

A G E N D A  
CITY PLANNING COMMISSION  
JUNE 8, 1978

RECEIVED  
JUN 11 34 PM '78  
CITY CLERK

CALL TO ORDER:

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

ROLL CALL:

OLD BUSINESS:

1. AV-6-78  
(Abeyance Item  
from 5/23/78)

Administrative Variance requested by DALTON PROPERTIES  
to allow a building to within fifteen feet of the front  
property line on an arc shaped piece of property located  
at 1920 Lida Way, R-1 zone.

NEW BUSINESS:

1. AMENDMENT - GENERAL  
PLAN OF PARKS,  
RECREATION, AND  
SCHOOL SITES

Amend the General Plan of Parks, Recreation, and School  
Sites by the addition of a proposed park site located  
on the south side of Pennwood Avenue, east of Decatur  
Boulevard.

2. Z-53-78

Application of DWIGHT JORY for reclassification of  
property generally located on the northeast corner of  
Arville Street and Tara Avenue, from R-1 to R-PD14.  
Proposed Use: Four-Plexes

3. TENTATIVE MAP

TARA I

(Abeyance Item  
from 5/23/78)

Property generally located on the northeast corner of  
Arville Street and Tara Avenue, R-1 zone, proposed  
R-PD14.

Owner: Richard Kirk  
Subdivider: Consolidated Realty  
No. of Acres: 1.82      No. of Lots: 8

4. FINAL MAP

DIAMOND HEAD

Property generally located at the southwest corner of  
Marion Drive and Bonanza Road, R-1 zone.

Owner/Subdivider: Van Buskirk Properties  
No. of Acres: 20.706      No. of Lots: 87

5. FINAL MAP

METROPOLITAN PARK  
UNIT 19

Property generally located at the northwest corner of  
Stewart Avenue and Marion Drive, R-1 zone.

Owner/Subdivider: Metropolitan Nevada Corp.  
No. of Acres: 12.621      No. of Lots: 52

6. FINAL MAP

STEWART PLACE 6B

Property generally located on the south side of Stewart  
Avenue west of the Las Vegas Wash Flood Control Channel,  
R-1 zone.

Owner: First Western Savings  
Subdivider: Dasco Inc.  
No. of Acres: 37.221      No. of Lots: 174

7. AR-1-78

Plot Plan Review

Request of DON L. JOHNSON for a Plot Plan Review to  
allow the westerly 100' of the plot plan to be used  
in part for material storage on property located at  
3041 S. Valley View, "M" zone.

8. Z-51-78                      Application of ALL RISK INSURANCE AGENCY, INC. for reclassification of property generally located on the northeast corner of Mariposa Avenue and Sahara Avenue, from R-2 to C-1.
  
9. Z-52-78                      Application of ABRAHAM SCHWARTZ for reclassification of property generally located at the southeast corner of Stewart Avenue and Sandhill Road, from R-1 to R-PD16.  
Proposed Use: Condominiums
  
10. Z-54-78                     Application of FRED B. ALLEN, ET AL for reclassification of property generally located on the southeast corner of Honolulu Street and Stewart Avenue, from R-1 to R-PD7.  
Proposed Use: Medium Low Density Residential Complex
  
11. Z-55-78                     Application of WILLIAM R. ELSWICK for reclassification of property generally located on the south side of Philadelphia Street, 175 feet west of Commerce Street, from R-4 to C-2.  
Proposed Use: Efficiency Apartments
  
12. Z-56-78                     Application of GEORGE AND RUBY MADSEN for reclassification of property generally located on the northwest corner of Smoke Ranch Road and Michael Way, from R-E to R-1.  
Proposed Use: Single Family Homes
  
13. AV-7-78                     Request of DAVID V. WALKER for an Administrative Variance to allow a carport to within seven feet of the front property line on property located at 1037 E. Yucca Avenue, R-1 zone.
  
14. AV-11-75                    Request of ELLSWORTH AND ROSE MARIE HEIMAN for a Plot Plan Review on an approved Administrative Variance to allow an addition to a non-conforming house and to allow a reduction in the rear yard area on property located at 125 Stonewood Court, R-E zone.  
Plot Plan Review
  
15. Z-15-74                     Request of TUPPER, INC. for a Review of Conditions which granted rezoning and limited the use to one office only and restricted that to a real estate office, on property located at 710 South 8th Street, P-R zone.  
Review of Conditions

MINUTES  
CITY PLANNING COMMISSION

JUNE 8, 1978

RECEIVED  
SEP 5 3 13 PM '78  
CITY CLERK

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

PRESENT: Chairman Miller, Mr. Jones, Mr. Guthrie, Mr. Swessel and Dr. Parker (arrived at 8:20 P.M.)

EXCUSED: Mrs. Coleman and Mr. Tiberti

STAFF PRESENT: Harold P. Foster, Acting Director, Department of Community Planning and Development  
Don W. Brown, Supervisor of Zoning  
Howard A. Null, Supervisor of Planning  
Ira John Gardner, Planning Assistant  
Linda A. McIntosh, Recording Secretary

NEW BUSINESS:

1. AMENDMENT - GENERAL PLAN OF PARKS, RECREATION, & SCHOOL SITES  
APPROVED
- Amend the General Plan of Parks, Recreation, and School Sites by the addition of a proposed park site located on the south side of Pennwood Avenue, east of Decatur Boulevard.
- MR. NULL stated this item was before the Planning Commission for consideration of an amendment to the General Plan of Parks, Recreation and School Sites. This particular residential planning district, bounded by Sahara, Valley View, Desert Inn and Decatur, contains the potential for approximately 8000 persons. This area, at the present time, contains no neighborhood parks. The Las Vegas Land Use Plan indicates that there should be 2 acres of neighborhood park for each 1000 population. Therefore, it is desirable that this particular area should have approximately 16 acres in parks. The Planning Commission should consider, and staff would recommend that the General Plan be amended in order to provide for a future park site within this residential planning area.
- CHAIRMAN MILLER asked if property was available.
- MR. NULL said there are several properties being considered, but nothing is available at this time. Staff is suggesting the plan be amended to show a possible future park site.
- CHAIRMAN MILLER asked where the funds would come from for a park, should the City develop a park.
- MR. NULL said there are several possibilities, BOR funding or perhaps the City could buy the property outright.

MR. SWESSEL made a Motion for APPROVAL of the amendment to the General Plan of Parks, Recreation and School Sites.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. Z-53-78

DENIED

Application of DWIGHT JORY for reclassification of property legally described as the southerly 150.11 feet of the South Half (S $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 7, Township 21 South, Range 61 East, MDB&M and generally located on the northeast corner of Arville Street and Tara Avenue, from R-1 (Single Family Residence) to RPD-14 (Residential Planned Development).  
Proposed Use: Four-Plexes

MR. BROWN read the normal conditions that will apply to all approved rezoning requests heard by the Commission.

MR. BROWN presented the staff report, indicated the location by means of visual aids, and described zoning in the area. The plot plan is as depicted. The lots are 85' wide on the west, 75' in the middle and one lot on the east is 95'. Staff would recommend approval subject to construction of half-street improvements, including street lighting; show sewer and drainage easements from the subdivision to the north and provide for a continuation of this easement; dedication of 40' of right-of-way on Arville; 30' of right-of-way on Tara and a radius corner. In addition to that, to provide the proper parking, and the developer has agreed, would request 6 parking spaces for each one of the lots. They are proposing 14 units per acre. There are two letters of protest on record.

CHAIRMAN MILLER declared the public hearing open.

DWIGHT JORY, 1700 East Desert Inn, said they were also the developer of the R-1 to the north of the project in question. In their efforts to sell those lots, which are currently under construction, it came to their attention that the lots which front Tara, face a high density apartment project. In order to satisfy the needs of the surrounding property owners, they elected to go to the use in question for that one row of lots. The new property owners have been alerted to the proposed type of use.

MR. SWESSEL asked what the price range would be.

MR. JORY said somewhere in the \$140,000 range.

MR. SWESSEL asked if they would be sold.

MR. JORY said they had no intention of selling at this point in time.

MR. JONES asked if when the property originally came before the Commission, was the piece of land in question intentionally left out.

MR. JORY replied that it was. He said the property had been analyzed and it was determined the piece in question would not be beneficial as R-1.

MR. GUTHRIE asked why they were requesting R-PD instead of R-4.

MR. JORY replied their project does not fall under the R-4, at 14 units per acre. The R-PD is a requirement of City Planning.

MR. GUTHRIE asked if the 5-acre size did not apply.

MR. BROWN said that would have to be a stipulation also, the minimum required area would have to be waived.

MR. JONES said he was concerned about apartments all over the City, there is never enough parking.

MR. JORY said parking would be allowed on Tara also.

MR. GUTHRIE asked if the units would be single story.

MR. JORY replied they would be a story and a half.

CHAIRMAN MILLER asked if the apartments were all the same size.

MR. JORY said there would be one and two bedroom units. The sizes range from 750 sq. ft. to 1100 sq. ft.

CHAIRMAN MILLER asked if it would be necessary to waive the 5-acre requirement.

MR. BROWN replied that it would.

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

MR. JONES made a Motion for DENIAL of Z-53-78 because there was not sufficient justification presented for waiving the five acre minimum required for a planned residential development.

Voting was as follows:

"AYES" Chairman Miller, 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 July 5, 1978 at 2:00 P.M.

3. TENTATIVE MAP      Property generally located on the northeast corner of Arville Street and Tara Avenue, R-1 zone, proposed R-PD14.  
TARA I                      Owner: Richard Kirk  
                                 Subdivider: Consolidated Realty  
(Abeyance Item      No. of Acres: 1.82                      No. of Lots: 8  
from 5/23/78)
- ABEYANCE                      MR. NULL stated the tentative map in question had been received only this afternoon and input from the other departments has not been received; therefore, staff would recommend abeyance.

MR. GUTHRIE made a Motion for ABEYANCE of the Tentative Map of Tara I as comments from the other departments has not been received, due to late submission of the Tentative Map.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

4. FINAL MAP

Property generally located at the southwest corner of Marion Drive and Bonanza Road, R-1 zone.

DIAMOND  
HEAD

Owner/Subdivider: Van Buskirk Properties  
No. of Acres: 20.706 No. of Lots: 87

APPROVED

MR. NULL stated the final map is in substantial conformity with the tentative map and staff would recommend approval with the following condition: conformance to the conditions of approval of the tentative map.

CLYDE SPITZE, 2209 Paradise Road, agreed to staff stipulations.

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

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP

Property generally located at the northwest corner of Stewart Avenue and Marion Drive, R-1 Zone.

METROPOLITAN  
PARK UNIT 19

Owner/Subdivider: Metropolitan Nevada Corp.  
No. of Acres: 12.621 No. of Lots: 52

APPROVED

MR. NULL presented the staff report and stated some waivers are necessary for this final map. One is a waiver from the 70' width for single family residential corner lots and the second waiver is for the length of Block 6. Staff would recommend approval subject to conformance to the conditions of approval of the tentative map, as the final is in substantial conformity with the tentative map.

CLYDE SPITZE, 2209 Paradise Road, agreed to staff stipulations.

MR. SWESSEL made a Motion for APPROVAL of the Final Map of Metropolitan Park Unit 19, subject to the following condition:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. FINAL MAP

STEWART PLACE  
6B

APPROVED

Property generally located on the south side of Stewart Avenue west of the Las Vegas Wash Flood Control Channel, R-1 zone.

Owner: First Western Savings

Subdivider: Dasco Inc.

No. of Acres: 37.221

No. of Lots: 174

MR. NULL presented the staff report and stated that the area in Unit 6A must be used to carry the storm water and the sanitary sewer from Unit 6B south to Charleston. This final map is in substantial conformity with the tentative map and staff would recommend approval subject to conformance to the conditions of approval of the tentative map and proper provisions to be made for sewer and storm water drainage as required by Public Services.

CLYDE SPITZ, 2209 Paradise Road, agreed to staff conditions.

MR. SWESSEL made a Motion for APPROVAL of the Final Map of Stewart Place 6B, subject to the following conditions:

1. Conformance to the conditions of approval of the Tentative Map.
2. Proper provisions shall be made for carrying the sanitary sewer and storm water drainage facilities through Unit 6A (not recorded) to the satisfaction of the Department of Public Services.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" None

Motion for APPROVAL carried unanimously.

7. AR-1-78

PLOT PLAN  
REVIEW

APPROVED

Request of DON L. JOHNSON for a Plot Plan Review to allow the westerly 100' of the plot plan to be used in part for material storage on property located at 3041 South Valley View, "M" zone.

MR. BROWN presented the staff report and stated this was before the Commission at the last meeting and the applicant now wants to use the westerly 100' of the plot plan which was approved for parking, to be used in part for material storage. They have also asked permission to use their office trailer for 3 months temporary until a 30,000 sq. ft. building is complete. Staff would recommend both requests be approved.

DON JOHNSON, 2112 Silver Avenue, agreed with staff recommendation.

MR. JONES asked if there would be a problem with the 3 month time limit.

MR. JOHNSON said there would not as he has given himself a 30-day leeway.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under AR-1-78, subject to the following condition:

1. The trailer use shall be permitted for three months only, and will expire on September 12, 1978.

Voting was as follows:

"AYES" Chairman Miller, 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 July 5, 1978 at 2:00 P.M.

8. Z-51-78

APPROVED

Application of ALL RISK INSURANCE AGENCY, INC. for reclassification of property legally described as Lots 21 and 22, Block 8, Amended Metropolitan Addition and generally located on the northeast corner of Mariposa Avenue and Sahara Avenue, from R-2 (Two Family Residence) to C-1 (Limited Commercial).

MR. BROWN presented the staff report and stated the location of the request is in the middle of an R-1 District. The lots abutting on Sahara range from C-1 to R-2. Across the street west on Mariposa is zoned C-1 and occupied by a veterinarian. Directly east of this lot is also an insurance office and next to that is the Bull Shed, which sells mens clothing. Staff feels the request is consistent with the development along Sahara. The plot plan is as depicted with adequate parking. Staff would request a 6' block wall on the north side of the property. There are no letters of protest and staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

BOB FELTMAN, President of All Risk Insurance, stated this would be the same operation as he has had down on Sahara 5½ years. The only difference would be that they would own the property in question. He said they had never had a complaint from anyone and it is a very light type of operation. He said they would put a block wall all the way around the property.

MR. JONES asked if construction of the building had started.

MR. FELTMAN replied it had not.

MRS. JAMES COLSON, 2012 Mariposa, appeared in protest, citing traffic problems and what would happen to the vacant property behind the 6' fence, indicating a concern that the vacant area would go commercial, thus destroying the residential area.

PETER TODD, 2319 Mariposa, appeared in protest wondering what would happen to the vacant area behind the property in question.

MRS. FLEMING, 2008 Mariposa, appeared in protest.

UNIDENTIFIED LADY appeared in protest.

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-51-78, subject to the following conditions:

1. Construct a 6 ft. block wall on the north lot line.
2. Resolution of Intent to be restricted to a twelve (12) month time limit.
3. Construct a concrete sidewalk on Sahara Avenue and Mariposa frontages as required by the Department of Public Services.
4. Driveway on Sahara must be 12 ft. minimum width and it must have State Highway Department approval 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.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan.
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, 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 July 5, 1978 at 2:00 P.M.

9. Z-52-78  
 DENIED

Application of ABRAHAM SCHWARTZ for reclassification of property legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 62 East, MDB&M and generally located at the southeast corner of Stewart Avenue and Sandhill Road, from R-1 (Single Family Residence) to R-PD16 (Residential Planned Development).

Proposed Use: Condominiums

MR. BROWN presented the staff report and stated the property in question is located in the heart of an R-1 District. The plot plan is as depicted. The basic issue is that the applicant has asked for R-PD16 zoning in the heart of an R-1 District which is generally 5 units to the acre. He has reduced the density of this from 16 to 12 units, which could be considered R-PD12. Staff feels to drop this density into an R-1 District would be incompatible and recommends denial.

CHAIRMAN MILLER declared the public hearing open.

DWIGHT JORY, 1700 East Desert Inn, was present representing the applicant.

MR. SWESSEL asked where this request is located.

MR. JORY stated this project is currently in existence in Las Vegas near the Fremont Expressway and Rainbow. That project is existing and is very successful and is in the heart of a residential neighborhood and has been accepted by the adjacent property owners. The project consists of a four-plex condominiums and will not be a rental and will be run by an association. There will be one one-bedroom unit, two two-bedroom units and one three-bedroom unit in each building. Slides were shown to the Commission of the proposed project.

MR. GUTHRIE asked how many units per acres.

MR. BROWN stated there is 15.84 acres and a total of 184 units.

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

DR. PARKER arrived at 8:20 P.M.

VERN BARNUM, 321 Ronald Lane, stated the density of the proposed project would be too great for the area as it exists, and further stated this would be spot zoning.

MERRILL HAYDEE, 2290 Valleyjo, appeared in protest, citing traffic creating a danger to the children in the area, and further stated this would be spot zoning.

FRED LEACH, 325 Ronald Lane, appeared in protest.

LAURA WESTLUND, 3998 Trabuco, appeared in protest.

FRANK DAVEY, 109 Prince Lane, appeared in protest.

JOHN WAYNE, 217 Pancho Villa, appeared in protest.

ROLLIN LANE, 82 Sacramento, appeared in protest.

ADA TUCK, 2987 Suarro Lane, appeared in protest.

NANCY TUCKER appeared in protest.

MR. JORY appeared in rebuttal.

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

DR. PARKER made a Motion for DENIAL of Z-52-78 because the proposed density on this request would not be compatible with the R-1 zoning and development pattern in this area.

Voting was as follows:

"AYES" Chairman Miller, Dr. Parker, 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 July 5, 1978 at 2:00 P.M.

10. Z-54-78

DENIED

Application of FRED B. ALLEN ET AL for reclassification of property legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 62 East, MDB&M and generally located on the southeast corner of Honolulu Street and Stewart Avenue, from R-1 (Single Family Residence) to R-PD7 (Residential Planned Development).

Proposed Use: Medium Low Density Residential Complex

MR. BROWN presented the staff report and indicated the location by means of visual aids of the property in question. He stated there is a mobile home park to the northwest and southwest. The northeast boundary is the projected line of the freeway. The plot plan is as depicted. Staff, in view of the mobile home parks, really does not feel this is incompatible with the area. Staff does feel there is a problem on the southwest part of this proposal in view of the fact the proposed freeway will come through eventually. Staff would recommend the whole concept of rezoning be approved, but development of the southwest corner be in concurrence with the Public Services Department. In addition to that, staff would recommend approval with the normal conditions and stipulations as submitted.

CHAIRMAN MILLER declared the public hearing open.

HARRIS SHARP, 2616 State Street, stated this is a single family development with the exception of some higher density units facing the trailer zoning across Stewart. A 25' street buffer is provided between the development and the houses that back up to it to the north. All along the existing single family housing to the east there are single family dwellings, most of which are two bedroom, two three-bedroom and one six-bedroom. There is an enormous amount of open area and off street parking. A community type building is located next to the freeway to buffer the noise. The exact alignment of the freeway is not known, but when it is determined, the developer will abide by it.

DR. PARKER asked what the cost range would be.

MR. SHARP replied these would be rental units.

DR. PARKER asked what the rent range would be.

MR. SHARP said he thought from \$200 to \$500 per month depending on the size of the unit.

DR. PARKER asked if the units were government subsidized.

MR. SHARP replied that they are not.

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

FRANK BARBERRY, 8912 Costa Mesa, stated there would be too much traffic due to the rental units, and the development would not be compatible with the neighborhood.

MERRILL HAYDEE, 2290 Vallejo, appeared in protest.

VERN BARNUM, 321 Ronald Lane, appeared in protest.

DENNIS LANDRUM, 67 Sandhill, appeared in protest.

MR. SHARP appeared in rebuttal.

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-54-78.

Voting was as follows:

"AYES" Mr. Guthrie and Mr. Jones

"NOES" Chairman Miller, Dr. Parker and Mr. Swessel

Motion for APPROVAL failed by 3/2 vote, which constitutes a recommendation of DENIAL.

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

11. Z-55-78

DENIED

Application of WILLIAM R. ELSWICK for reclassification of property legally described as Lots 8, 9, 10 and 11, Block 6, Meadows Addition and generally located on the south side of Philadelphia Street, 175 feet west of Commerce Street, from R-4 (Apartment Residence) to C-2 (General Commercial).

Proposed Use: Efficiency Apartments

MR. BROWN presented the staff report and stated across the alley to the south is R-6. In general, it is pretty much an R-4 District. The plot plan is as depicted. Other units in the area have been developed in the R-4 zone and staff sees no basis for this one spot zoning on Philadelphia to permit a heavier density than the others which were developed as R-4. A petition signed by 17 people in opposition has been received. Staff is opposed and recommends denial.

CHAIRMAN MILLER declared the public hearing open.

DAVID LAUDON stated a recommendation of denial seemed strange because just some time back, C-2 zoning was given just across the block on St. Louis, which is also in the middle of an R-4 density. The same type building is planned for this project.

CHAIRMAN MILLER said this request would be considered on its own merits.

DR. PARKER asked where parking was planned.

MR. LOUDON said the bottom story is a cement parking area. There are 16 units per story above that.

MR. GUTHRIE said he had viewed the area in question and the street was completely full with cars and four cars were parked on the applicant's vacant lot.

MR. LOUDON said the R-4 zoning would create more parking problems than what he is proposing with parking.

MR. BROWN said he could not see the validity of this comment. R-4 requires 1½ to 1 parking and C-2 requires 1 to 1.

DICK WISEBART, Attorney, appeared representing the owner of 101 and 113 West Chicago, stated they agreed with staff. This request is in the heart of a very congested R-4 zone. Cars are being parked in empty lots and in the streets. He added that probably after a period of time the building would deteriorate the neighborhood. Not too far away is the Forest Lane units and it is their understanding there has been a problem with the high density there, i.e. parking, crime and a very transient population. Also this would be spot zoning. He said everyone in the area would prefer to have an R-4 development.

BILL HOFFERD, 101 West Philadelphia, stated efficiency apartments would degrade the property and would attract transient persons.

CHAIRMAN MILLER asked if the other apartments in the area were transient.

MR. HOFFERD replied they have experienced a stable situation with most tenants living there for many years.

RAY MARQUE, 131 West St. Louis, appeared in protest.

LAWRENCE TOURVILLE, 135 West Philadelphia, appeared in protest.

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

MR. JONES made a Motion for DENIAL of Z-55-78 because the request was contrary to the established R-4 zoning pattern on both sides of Philadelphia Street.

Voting was as follows:

"AYES" Chairman Miller, Dr. Parker, 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 July 5, 1978 at 2:00 P.M.

OLD BUSINESS:

1. AV-6-78

APPROVED

Administrative Variance requested by DALTON PROPERTIES to allow a building to within fifteen feet of the front property line on an arc shaped piece of property located at 1920 Lida Way, R-1 zone.

MR. BROWN stated that this item had been held because it was not known of the location of the garage and driveway. They have now been located and are acceptable and staff would recommend approval.

A representative of the applicant was present.

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

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

Voting was as follows:

"AYES" Chairman Miller, Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

NEW BUSINESS CON'T:

Motion for APPROVAL carried unanimously.

12. Z-56-78

APPROVED

Application of GEORGE AND RUBY MADSEN for reclassification of property legally described as a portion of the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 13, Township 20 South, Range 60 East, MDB&M and generally located on the northwest corner of Smoke Ranch Road and Michael Way, from R-E (Residence Estates) to R-1 (Single Family Residence).

Proposed Use: Single Family Homes

MR. BROWN presented the staff report and stated the application does seem to be in keeping with the development of the area. Staff would recommend approval subject to: 10' right-of-way dedication for Michael Way, 30' on Winwood, and it is further recommended this rezoning if approved, be to Michael Way.

CHAIRMAN MILLER declared the public hearing open.

CAROL MORGAN representing the applicant stated that due to a clerical error a plan was sent in that should not have been there. It is their smallest plan which they no longer build. They do have a plan similar to it which is about 1300 sq. ft. units, two-bedroom.

MR. SWESSEL said in the letter received, it was indicated the price range would be \$50,000 to \$75,000.

MS. MORGAN said that is the tentative price range, it depends on the marketing.

MR. SWESSEL asked how soon construction would begin.

MS. MORGAN said it would depend on the final map, but they could probably start construction in three to six months.

MRS. BETA BOLEN, 5593 Alfred, stated they moved into this area because of horses, dogs and chickens and that they had fought a similar proposal one and a half years ago and wanted the area to remain R-E.

MR. SWESSEL asked what size was Mrs. Bolen's lot.

MRS. BOLEN replied 3/4th acre.

LLOYD UHLE, 5603 Alfred, appeared in protest, and stated if this zoning is approved, similar zoning would follow.

EVENLYN SANFORD, 5550 Alfred, appeared in protest.

BARBARA WALKTON, 5483 Alfred, appeared in protest.

CAROL UHLE, 5603 Alfred, appeared in protest.

MS. MORGAN appeared in rebuttal.

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-56-78.

Voting was as follows:

"AYES" Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel

"NOES" Chairman Miller

Motion for APPROVAL carried by a majority vote.

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

13. AV-7-78

APPROVED

Request of DAVID V. WALKER for an Administrative Variance to allow a carport to within seven feet of the front property line on property located at 1037 East Yucca Avenue, R-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as submitted. It is on a knuckle and the other houses around this knuckle have the proper setback and to permit this encroachment into the front yard will stick out like a sore thumb and staff would recommend denial.

DAVID WALKER, 1037 East Yucca, stated in front of his property there is a 2' retaining wall put up about 8 years ago, due to the fact the street drains to the east. It cannot handle adequate water flow into the sewer drains. The retaining wall is 12' from the house which prohibits his from putting the carport right to the house. He described the layout of the property.

CHAIRMAN MILLER asked what type of carport was planned.

MR. WALKER said it would be a pre-fabbed Dura Kool carport, costing him \$1800 with a green fascia around it to match the green trim of the house. It will be a professional carport.

MR. BROWN said if the request is approved, the carport would have to be attached to the house.

CHAIRMAN MILLER asked the applicant if he could attach the carport.

MR. WALKER said only if he took down the retaining wall.

MR. JONES suggested the carport be expanded the 12 feet to the house.

MR. WALKER said he would have to go back and see if it was possible, but it would be 12 wasted feet as there is a patio and trees out there.

MR. BROWN said if the applicant did not want to attach the carport, he

could go to the Board of Zoning Adjustment.

MR. WALKER said he would attach the carport if he had to.

DR. PARKER made a Motion for APPROVAL of AV-7-78, subject to the following conditions:

1. The carport must be attached to the house as required by the Department of Community Planning and Development.
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, Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

14. AV-11-75  
PLOT PLAN  
REVIEW

Request of ELLSWORTH AND ROSE MARIE HEIMAN for a Plot Plan Review on an approved Administrative Variance to allow an addition to a non-conforming house and to allow a reduction in the rear yard area on property located at 125 Stonewood Court, R-E zone.

APPROVED

MR. BROWN presented the staff report and stated the plot plan is as depicted, showing an addition to the rear. This is in concert with the development of the area and staff would recommend approval.

ELLSWORTH HEIMAN was present.

DR. PARKER made a Motion for APPROVAL of AV-11-75, subject to the following condition:

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

Voting was as follows:

"AYES" Chairman Miller, Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

15. Z-15-74  
REVIEW OF  
CONDITIONS

Request of TUPPER, INC. for a Review of Conditions which granted rezoning and limited the use to one office only and restricted that to a real estate office, on property located at 710 South 8th Street, P-R zone.

APPROVED

MR. BROWN presented the staff report and stated the property in question is located in the middle of a transitional R-1 area. The applicant now wishes to add another use. Staff feels this is compatible and would recommend approval.

M.H. TUPPER was present.

MR. SWESSEL made a Motion for APPROVAL of the Review of Conditions under Z-15-74, subject to the following condition:

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

Voting was as follows:

"AYES" Chairman Miller, Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

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

16. FINAL MAP

Property generally located on the north side of Gilmore Avenue between Maverick on the west and Jones Boulevard on the east, R-E zone.

BRETON WOODS  
NORTH

Owner/Subdivider: Bernard & Spengler  
No. of Acres: 19.051 No. of Lots: 33

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 subject to approval of the tentative map and conformance to the conditions of approval of the tentative map.

DR. PARKER made a Motion for APPROVAL of the Final Map of Breton Woods North, subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman Miller, Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

17. AV-8-78

APPROVED

Request of JAMES F. CLARK for an Administrative Variance to allow a patio cover addition to within twelve feet of the rear property line where fifteen feet is required on property located at 204 Courtney Circle in Zoning District R-1.

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

DR. PARKER made a Motion for APPROVAL of AV-8-78, subject to the following condition:

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

Voting was as follows:

"AYES" Chairman Miller, Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

18. Z-102-73

PLOT PLAN  
REVIEW

APPROVED

Request of ROBERT G. SARNOFF ARCHITECT for a Plot Plan Review to allow a savings and loan association building on property located at the southwest corner of Valley View Boulevard and the Las Vegas Expressway, C-1 zone.

MR. BROWN presented the staff report, indicated the location by means of visual aids, and stated the plot plan is as submitted. It is compatible with the total development and staff would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of the Plot Plan Review under Z-102-73, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
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 of 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, Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on June 21, 1978 at 2:00 P.M.

19. Z-100-64(106)

PLOT PLAN  
REVIEW

APPROVED

Request of SAM IACOVETTO for a Plot Plan Review to allow the construction of 51 apartment units on property located at 818 South Third Street in Zoning District R-4 (under Resolution of Intent to C-2).

MR. BROWN presented the staff report, stated there is adequate parking, the proposal is compatible with the development in the area and staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-100-64 (106), 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.
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, Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for APPROVAL carried unanimously.

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

20. Z-6-66(26)

PLOT PLAN  
 REVIEW

ABEYANCE

Request of ARNOLD & ASSOCIATES, REALTORS for a Plot Plan Review to allow a real estate office on property located at 5300 West Charleston Boulevard in Zoning District R-1 (under Resolution of Intent to Call).

MR. BROWN presented the staff report and stated there are some problems with the setbacks. Staff would recommend approval of the development but 45' of parking is needed from the rear line of the structure to the rear of the property. In view of the fact staff wants to separate the commercial from the residential on the north, a block wall on the north side of the property is requested.

The applicant or a representative was not present.

MR. JONES made a Motion for ABEYANCE of Z-6-66(26).

Voting was as follows:

"AYES" Chairman Miller, Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for ABEYANCE carried unanimously.

DIRECTOR'S BUSINESS:

ITEM

APPROVED

Proposed Ordinance Amendment to Sections 11-1-19 and 11-1-3.- Allowing Class III Second Hand Businesses in C-1 and C-2 zones by means of a Use Permit.

MR. BROWN stated this is simply getting the License Department's rules and regulations to say the same as the Zoning Ordinance. Approval is recommended.

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

Voting was as follows:

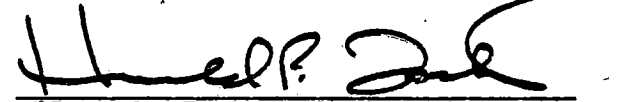
"AYES" Chairman Miller, Dr. Parker, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission,  
the meeting was adjourned at 10:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING  
& DEVELOPMENT



HAROLD P. FOSTER, Acting Director

/lm