subdivider: Lewis Homes of Nevada
MEADOW VISTA #4 No. of Acres: 33.66 No. of Lots: 153
(REVISED)
ABEYANCE
- MR. NULL stated the Commission may want to consider Items 1 and 2 at the same time as they are related. He added the tentative map has been resubmitted for review. The reason for this is to include 25 lots outlined in red (pointing to display map) which were removed at the September 8, 1977 Planning Commission meeting. This item has been held in abeyance for sometime until the vacation request could be submitted. The best utilization of this property, which would be Unit 4, would consist of utilizing the area in the street to be vacated. There are several considerations involved if this is done. One is to maintain access between Tanya and Alaska for the people in the northeast area. Another consideration is to provide continuity of access by some paved means between the same two streets until the Michael Way overpass is completed. The vacation consists of an approximately 40' width extending from Tanya down to Alaska (as shown in red on the map). The part shown in blue will be retained by the State upon vacation for the Michael Way alignment.
- CHAIRMAN MILLER asked how wide this would be.
- MR. NULL stated he did not know how wide the overpass would be, but the actual Michael Way right-of-way varies between 80' and 100' in width. Staff would recommend approval of the vacation subject to the following conditions: There be provided a separate and temporary roadway, on the Michael Way alignment connecting Tanya and Alaska, to be completed before the recording of the vacation. Staff would also require the normal conditions.
- Staff has several conditions on the revised tentative of Unit #4: Vacation 4-78 be recorded prior to the final map of Unit #4; that there be provided a separate and temporary roadway, on the Michael Way alignment connecting Tanya and Alaska, to be completed before recordation of VAC 4-78; there be continuity of paved access from Tanya to Alaska until such time as the Michael Way overpass is completed; that the west

boundary of the plat be moved to the west 11' along the rear of Lots 61 through 65, Block 6; there be no vehicular access to Michael Way from the rear of Lots 61 through 75, Block 6; a wall statement plus the normal conditions. The whole crux of the conditions is to provide another access parallel to the area to be vacated, connecting the same streets and providing access. The residents will still be able to get from Tanya to Alaska. A petition has been submitted in opposition to the vacation, including 122 signatures.

CHAIRMAN MILLER asked if the vacation was approved, would there still be a street.

MR. NULL replied there would be another street on the Michael Way right-of-way and it would connect Tanya and Alaska.

NICK DAINE, LEWIS HOMES, stated they would abide by all of the conditions stipulated by staff. The access would be the same as it is now, nothing would be changed.

NEAL YOUNG, Nevada State Highway Department, stated the cart was being put before the horse as they had been informed by the City Attorney that property, when abandoned, will go to the person who dedicated it in the first place, and that the new road would be on State Highway right-of-way. He added they are working with Lewis Homes, but nothing has been approved.

MS. DAINES said that in a vacation, the property usually goes to the abutting property owners. She added that she had not spoken with Mr. Young, that it would have been someone else in the City Attorney's office.

MR. YOUNG said that the City Attorney's office had indicated in another matter the property goes back to the property it was donated from, which in this case, they had donated to the City. They purchased Alaska Street totally and donated it to the City because the people in the neighborhood insisted they maintain access to Alaska Street not only for them but for the bicycle path. Alaska and Tanya have since been dedicated back to the City; however, a piece of land was retained in anticipation of the future Michael Way. It has not been deeded to anyone. Lewis Homes would have to deal with them before they could relocate the right-of-way.

MRS. COLEMAN asked how the Highway Department acquired the land originally

MR. YOUNG stated it was purchased.

MR. DAINE said they had no quarrel with the Highway Department and both the applicant and the City of Las Vegas were aware the land would go back to the Highway Department and Lewis Homes would have to deal with the Highway Department in order to get the land. The vacation is merely a first step in the process.

MR. YOUNG said they had no objections to dealing with Lewis Homes but if the tentative map is approved, that is part of the property the Highway Department owns.

MR. NULL said the approval of the plat is conditioned upon approval of the vacation, so the State is protected and the City is fully aware

of the situation involved.

MR. YOUNG said they must abide by Federal and State requirements to even negotiate a sale of land, so if something happened, there would be a tentative map over the Highway Department's property. He said they are not protesting the abandonment, but the tentative map.

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

JIM FOOTE, 5520 Reba, pointing to the display map, indicated the street layout in the area in question. He stated he objected to the applicant receiving land for financial gain. With the interchange, they will be denied access onto Alaska. There is also a bad elevation problem as the water pools. He added he had done an extensive title search and could not find where the State of Nevada had deeded the City the roadway. He said until there was a deed he did not see where anyone had the right to even discuss the roadway.

MR. YOUNG stated they have given that back to the City by means of a resolution, that it is recorded and is a recent transaction, and that may be the reason for it not being in the plat books. This includes both Alaska and Tanya.

MR. DAINE reiterated previous comments that Lewis Homes would be purchasing the land, it was not being given to them.

MR. FOOTE reiterated his objections, and asked for a copy of the Highway Department resolution.

CARMEN ANNELLO, 108 Chasen, stated he resented staff recommending approval before hearing the objections of the home owners. He cited parking, traffic congestion, etc., as reasons for protest. He said the letter sent out stated multi-unit homes would be built. He said that was nullified at the last meeting.

MR. NULL stated that staff had inadvertently forgotten to clip that statement off the map that was used and sent out. He added that staff makes its own recommendation, the Planning Commission then holds a public hearing to listen to citizen input.

CHAIRMAN MILLER explained that the Planning Commission is a volunteer unpaid body. Staff is paid by the City to recommend whether or not a plan is good or not, they do not confer with the community. That is what the Planning Commission is appointed to do.

G.C. WALLACE described the tentative map and the vacation request in detail for the benefit of those persons present. He added they had met with Planning, Public Services and the Highway Department and it is the consensus of opinion this plan is in the best interest of everyone.

BILL DICKSON, 5617 Reba, stated he was not against the plan if it is done the right way. He asked if they would consider giving up one lot and having Tanya go through the proposed subdivision.

MR. WALLACE said the City did not want to see all the traffic going through Breton Woods.

JOHN COZER, 5509 Bromley, asked if it would be possible to have some type of barrier to slow down the traffic.

CHAIRMAN MILLER stated this was possible. He would have to go through Metro and the Traffic Division.

MR. JONES made a Motion for APPROVAL of VAC-4-78, subject to the following conditions:

1. That there be provided a separate and temporary roadway, on the Michael Way alignment connecting Tanya Avenue and Alaska Avenue, to be completed before the recording of VAC-4-78.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to Code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

"AYES" Chairman 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 June 7, 1978 at 2:00 P.M. at which time a date for public hearing would be set.

MR. JONES made a Motion for ABEYANCE of the Tentative Map of Lewis Homes - Meadow Vista #4, Revised.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

3. Z-44-78

APPROVED

Application of BECKER AND SONS for reclassification of property legally described as Lots 19 through 25, Block 1, Charleston Heights Tract 51-F1, located on the south side of Smoke Ranch Road, 250 feet east of Maverick Street, from R-3 (Limited Multiple Residence) to R-PD 11 (Residential Planned Development).

MR. BROWN presented the staff report and stated the plot plan is as submitted. Staff would recommend approval subject to the applicant complying with fire marshall regulations and the normal conditions.

CHAIRMAN MILLER declared the public hearing open.

The applicant or a representative was not present.

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-44-78, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Approved water main and fire hydrant to be provided compatible to this development. Front and rear hose lays to be required, with access to hydrants near alley and at front of property.
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.
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" Chairman 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 June 7, 1978 at 2:00 P.M.

4. 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 zoned, proposed RPD-11.

Owner: Becker and Sons

Subdivider: Independent Inc.

No. of Acres: 2.55 No. of Lots: 20

APPROVED

MR. NULL presented the staff report and stated the area in question was formerly Lots 19 through 25 of the old Charleston Heights plat 51-F-1. The elevation and building dimensions were submitted as part of the zoning application. It should be noted on the final map that the building dimensions are provided by use of a typical dimensioned structure. Staff would recommend approval with the following conditions: approval of the zoning request Z-44-78 and the normal conditions.

MRS. COLEMAN inquired as to access for the plat.

MR. NULL said there was no access off Smoke Ranch, that they would get

to the rear of these lots by means of a public alley, which is connected to the street on the east of the plat.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Independent Square of Charleston Heights 51-F-1, subject to the following conditions:

1. Approval of zoning request Z-44-78.
2. 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 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.
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 Subdivision Statutes.

Voting was as follows:

"AYES" Chairman 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 June 7, 1978 at 2:00 P.M.

5. FINAL MAP
INDEPENDENT
SQUARE
APPROVED

Property generally located on the south side of Smoke Ranch Road at Maverick, R-3 zone, proposed RPD-11.

Owner: Becker and Sons
Subdivider: Independent Inc.
No. of Acres: 2.55 No. of Lots: 20

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

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Independent Square, subject to the following condition:

1. Approval of the tentative map.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. TENTATIVE MAP
CHARLESTON
ESTATES NO. 7
(REVISED)

Property generally located on the south side of Washington Avenue,
east of Decatur Boulevard, R-E zone (under ROI to RPD-8).

Owner/Subdivider: Becker and Sons
No. of Acres: 21.7+ No. of Lots: 153

APPROVED

MR. NULL presented the staff report and stated staff would recommend approval of the tentative map with the normal conditions. The unit shown as 7A, is now under construction. The time has elapsed, however, since this was approved, so the applicant is resubmitting the tentative. The number of units has been reduced by 16. They have also given a typical layout for this, which is part of the zoning case.

MRS. COLEMAN asked what was in the corner of the plat.

MR. NULL said that was landscaping and the common recreational area.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Charleston Estates No. 7 (revised), 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 Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried by a majority vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on June 7, 1978 at 2:00 P.M.

7. TENTATIVE MAP
CHARLESTON
HEIGHTS 50-E3

Property generally located on the southwest corner of Smoke Ranch Road and Winwood Street, R-1 zone (under ROI to RPD-20).

Owner/Subdivider: Becker Development Co.
No. of Acres: 7.1025+ No. of Lots: 96

APPROVED

MR. NULL presented the staff report and stated typicals have been provided indicating the building dimensions and parking. Staff would recommend approval with the normal conditions.

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of Charleston Heights 50-E3, 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 Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried by a majority vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on June 7, 1978 at 2:00 P.M.

8. FINAL MAP

CHARLESTON
HEIGHTS 50-E3

Property generally located on the southwest corner of Smoke Ranch Road and Winwood Street, R-1 zone (under ROI to RPD-20).

Owner/Subdivider: Becker Development Co.
No. of Acres: 7.1025+ No. of Lots: 96

ABEYANCE

MR. NULL presented the staff report and stated staff does not feel that this final map is in conformity with the tentative map. There is no details as to parking, landscaping and so forth, and staff would recommend denial.

G.C. WALLACE stated he appreciated staff's comments, but they had submitted several maps recently to both City and County on this type of development and have not put in the detail, which is actually supposed to be on. He added this has been brought to their attention and they will now conform. In the past a detailed grading map has been submitted to Planning. He said he would like to request the final map be approved.

MR. SWESSEL said he would like to hold this item in abeyance for receipt of the requested details.

MR. WALLACE said if that was the decision of the Commission, they would abide by it.

MR. SWESSEL said he did not want to pass it unless he can see what is going to be done.

MR. JONES stated he agreed with Mr. Swessel's position.

MR. SWESSEL made a Motion for ABEYANCE of the Final Map of Charleston Heights 50-E3, pending receipt of detailed plans.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

9. TENTATIVE MAP

CHARLESTON
HEIGHTS 57

Property generally located on the east side of Tenaya Way, north of
Cheyenne Avenue, N-U zone (under ROI to R-1 and RPD-18).

Owner/Subdivider: Charleston Heights Development Co.
No. of Acres: 52.7+ No. of Lots: 365

APPROVED

MR. NULL presented the staff report and stated that a couple of waivers
are necessary, one is on the length of Block 2 and the other is on the
length of the cul-de-sac which is 250'. The building dimensions have
been submitted as a typical layout. Approval of the tentative map also
constitutes approval of the plot plan as revised. Staff would recommend
approval with the normal conditions.

G.C. WALLACE stated they would agree to staff stipulations.

MR. JONES made a Motion for APPROVAL of the Tentative Map of Charleston
Heights 57, 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 Subdivision
Statutes.

Voting was as follows:

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

Motion for APPROVAL carried by a majority vote.

CHAIRMAN MILLER announced this item would be heard by the City
Commission on June 7, 1978 at 2:00 P.M.

10. TENTATIVE MAP

CHARLESTON
HEIGHTS No. 58

Property generally located on the northwest corner of Vegas Drive and
Torrey Pines Drive, N-U zone (under ROI to RPD-21 and R-1).

Owner/Subdivider: Becker and Sons
No. of Acres: 35.1+ No. of Lots: 307

APPROVED

MR. NULL presented the staff report and stated a waiver is necessary on

the lengths of Blocks 1 and 2. The R-PD information for this area was provided as a typical. Staff feels that Spica Street should be entirely within the plat. Half is in the County and staff does not know when that other half will be dedicated.

CHAIRMAN MILLER asked if the street did not continue any farther up.

MR. NULL replied that it did not.

G.C. WALLACE was present representing the applicant.

CHAIRMAN MILLER asked if there would ever be a street above the property.

MR. NULL said that was hard to say.

CHAIRMAN MILLER asked if the back of the houses abutted that street.

MR. NULL replied that they do. He added that the other problem is that there is present no access whatsoever to the tentative map area. Staff would recommend approval with the following conditions: that the entire right-of-way of Spica Drive be included in the plat and that this change be made before the tentative map is transmitted to the City Commission; no final map will be accepted until proper access is provided. Kingswood Estates will be recorded shortly and at that time, there will be access to the plat in question. But at the current time, staff would not like to accept any finals.

MR. WALLACE said with regard to the access, he would rather see the final map approved subject to paved access being provided to the subdivision. He added he knew the Becker's would agree to the condition that there must be paved access. He said with regard to the half street, the center street line is a land line and it is quite common to have an owner on one side provide for half and the owner on the other side to provide for half. He said this is what has been done on this subdivision. The tentative map has been submitted to the County and it is understood it has been approved with that half street. He said they would like to take exception with that staff recommendation.

MRS. COLEMAN inquired as to the size of the half street.

MR. WALLACE said it had a 51' right-of-way.

MRS. COLEMAN asked how much of the subdivision would use that as access to Vegas Drive.

MR. WALLACE said there was one access off from Vegas Drive and one access off from Torrey Pines.

MRS. COLEMAN said that would be carrying an awful lot.

MR. WALLACE said there is other access to the R-PD 21. He added they are agreeable to increasing the right-of-way to 60'.

MR. GUTHRIE asked if Mr. Wallace knew who owned the other property and if they would agree to dedicate.

MR. WALLACE said he did not know. He added that if it was possible

to get some kind of agreement for dedication of the other property owner's land, Becker's would agree to pave an extra 10' feet or something similar.

MR. TIBERTI said as long as there is access to the area, the Commission shouldn't be too concerned. He added the subdivider has to be concerned with access or he wouldn't get people in to buy the homes and adequate ins and outs would have to be provided. He said that perhaps the Commission should request, even if they have to take more off their own property at this time, to build the street wide enough, at least temporarily, until they can do something with the full street.

MR. NULL said staff would agree with that; there should be sufficient roadway to satisfy Public Services.

MR. WALLACE said they would provide a minimum of 26' of pavement which would provide ample travel lanes. He asked if they were talking about an additional 10' of dedication.

MR. TIBERTI said Beckers should either make arrangements for the additional portions or give it off from their own property.

MR. NULL said the amount of paved surface should be left up to the Public Services Department and the traffic department.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Charleston Height No. 58, subject to the following conditions:

1. Developer to provide paved access from Vegas Drive along Spica Drive sufficient to handle traffic. Width of pavement to be determined through negotiation with the Public Services Department.
2. No Final Map of the subdivision shall be accepted until proper access is provided.
3. 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.
4. Street names to be provided in accord with the City's Street Name policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Chairman 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 June 7, 1978 at 2:00 P.M.

11. FINAL MAP
KINGSCREST
APPROVED

Property generally located on the southwest corner of Diamond Head Drive and Page Street, R-PD zone.

Owner: Lester R. Hicks
Subdivider: Boeker-Honeycutt, Partnership
No. of Acres: 16.088+ No. of Lots: 70

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 the following conditions: conformance to the conditions of approval of the tentative map; and approval by the Board of City Commissioners of the request for common drives.

KIRK ANDERSON, ALCA Engineering, agreed to staff conditions.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Kingscrest subject to the following conditions:

1. Conformance to the conditions of approval of the Tentative Map.
2. Approval by the Board of City Commissioners of the request for common drives.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

12. FINAL MAP
KINGSWOOD
ESTATES UNIT 5
APPROVED

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

Owner/Subdivider: Chism Homes, Inc.
No. of Acres: 16.088+ No. of Lots: 70

MR. NULL presented the staff report and stated the final map is in substantial conformity with the tentative map and staff recommends approval with the following condition: a wall be placed on the rear of lots backing up to Torrey Pines and that it be bonded with offsite improvements.

MR. SWESSEL made a Motion for APPROVAL of the Final Map of Kingswood Estates Unit 5, subject to the following condition:

1. A wall be placed on the rear of the lots backing to Torrey Pines and that it be bonded with the off-site improvements.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

13. FINAL MAP Property generally located west of Rancho Drive between Oakey and Sahara Avenue, R-1 zone (under ROI to RPD 7).
RANCHO SERENO Owner/Subdivider: Villa Bonita Oeste, Inc.
UNIT 2 No. of Acres: 8.111 No. of Lots: 48
- 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. SWESSEL made a Motion for APPROVAL of the Final Map of Rancho Sereno Unit 2.
- Voting was as follows:
- "AYES" Chairman Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None
- Motion for APPROVAL carried unanimously.
14. FINAL MAP Property generally located on the south side of Oakey Boulevard, west of Rancho Drive, R-1 zone.
RANCHO BONITO Owner/Subdivider: Villa Bonita Oeste, Inc.
ESTATES UNIT 2 No. of Acres: 16.636 No. of Lots: 48
- APPROVED MR. NULL presented the staff report and stated there is a slight change from the tentative on the final map in that on the tentative map there were three lots shown at the end of Zafra Court. The final map shows four. There is a problem in that the area in red (pointing to display map) constitutes an existing power line easement which bisects Lot 136, which makes the lot unuseable. Staff would recommend approval subject to the following conditions: the final map is in substantial conformity with the tentative map, but Lot 136 be removed from the final map. It is expected the applicants would file an amended final map once this power line alignment is removed, reinstating Lot 136.
- DAVID WIER, VTN Nevada, stated they are in the process of working out the final agreement with the Power Company to relocate the line. The easement for the relocation is shown on the final map. When the line is relocated, the existing easement will be abandoned. The worst thing that could happen, should negotiations fall apart and the line not relocated, there would still be useable approximately 65' of the 85' lot. The lot would not be ruined. To pull one lot out of the subdivision would stop the whole process. He added he thought a condition that no building permits are to be issued for that one lot until the power line is relocated would be sufficient.
- MR. SWESSEL asked how close the negotiations are.
- MR. WIER said they are complete with the exception of actual commencement of construction.
- MR. JONES suggested this map be held in abeyance until proof of agreement with the Power Company is received.
- MR. SWESSEL said he would like to see it in writing. He suggested that perhaps the lot be deleted.

MR. TIBERTI asked the applicant if he would get a letter or an agreement from the Power Company indicating their agreement and then approval of the plat would be given if the letter is received by staff and would not be approved if the letter is not received, and it should be received prior to the City Commission taking action on the final map.

MR. WIER said that even with the easement, the lot was still useable.

MR. NULL said staff did not know the size of the houses.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Rancho Bonito Estates Unit 2, subject to the following condition:

1. The applicant shall submit a letter to the staff from Nevada Power Company stating that the existing right-of-way (over Lot 136) will be given back to the property owner. This letter is to be provided before this final map is forwarded to the City Commission.

Voting was as follows:

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

Motion for APPROVAL carried by a majority vote.

RECESS:

At the hour of 9:30 P.M. Chairman Miller declared a recess and reconvened the meeting at 9:40 P.M.

15. FINAL MAP

Property generally located on the southwest corner of Smoke Ranch Road and Maverick Street, RPD-8 zone.

AMENDED PLAT OF
THE AMENDED
PLAT OF
CHARLESTON
HEIGHTS 51-A-1

Owner/Subdivider: Becker and Sons
No. of Acres: 4.435+ No. of Lots: 40

APPROVED

MR. NULL presented the staff report and stated the plat in question has been amended a couple of times. The current amendment is to reduce the 14 lots on Maverick to 12 lots. Approval of the final map constitutes approval of the plot plan of Z-49-75. This final map is in substantial conformity with the tentative map and staff would recommend approval with the following conditions: conformance to the requirements of Charleston Heights 51-A-1 and the addition of the wall statement.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of the Amended Plat of the Amended Plat of Charleston Heights 51-A-1, subject to the following conditions:

1. Conformance to the conditions of approval of Charleston Heights 51-A-1.
2. 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.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

16. FINAL MAP

CHARLESTON
HEIGHTS TRACT
NO. 53-C

APPROVED

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

Owner/Subdivider: Becker and Sons
No. of Acres: 18.6475 No. of Lot: 39

MR. NULL presented the staff report and stated (pointing to the display map) there are three street names. One is Avenida Caballo, the second is Paseo Regallo and the other is Avenida Vaquero. Staff is going to try to reduce the number of names to two. There is one lot that presently has a number on Paseo Regallo and if staff can write to that person and get their concurrence, it would like to remove this street name. This final map of Charleston Heights 53-C is in substantial conformity with the tentative map and staff recommends approval with the following condition: conformance to conditions of approval of the tentative map.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Charleston Heights 53-C, subject to the following condition:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

17. A-5-78

APPROVED

Petition of Annexation submitted by RONALD SIMONE to annex property generally located on the south side of O'Bannon Drive between Jones Boulevard and Torrey Pines Drive.

MR. NULL presented the staff report and stated the size of the requested annexation is 4.4 acres and is zoned County R-E.

NICK DAINE, representing the applicant, was present.

MRS. COLEMAN made a Motion for APPROVAL of A-5-78.

Voting was as follows:

"AYES" Chairman 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 June 7, 1978 at 2:00 P.M.

18. Z-18-68

REVIEW

APPROVED

Request of ROBERT KELLEY for a Development Plan Review to allow a dance studio and office on property located at 3016 West Charleston Boulevard in Zoning District C-D.

MR. BROWN presented the staff report and stated staff has no quarrel with the development plan submitted. Would, however, require a 10' planter strip along Charleston and landscaping in front of the existing building. With those stipulations plus the normal conditions, staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Review under Z-18-68, 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" Chairman 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 June 7, 1978 at 2:00 P.M.

MR. BROWN read the normal conditions that would apply to applicants seeking rezoning approvals at this meeting.

19. Z-36-78

APPROVED

Application of SUNRISE OAKS, LTDS., for reclassification of property legally described as the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, MDB&M, excepting therefrom the northerly 208.85 feet of the easterly 208.85 feet thereof and generally located 660 feet north of Washington Avenue and 1,320 feet west of Lamb Boulevard, from R-E (Residence Estates) to R-T (Trailer Residence).
Proposed Use: Trailer Park

MR. BROWN presented the staff report and stated the owner of the mobile home park to the east also owns the parcel in question. Public Services has requested that a block wall be built along the south property abutting the Wash and staff would recommend approval to this subject to access from the northwest corner where some kind of knuckle or fire access barrier be developed along there and would further recommend that the small parcel in the southwest corner not be included in the rezoning.

CHAIRMAN MILLER declared the public hearing open.

JOHN MEYERS, 4879 Mountain Valley Road, agreed to staff stipulations.

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-36-78, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. South boundary of rezoning to be the Las Vegas Drainage Channel.
3. Amend plot plan to show a fire emergency access to Gateway at the northwest corner of the plat.
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 system 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 as amended to reflect the above condition
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" Chairman 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 June 7, 1978 at 2:00 P.M.

20. Z-37-78

APPROVED

Application of VIOLA H. JESSEN for reclassification of property legally described as Lot 15, Block 4, Francisco Park #1 and located at 1213 - 1215 San Pedro, between Maryland Parkway and Maroney Avenue, from R-2 (Two-Family Residence) to P-R (Professional Offices & Parking).
Proposed Use: Office

MR. BROWN presented the staff report and stated staff has no quarrel with the requested rezoning. Staff would request that planting be placed on the front of the property, possibly 2 or 3 5-gallon planters and also some landscaping on the front of the building. With those stipulations plus the normal conditions, approval is recommended.

CHAIRMAN MILLER declared the public hearing open.

HARRY BEDMAN stated he agreed with staff stipulations, that they intended to put landscaping between the two driveways and did not view it as a major problem.

MR. BROWN said staff was asking the landscaping be in the form of tubs.

MR. SWESSEL said you have got to be kidding.

MRS. COLEMAN said that would not last five minutes.

MR. BEDMAN said with the tubs they would not have to break up the asphalt and that the plants would be watered by hand.

MR. GUTHRIE said there are four dwellings running along there now that have no landscaping and asphalt runs the whole length. He asked if this is the only property that will have landscaping.

MR. BROWN said no, that the property to the west has been rezoned and landscaping had been required, but had not been complied with. Staff is in the process of acquiring compliance.

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-37-78, subject to the following conditions:

1. Resolution of Intent be restricted to a twelve (12) month time limit.
2. Landscaping shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping 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. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" Mr. Swessel

Motion for APPROVAL carried by a majority vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on June 7, 1978 at 2:00 P.M.

21. Z-38-78

APPROVED
AS AMENDED

Application of TOM ELARDI for reclassification of property legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, MDB&M and located on the south side of Oakey Boulevard, between Decatur Boulevard and Arville Street, from R-1 (Single Family Residence), R-3 (Limited Multiple Residence) and C-1 (Limited Commercial) to R-PD 8 (Residential Planned Development), R-3 (Limited Multiple Residence), C-1 (Limited Commercial) and C-2 (General Commercial).

MR. BROWN presented the staff report and stated he thought the Planning Commission was aware of the location of the property in question. The present zoning is the R-3 to the west, the yellow (pointing to display map) is the R-1 and then the C-1 to the north, from Oakey south. The plot plan, as the applicants have submitted, requests R-PD 8 for the east side, a width of approximately 280', with detached, for the most part single family. There are common walls on some of them. R-3 is requested in the middle with commercial on the west. The R-3 zoning in existence is larger than the requested R-3. Arrangements can be made to place swimming pools to the rear of the property.

MRS. COLEMAN asked if the rear of the property was the R-PD section.

MR. BROWN replied that it is.

MRS. COLEMAN asked if this was against the fences of the present owners.

MR. BROWN replied yes, if the buyers choose to put them there, next to the R-1 to the east.

MRS. COLEMAN asked where the C-2 was requested.

MR. BROWN replied C-2 is required for the south half and C-1 is requested for the north half. He again explained the plot plan.

CHAIRMAN MILLER declared the public hearing open.

HERB JONES and TOM ELARDI were present.

MR. JONES stated that when he was before the Commission last time, one of the Commissioners suggested it would be more feasible to present a complete plot plan of the entire area and that is what they have done. He added they felt they had a good plan. They do have the single family residences along the east part of the property, then go into the R-3, the C-1 and C-2. They think it is an excellent plan that should be compatible and it is good planning for the beneficial use of the land.

He added the R-PD would have individual people owning their individual homes.

MRS. COLEMAN asked how many acres was in the R-3.

MR. ELARDI replied there is 4 acres.

MR. SWESSEL asked how many R-1 lots were proposed.

MR. JONES said 60, which was less than would be allowed. There would be 30 on each side of the street.

MRS. COLEMAN asked why they wanted the C-2.

MR. ELARDI said that the only reason they came in for the C-2 on that side was because they were working with a couple of car agencies and C-2 zoning is required for car agencies. He defined the location of the requested C-2 for the Commission.

MR. TIBERTI asked where the street that serves the R-PD section goes.

MR. ELARDI said it would go north and south, from Oakey to O'Bannon.

MR. BROWN said staff wanted O'Bannon stopped, not carried on east.

MR. GUTHRIE asked what was planned for the C-1.

MR. ELARDI replied a shopping center.

MR. GUTHRIE asked if they had any tenants.

MR. ELARDI replied they did not, they are working on that now.

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

BARBARA PASCOE, 1900 Aquarius, presented a petition bearing 1313 signatures in protest (on file in CP&D). Mrs. Pascoe said the City Commissioner had said he would like to see the whole area in a commercial proposal and that is what the opponents understood also. She added her lot is 130' in width and the proposed R-PD would put three homes across her backyard. She added she felt this was too dense for the property.

FRANK THACKER, 4516 Hillcrest, read from City Commission minutes where a request was heard on the property in question, wherein a proposal of commercial development was discussed. He said there was not a plan for rezoning, but no plan for building. He added he was against the whole thing and did not know why the applicant was back.

MORRIS BERNSTEIN, 1720 Tranquility Drive, said the last request for apartments was denied by both the Planning Commission and the City Commission. He said what was proposed was no more than a disguised attempt to put a high density project in the area. He added he would not object to the same type development as Fair Acres, the land cannot stay vacant, but should stay in conformity with existing conditions.

MS. NOBLE, 1612 Metropolitan, appeared in protest and stated the requested C-2 zoning would also allow apartments to be built. She added that once condominiums or apartments are allowed in an area, they breed like rabbits. She added she did not want these next to her and did not think the other protestants did either.

MR. JONES appeared in rebuttal and gave a history of the zoning of the property in question. He added that the previous request was for 176 units and they are now only asking for 60 and are doing away with two-thirds of the previously requested density. He said the homes in the R-PD would be from 1272 sq. ft. to 1700 sq. ft. and would range in price from \$50,000 to \$70,000, comparable to the type of homes in the immediate area and the decor would be similar to Spanish Oaks.

COMMISSIONER JONES asked the size of the R-PD lots.

MR. JONES replied they are 110' deep by 40' wide.

MRS. COLEMAN said everyone wanted commercial, what was the applicant's objection to going totally commercial.

MR. ELARDI said that you can overdo commercial. It is good as long as there is a need for it.

COMMISSIONER JONES asked from a dollar value, could the applicant derive the same amount from lower density and more custom homes.

MR. ELARDI replied one of the problems is the cost of construction. To go to a larger custom house, you would have to ask more money than the area would bear.

MR. TIBERTI asked what the distance was in the backyard.

MR. ELARDI replied it is 25'. The pools would be 5' away from the fence.

COMMISSIONER JONES asked if there would be garages.

MR. ELARDI replied there would be two-car garages in the front.

CHAIRMAN MILLER asked what the time frame for construction would be.

MR. ELARDI said they would like to start with the R-PD 8 and R-3 prior to commercial and would be starting within 6 months.

COMMISSIONER JONES stated he did not think more apartments in the area were needed.

MR. ELARDI said the apartments would be under his ownership.

MR. BROWN stated there is already R-3 zoning approved that is larger than that which is requested.

CHAIRMAN MILLER said his concern was opening up the area for apartments. Even though there is a buffer, it is still putting apartments in the area.

MR. ELARDI said that in looking at the Master Plan, there is R-3 zoning directly to the south.

MRS. COLEMAN said she thought they were on the right track. She said she agreed as far as the apartments were concerned with other statements, and that she didn't mind the C-2 if she knew the use.

MR. ELARDI said he would accept C-1 in lieu of the requested C-2. He could then bring it back for a use review.

MR. GUTHRIE asked to see elevations of the proposal.

MR. BROWN presented those submitted by the applicant.

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-38-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. East tier of lots to be rezoned to R-PD 6 instead of R-PD 8; C-2 request shall be amended to C-1.
3. Fire equipment access and turning radius to be compatible to equipment responding to that area. Access to be provided to the rear of all RPD units as required by the Department of Fire Services.
4. Dedication of 60 ft. plus four radius corners are required for unnamed street as required by the Department of Public Services within sixty days after approval of the zoning.
5. Dedication of 30 ft. is required for O'Bannon plus radius corner at Decatur as required by the Department of Public Services within sixty days after approval of the zoning.
6. O'Bannon Street shall dead end at the intersection with the unnamed north/south street.
7. Construction of half street improvements including street light as required by the Department of Public Services.
8. 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 system shall be cause for revocation of a business license.
9. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

11. Conformance to the plot plan as amended to reflect the above conditions.
12. 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 and Mr. Swessel
"NOES" Chairman Miller and Mr. Jones

Motion for APPROVAL carried by a majority vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on June 7, 1978 at 2:00 P.M.

22. Z-39-78
DENIED

Application of GANGOLA CONSTRUCTION COMPANY for reclassification of property legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M and located on the east side of Clarkway Drive, 200 feet north of Bonanza Road, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).

Proposed Use: 10-Unit Apartment Building

MR. BROWN presented the staff report and stated the location is back from Bonanza on Clarkway. The Bigelow development is on the east. There are nine letters of opposition (indicated on display map). Staff would recommend this request not be approved. It is felt this kind of development is not now needed in the area.

CHAIRMAN MILLER declared the public hearing open.

JACK GANGOLA stated he bought the property about 4 years ago and there were seven old apartments on it. They are in the process of tearing those apartments down. There is just a handful of houses on Clarkway Drive, the road is not paved, and anything that is built there would be a credit to the area. He added it is a neglected area.

MR. TIBERTI asked the applicant if he would put in sewer.

MR. GANGOLA stated sewer is in there now.

MR. & MRS. MIKE KAVOLICH appeared in approval of the application, stating they lived right next door to the property in question and asked why the applicant was not requesting C-2 instead of R-3.

MRS. COLEMAN said that C-2 opens the door to many kinds of things.

MR. KAVOLICH said they are in favor of the apartments so long as the architectural areas are up to par.

MRS. KAVOLICH said the applicant has already started beautifying the area by tearing down the old shacks. If the request is approved, they would like to see architectural supervision and also an 8' block wall between the two properties, as well as no windows facing onto their property.

MARY ANN HAGUE, 829 Clarkway Drive, appeared in protest, and stated the street is unimproved and would not handle the additional traffic. The applicant has improved the property but is in violation of the Zoning Codes as there is heavy industrial equipment on the land which has been there for over a year. If the apartments are allowed the applicant may continue to stay in violation. She added only one parking space per unit was planned and people would park in the street.

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 DENIAL of Z-39-78 because the introduction of multi-family use would exceed the density recommended by the General Plan.

Voting was as follows:

"AYES" Chairman 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 June 7, 1978 at 2:00 P.M.

23. Z-40-78

APPROVED

Application of DONALD J. & PATRICIA A. DAVENPORT for reclassification of property legally described as Government Lot 1, Section 36, Township 20 South, Range 60 East, MDB&M and located at 808, 814 and 818 South Decatur Boulevard, from R-1 (Single Family Residence), C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial).

Proposed Use: Shopping Center

MR. BROWN presented the staff report and stated the plot plan is as submitted. Staff would recommend approval subject to installation of a 6' block wall down the north side of a present cul-de-sac. It is understood there is going to be a request to vacate that and staff would then request that the wall be continued south with landscaping.

CHAIRMAN MILLER declared the public hearing open.

TOM LEE, 1701 West Charleston, stated that the existing Taco building would remain in the middle and the building will go around the perimeter. The existing paint place will be knocked down. The proposed building will be artistically consistent.

MR. SWESSEL asked if the entrances were on Decatur and Evergreen.

MR. LEE stated there are no entrances on Evergreen. There is a 5' strip of land on Decatur that belongs to someone else. There will be traffic problems on Decatur and they would like to get the 5' strip which they understand is owned by Beckers. The present owners are asking a great deal for that strip.

MR. COLEMAN asked what provisions were made for loading and unloading.

MR. LEE stated there will be an access road surrounding the building.

MR. SWESSEL indicated there might be a traffic problem.

MRS. COLEMAN said if the applicant thinks he can make it, it is not the Commission's job to say no.

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-40-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Approved water mains and fire hydrants to be provided as required by the Department of Fire Services. Fire flow to be compatible to construction and use of the building.
3. Six foot block wall to be installed from the northwest point of the property south to the cul-de-sac.
4. Landscaping and a permanently 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 as amended 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" Chairman 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 June 7, 1978 at 2:00 P.M.

24. Z-41-78
- WITHDRAWN

Application of DWIGHT JORY for reclassification of property legally described as the southerly 150.11 feet of the South Half (S½) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 7, Township 21 South, Range 61 East, MDB&M and generally located on the north side of Tara Avenue extending east from Arville Street 622 feet, from R-1 (Single Family Residence) to R-4 (Apartment Residence).

Proposed Use: 4-Plex Apartment Development

CHAIRMAN MILLER announced this item had been withdrawn by the applicant.

25. Z-42-78
APPROVED

Application of BERTA M. WILHOIT & TRUETT E. WEATHERBY for reclassification of property legally described as Lots 17 and 18, Block 16, Pioneer Heights Subdivision and located at 400 South Maryland Parkway on the southwest corner of Maryland Parkway and Lewis Avenue, from R-4 (Apartment Residence) to P-R (Professional Offices & Parking).

Proposed Use: Office Building

MR. BROWN presented the staff report and stated the request is located in the heart of an R-4 district. The plot plan is as depicted. Staff would recommend approval subject to revising the plot plan to provide for 6 parking places, which can be done, plus the normal conditions.

CHAIRMAN MILLER declared the public hearing open.

TERRY BOYD, 1244 South Ninth, stated the proposed revision is acceptable.

MR. GUTHRIE asked where the location of the parking would be.

MR. BOYD replied parking would be in back, off the alley and there would be one on the side or in front.

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-42-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Provide approved fire hydrant at the alley as required by the Department of Fire Services.
3. Amend plot plan to provide a minimum of six parking spaces.
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 as amended 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" Chairman 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 June 7, 1978 at 2:00 P.M.

26. Z-43-78
APPROVED

Application of CHARLESTON TOWERS & MR. DODD SMITH for reclassification of property legally described as Lot 2, excepting the north 289.71 ft. and the south 145 ft. thereof and all of Lot 3, Block 2, Ellis Estates and located on the south side of Charleston Boulevard and the east side of Shadow Lane, from R-E (Residence Estates) and P-R (Professional Offices & Parking) to P-R (Professional Offices & Parking) and C-1 (Limited Commercial).

Proposed Use: V.A. Outpatient Clinic

MR. BROWN presented the staff report and stated there is a black-topped piece which has been covered directly to the rear of this property on Ellis. That was a stipulation in approving some other zoning in this area. One of the stipulations was a block wall be built on Ellis, which has not been done and staff is looking into that. Staff has no quarrel with the application. There is one letter of protest on record. Staff would recommend approval subject to installation of the block wall.

CHAIRMAN MILLER declared the public hearing open.

FRED CASTLE, Charleston Towers, stated they have worked for two years to get funding through GSA and the Veterans Administration for 100,000 veterans in the area. Approval was given two years ago, but was denied because of insufficient funding from GSA to VA. It is to be veteran medical facilities, which should be completed in the early part of next year. All funding is now set. There is one protestor to whom he has talked. Federal requirements leaves the protestant on the south side in sort of an island. He added he agreed that a wall there was needed. The protestant has said he would like to sell his piece of land to the government, but this is the type of project the government does not own. It is built by private capital and leased to the government.

JOE BUCKLEY, 1125 Shadow Lane, appeared in protest, and read from a letter of protest previously submitted (copy on file in CP&D). The main theme of his letter seemed to be that the U.S. should have also purchased his land.

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

MR. TIBERTI announced he would abstain from voting on this item as he had been contacted in his office about a VA building.

MRS. COLEMAN made a Motion for APPROVAL of Z-43-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. An eight ft. block wall shall be constructed along the property line adjacent to the dwelling unit located southwest of applicant's property and shall be completed prior to start of construction. A six foot block wall to be constructed along Shadow Lane and a six foot decorative wall to be constructed on Ellis Avenue.
3. Approved fire hydrants and water mains to be provided, fire flow compatible to construction and use of the building as required by the Department of Fire Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan as amended 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" Chairman Miller, Mrs. Coleman, Mr. Jones and Mr. Swessel

"NOES" Mr. Guthrie

"ABSTAIN" Mr. Tiberti

Motion for APPROVAL carried by a majority vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on June 7, 1978 at 2:00 P.M.

27. FINAL MAP

WATKINS PARK

APPROVED

Property generally located on the southwest corner of Coran Lane and Parkchester Drive, R-1 zone.

Owner: Watkins Development Corp., Tony Campagna and Leah Campagna

Subdivider: Watkins Development Corporation

No. of Acres: 12.5060 No. of Lots 59

MR. NULL presented the staff report and stated this was the area that was reverted from the old Parkchester House plat. Staff would recommend approval since it is in conformity with the tentative map with the condition that the reversionary map and resubdivision map of Parkchester House be recorded prior to this final map.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Watkins Park, subject to the following condition:

1. That the reversionary map and resubdivision Map of Parkchester House be recorded prior to this final map.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

28. FINAL MAP

Property generally located on the south side of Vegas Drive, east of the Municipal Golf Course, R-1 zone.

WOODLAND HILLS
UNIT NO. 4

Owner/Subdivider: Crestmont Corporation
No. of Acres: 4.9522 No. of Lots: 18

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. GUTHRIE made a Motion for APPROVAL of the Final Map of Woodland Hills Unit No. 4.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

29. Z-47-70

PLOT PLAN REVIEW

Request of HECTOR MACDONALD MORRISON for a Plot Plan Review to allow minor additions (patio covers) in the Las Brisas Tract on property generally located on the north side of Las Vegas Expressway 500 ft. east of Lorenzi Boulevard in Zoning District R-4 PUD.

APPROVED

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

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

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

Voting was as follows:

"AYES" Chairman 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 June 7, 1978 at 2:00 P.M.

30. AR-1-78
APPROVED

Aesthetic Review requested by DON L. JOHNSON for property located at 3041 South Valley View, "M" 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 AR-1-78, subject to the following conditions:

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

Voting was as follows:

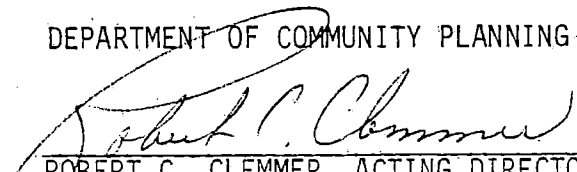
"AYES" Chairman Miller, Mrs. Coleman, Mr. Tiberti,
Mr. Guthrie, Mr. Jones and Mr. Swessel
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at Midnight.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


ROBERT C. CLEMMER, ACTING DIRECTOR

/lm