

A G E N D A

CITY PLANNING COMMISSION

JULY 13, 1978

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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:

MINUTES:

Approval of the Minutes for the City Planning Commission  
Meeting held April 13, 1978.

OLD BUSINESS:

1. Z-49-78  
(Referred back from  
City Commission)  
Application of DARLENE M. GABBY for reclassification  
of property generally located on the southwest corner  
of Desert Lane and Kenyon Place, from R-2 to R-4.  
Proposed Use: 10-Unit Apartment Building
2. TENTATIVE MAP  
TARA I  
(Abeyance Item  
from 6/8/78)  
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
3. TENTATIVE MAP  
MIRAMONTE ESTATES  
NORTH  
(Abeyance Item  
from 5/23/78)  
Property generally located between Lorenzi Boulevard and  
Torrey Pines Drive, north and south of Alexander Road,  
R-E zone, (under ROI to R-1 and R-D).  
Owner: Nevada Savings and Loan Assn.  
Subdivider: Halco, Inc.  
No. of Acres: 50 (R-1)      No. of Lots: 207 (R-1)
4. Z-6-66(26)  
Plot Plan Review  
(Abeyance Item  
from 6/8/78)  
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 ROI to C-1).
5. Z-45-78  
(Abeyance Item  
from 5/23/78)  
(Withdrawn by  
applicant)  
Application of E. M. PAHOR for reclassification of  
property located at 513 East Park Paseo, from C-1  
to C-2.

NEW BUSINESS:

1. C1-1-78  
C-1 Use Review  
Request of CONTEMPORARY REFLECTIONS at 513 East Park  
Paseo in Zoning District C-1 for a Use Review to allow  
stained glass fabrication as a permitted use in the  
C-1 zone.

2. TENTATIVE MAP  
 PINWOOD UNITS  
 3 AND 4

Property generally located on the north side of Charleston Boulevard, west of the Las Vegas Wash Channel, R-PD7 zone.  
 Owner: First Western Savings  
 Subdivider: Dasco, Inc.  
 No. of Acres: 21.22                      No. of Lots: 136
3. TENTATIVE MAP  
 RANCHO DE ORO

Property generally located between Oakey Boulevard on the north and O'Bannon Drive on the south, east of Decatur Boulevard, R-1 and C-1 zones (ROI to R-PD6 and R-PD8).  
 Owner: Charles Elardi  
 Subdivider: Tom Elardi  
 No. of Acres: 8.17                      No. of Lots: 54
4. TENTATIVE MAP  
 FORDYCE MANOR

Property generally located on the south side of Washington Avenue, west of Valley View Boulevard, R-1 zone.  
 Owner: R. L. Morgan, Sr.  
 Subdivider: John R. Blood  
 No. of Acres: 5                      No. of Lots: 13
5. Z-67-78

Application of C & H ENTERPRISES for reclassification of property generally located at the southeast corner of Thom Boulevard and Alexander Road, from R-E to R-PD2.  
 Proposed Use: Detached Single Family Residences on individual lots
6. TENTATIVE MAP  
 SHADOW ACRES

Property generally located on the east side of Thom Boulevard, south of Alexander Road, R-E zone, proposed R-PD2.  
 Owner/Subdivider: C. & H. Enterprise  
 No. of Acres: 12.5                      No. of Lots: 24
7. TENTATIVE MAP  
 SUMMERPLACE

Property generally located on the east side of 28th Street, north of Charleston Boulevard, R-1 zone (ROI to R-PD34).  
 Owner/Subdivider: Four-Rent, Inc.  
 No. of Acres: 3.18                      No. of Lots: 28  
 No. of Units: 112
8. FINAL MAP  
 SUMMERPLACE

Property generally located on the east side of 28th Street, north of Charleston Boulevard, R-1 zone (ROI to R-PD34).  
 Owner/Subdivider: Four-Rent, Inc.  
 No. of Acres: 3.18                      No. of Lots: 28  
 No. of Units: 112
9. REVERSIONARY MAP  
 PARK BONANZA EAST  
 TOWNHOUSES 3D

Property generally located on the south side of Bonanza Road, east of Pecos Street, C-1 and R-1 zone.  
 Owner/Subdivider: John E. Kenney, Jr.  
 No. of Acres: 2.1                      No. of Lots: 1
10. FINAL MAP  
 PARK BONANZA EAST  
 7-A

Property generally located between Bonanza Road on the north and Diamond Head Drive on the south, east of Pecos Street, R-1 zone.  
 Owner/Subdivider: John E. Kenney, Jr.  
 No. of Acres: 3.5+                      No. of Lots: 16

11. FINAL MAP  
CHARLESTON HEIGHTS  
TRACT NO. 58-A  
Property generally located on the west side of Torrey Pines Drive, north of Vegas Drive, R-1 zone.  
Owner/Subdivider: Becker & Sons  
No. of Acres: 22.016+ No. of Lots: 107
12. FINAL MAP  
CHARLESTON HEIGHTS  
55-A  
Property generally located on the west side of Michael Way, 500 feet south of Cheyenne Avenue, R-1 zone.  
Owner/Subdivider: Becker & Sons  
No. of Acres: 13.6418 No. of Lots: 59
13. FINAL MAP  
CHARLESTON ESTATES  
7-B  
Property generally located on the north side of Bonanza Road, 525 feet east of Decatur Boulevard, R-E zone (ROI to R-PD8).  
Owner/Subdivider: Becker & Sons  
No. of Acres: 6.4273 No. of Lots: 30
14. FINAL MAP  
KINGSWOOD ESTATES  
UNIT 6  
Property generally located north of Vegas Drive and west of Jones Boulevard, R-1 zone.  
Owner/Subdivider: Chism Homes  
No. of Acres: 8.447 No. of Lots: 34
15. FINAL MAP  
NOVA PARK  
UNIT NO. 2  
Property generally located on the southeast corner of Pecos Street and Owens Avenue, R-1 zone.  
Owner/Subdivider: Consolidated Realty & Mgmt., Inc.  
No. of Acres: 12.544 No. of Lots: 44
16. FINAL MAP  
METROPOLITAN PARK  
UNIT #20  
Property generally located on the west side of Marion Drive, north of Stewart Avenue, R-1 zone.  
Owner/Subdivider: Metropolitan Nevada Corp.  
No. of Acres: 13.023 No. of Lots: 57
17. FINAL MAP  
CHARLESTON RAINBOW  
16-B  
Property generally located on the south side of Westcliff Drive, west of Buffalo Drive, R-1 zone.  
Owner/Subdivider: Sproul Homes  
No. of Acres: 8.526 No. of Lots: 39
18. FINAL MAP  
CHARLESTON RAINBOW  
16-C  
Property generally located on the south side of Westcliff Drive, west of Buffalo Drive, R-1 zone.  
Owner/Subdivider: Sproul Homes  
No. of Acres: 7.459 No. of Lots: 35
19. FINAL MAP  
CHARLESTON RAINBOW  
16-D  
Property generally located on the south side of Westcliff Drive, west of Buffalo Drive, R-1 zone.  
Owner/Subdivider: Sproul Homes  
No. of Acres: 12.542 No. of Lots: 55
20. VAC-7-78  
Petition of Vacation submitted by JAMES H. BILBRAY, ET AL to vacate the north/south alley between Cleveland and Cincinnati Streets lying between Fairfield Avenue and Las Vegas Boulevard South.
21. STREET NAME CHANGE  
CASINO CENTER BLVD.  
Request for a Street Name Change to change a portion of Casino Center Boulevard North (Bonanza to Washington) to Veterans Memorial Drive.

22. Z-57-78 Application of RANCHO BEL-AIR DEVELOPMENT, PARTNERSHIP, ET AL for reclassification of property generally located at the southwest corner of Rancho Drive and Mesquite Avenue from R-1 to R-PD4.  
Proposed Use: Detached Single Family Dwellings on individual lots
23. Z-58-78 Application of GLADYS HARRIS for reclassification of property generally located on the west side of Decatur Boulevard between Meadows Lane and Churchill Avenue from R-1 and C-2 to C-2.  
Proposed Use: Shopping Center
24. Z-59-78 Application of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for reclassification of property generally located 480 feet north of West Alta Drive and on the east side of Brush Street from R-1 to R-PD42.  
Proposed Use: Four story, 115 unit apartment annex to James H. Down Towers
25. Z-60-78 Application of VALLEY HOSPITAL, LTD. for reclassification of property located at 647 and 647½ Tonopah Drive from R-1 to P-R.  
Proposed Use: Professional Offices
26. Z-61-78 Application of GANGOLA CONSTRUCTION COMPANY for reclassification of property located on the northeast corner of Clarkway Drive and Bonanza Road from R-E to R-3.  
Proposed Use: Apartments
27. 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.  
(Referred back from City Commission)  
Proposed Use: 10-Unit Apartment Building
28. Z-62-78 Application of ELEANOR VOLKMAR for reclassification of property located at 332 South Sixth Street from C-1 to C-2.  
Proposed Use: Six Story Commercial Storage Facility
29. Z-63-78 Application of ROBERT M. BRYSON for reclassification of property generally located on the southeast corner of Washington Avenue and Tonopah Drive, from R-E to R-3.  
Proposed Use: Four-Plex Apartments
30. Z-64-78 Application of C. L. RONNOW for reclassification of property generally located 660 feet east of Lamb Boulevard, on the south side of Harris Avenue (projected), from R-E to R-T.  
Proposed Use: Mobile Home Park
31. Z-65-78 Application of BECKER INVESTMENT COMPANY for reclassification of property generally located on the southeast corner of Meadows Lane and Decatur Boulevard, from R-1 to C-2.  
Proposed Use: Commercial Center
32. Z-66-78 Application of THE SALVATION ARMY for reclassification of property generally located on the south side of Harris Avenue 660 feet west of Lamb Boulevard, from R-E to R-T.  
Proposed Use: Mobile Home Park

33. Z-68-78                      Application of E. J. LYSEK for reclassification of property located at 4979 and 4999 East Owens Avenue from R-2 to R-3.  
Proposed Use: 42 Unit Apartment Building
34. Z-50-77                      Request of VALLEY BANK OF NEVADA (DENNERLY KING PARTNERHSIP) for a six months extension of time and for a Plot Plan Review to allow a two-story office building on property located at 720 East Charleston Boulevard, R-1 zone (under ROI to P-R).  
Plot Plan Review  
and Ext. of Time
35. Z-6-78                        Request of METRO ALARM for a Review of Conditions concerning condition #3 - the driveway opening on the south portion of the property to be closed on property located at 1916 S. Maryland Parkway, R-1 zone (under ROI to P-R).  
Review of Conditions
36. Z-38-73                      Request of ARKCO DEVELOPMENT INC. for a Plot Plan Review to allow a change in the design of the remaining section of Cimarron West subdivision located west of Torrey Pines on the south side of West Washington Avenue, R-PD9 zone.  
Plot Plan Review
37. Z-76-77                      Request of STANFORD SMITH for a three months extension of time and for a Plot Plan Review to allow a change in landscaping and parking plans on property located at 2404 Santa Clara Drive, R-1 zone (under ROI to P-R).  
Plot Plan Review  
and Ext. of Time
38. FINAL MAP                    Property generally located on the south side of Smoke Ranch Road, east of Torrey Pines Drive, R-PD10 zone.  
CHARLESTON HEIGHTS            Owner/Subdivider: Becker & Sons  
TRACT 51A - UNIT 2            No. of Acres: 7.6219+            No. of Lots: 60
39. Z-55-72                      Request of DR. G. HAYES TURNEY for a Plot Plan Review to allow an addition to the existing office building on property located at 3013 West Sahara Avenue, P-R zone.  
Plot Plan Review
40. Z-50-76                      Request of UNITED OUTDOOR ADVERTISING CO. for a Plot Plan Review to allow a 14' x 48' off-premise sign on property located at 519 E. St. Louis, C-1 zone.  
Plot Plan Review

MINUTES  
CITY PLANNING COMMISSION

JULY 13, 1978

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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 89101.

PRESENT: Chairman Miller, Mrs. Coleman, Mr. Tiberti, Mr. Guthrie, Mr. Jones, Mr. Swessel and Mr. Kennedy

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

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the meeting held April 13, 1978. Motion for APPROVAL carried unanimously.

MR. BROWN stated that the agenda for this regular meeting of the City Planning Commission has been posted and mailed as provided for in NRS Chapter 241, and affidavits are on file in the office of the City Clerk.

OLD BUSINESS:

1. Z-49-78 Application of DARLENE M. GABBY for reclassification of property generally located on the southwest corner of Desert Lane and Kenyon Place, from R-2 to R-4.  
(Referred back from City Commission)  
Proposed Use: 10-Unit Apartment Building

APPROVED

MR. BROWN read the conditions that would be imposed on any rezoning requests heard at this meeting which may be approved.

MR. BROWN then stated the item before the Planning Commission had been referred back by the City Commission. The application was for R-4 zoning. The Planning Commission recommended to the City Commission the request be denied because of the established pattern to R-3 in the area. The City Commission reviewed this matter at their last meeting and recommended it be reheard by the Planning Commission. Staff still recommends denial of the R-4.

GLEND A PACKARD, Ed Post Realty, was present representing the applicant.

CHAIRMAN MILLER asked if the applicant had considered R-3 zoning.

MS. PACKARD said after talking to her client, they would accept the R-3 zoning.

MR. KENNEDY asked if access to the property was according to Code stipulations.

MR. BROWN replied that it was.

MRS. COLEMAN asked if there would be ample parking.

MS. PACKARD stated there are 16 spaces more than is required.

MR. TIBERTI made a Motion for APPROVAL of Z-49-78, subject to the following conditions:

1. The request be amended from R-4 to R-3.
2. Resolution of Intent be restricted to a twelve (12) month time limit.
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 as amended to reflect the above conditions.
7. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

2. 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 6/8/78)
- APPROVED                      MR. NULL presented the staff report and stated this item was held in abeyance pending a decision of the City Commission regarding the zoning, which was approved on July 5. The tentative map should be amended to indicate 6 parking places for each four plex, and approval should be conditioned on receipt of the approval of the requirements of the State of Nevada, Division of Water Resources, concerning water quantity plus the normal conditions. With these staff would recommend approval.

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of Tara I subject to the following conditions:

1. That the requirements of the Nevada State Division of Water Resources concerning water quantity be met.
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 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,  
Mr. Swessel and Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

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

3. TENTATIVE MAP  
MIRAMONTE  
ESTATES NORTH  
(Abeyance Item  
from 5/23/78)  
APPROVED
- Property generally located between Lorenzi Boulevard and Torrey Pines Drive, north and south of Alexander Road, R-E zone (under ROI to R-1 & R-D).  
Owner: Nevada Savings and Loan Assn.  
Subdivider: Halco, Inc.  
No. of Acres: 50 (R-1) No. of Lots: 207 (R-1)

MR. NULL stated this item had been held in abeyance pending a zoning decision by the City Commission which was granted July 5. The applicants are only submitting the R-1 portion of the original submission. Staff has the following recommendations: a wall statement be provided and the normal conditions. Staff would recommend approval with these conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Miramonte Estates North, 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 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. 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.
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, Mr. Swessel and Mr. Kennedy  
 "NOES" None

Motion for APPROVAL carried unanimously.

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

4. Z-6-66 (26)

PLOT PLAN  
 REVIEW

(Abeyance Item  
 6/8/78)

APPROVED

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 (ROI to C-1).

MR. BROWN presented the staff report and stated this item was held in abeyance because the applicant had not been present at the last meeting. The plot plan is as depicted. There is adequate parking in the rear. Staff would recommend this be approved subject to a 6' block wall on the north property line.

JOHN ARNOLD AND JOHN HAWLEY were present.

CHAIRMAN MILLER asked if the applicants understood and agreed to staff stipulations.

MR. ARNOLD said their property did not go back to the road. He said it was their understanding if the property did not go back to the road, the wall is not needed.

MR. BROWN stated the wall was needed to separate the commercial from the residential.

CHAIRMAN MILLER said the property to the rear was still R-1 and if it was developed, who would put up the wall.

MRS. COLEMAN asked what the depth of the property in question is.

MR. ARNOLD replied 200'.

MR. HAWLEY said he did not think anyone would build R-1 in the area referred to.

MR. SWESSEL said one of the conditions of approval of the zoning was the requested block wall.

MR. ARNOLD stated they would build the required block wall.

MR. SWESSEL made a Motion for APPROVAL of Z-6-66 (26), subject to the following conditions:

1. A block wall will be built on the north lot line, (6 ft. in height).
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the amended plot plan to reflect the above conditions.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. Z-45-78

(Abeyance Item  
from 5/23/78)

(Withdrawn by  
Applicant)

Application of E.M. PAHOR for reclassification of property located at 513 East Park Paseo, from C-1 to C-2.

MR. BROWN stated the applicant has requested this item be withdrawn because an item under new business considers the same request. Staff would recommend the withdrawal be approved.

MR. JONES made a Motion for APPROVAL of the WITHDRAWAL of Z-45-78.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. C1-1-78

C-1 Use Review

APPROVED

Request of CONTEMPORARY REFLECTIONS at 513 East Park Paseo in Zoning District C-1 for a Use Review to allow stained glass fabrication as a permitted use in the C-1 zone.

MR. BROWN stated the applicant is asking for their classification to be

included in the Resolution, which has been passed by the City Commission on recommendation of the Planning Commission regarding permitted uses under the C-1 zoning uses. The request is to include in the Resolution the classification of stained glass fabrication. Staff takes issue with the word fabrication and would substitute the word assembly. Staff would recommend this be included in the Resolution. The plot plan is as depicted with adequate parking.

MRS. COLEMAN asked if outside storage would be permitted.

MR. BROWN replied that outside storage is not permitted in a C-1 District. He added the applicants would have to agree to no outside storage.

NITA BROWNING was present.

MRS. COLEMAN stated she had had complaints and had checked herself and there is outside storage at the property in question.

MS. BROWNING said that would be taken care of. She added they had had a case outside, but it is now empty.

MRS. COLEMAN asked if it would stay there.

MS. BROWNING said it would be removed. She added the wrought iron in the yard was to be used for a fence and that is not in violation as it is considered building material.

CHAIRMAN MILLER asked the applicant if she had made provisions for handling materials used in the future.

MS. BROWNING replied that she had and there would be no outside storage.

MR. GUTHRIE asked if the property had the right address.

MR. BROWN replied the address is correct, but in the wrong spot.

MR. TIBERTI made a Motion for APPROVAL of C1-1-78.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. TENTATIVE MAP      Property generally located on the north side of Charleston Boulevard,  
west of the Las Vegas Wash Channel, R-PD7 zone.  
PINWOOD UNITS      Owner: First Western Savings  
3 and 4              Subdivider: Dasco, Inc.  
                            No. of Acres: 21.22      No. of Lots: 136

APPROVED      MR. NULL presented the staff report and stated there are two variances that are necessary; one is a waiver from the length of the cul-de-sac streets and the other is from the length of Block 2. Staff would recommend the following conditions: there be no access to Charleston.

Boulevard and the Las Vegas Wash Storm Drainage Channel from lots that abut thereto; a 6' block wall be erected on the rear of the lots backing up to the Las Vegas Wash Channel; off-site improvements are to be provided on Charleston Boulevard as required by Public Services; a wall statement and the normal conditions. With these, staff would recommend approval.

CLYDE SPITZE, VTN-Nevada, agreed to staff conditions.

MR. SWESSEL asked how much was the length of the block over Code requirements.

MR. NULL replied 1000 feet. Due to the configuration of the property the block must run the entire distance. The total length of the block is 2200'.

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of Pinewood Units 3 and 4, 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, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. That there be no access to Charleston Boulevard and the Vegas Wash Channel from the lots that abut thereto.
3. That a six ft. block wall be erected on the rear of the lots backing onto the Vegas Wash Flood Channel.
4. That off-site improvements on Charleston Boulevard be provided as determined by the Department of Public Services.
5. 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.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City department and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

3. TENTATIVE MAP  
RANCHO DE ORO  
APPROVED

Property generally located between Oakey Boulevard on the north and O'Bannon Drive on the south, east of Decatur Boulevard, R-1 and C-1 zones (ROI to R-PD6 and R-PD8).

Owner: Charles Elardi

Subdivider: Tom Elardi

No. of Acres: 8.17

No. of Lots: 54

MR. NULL presented the staff report and stated a waiver was needed on the length of both blocks. The floor plans and elevations were submitted as part of the zoning request. Staff would recommend the following conditions: that there be provided a compacted graded "V" ditch adjacent to the west boundary of this plat to intercept storm water; further, that the front setback lines be increased to 20'. With these conditions and the normal conditions, staff would recommend approval.

MR. GUTHRIE asked if the road would be private.

MR. NULL stated it would be a public road.

MRS. COLEMAN asked what the setback was on the rear property line.

MR. NULL said it is now proposed to be 25'; however, that may have to be adjusted when the front is increased. The reason for the 20' setback is so a car can get in there.

MR. TIBERTI made a Motion for APPROVAL of the Tentative Map of Rancho De Oro, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of 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. That there be provided a compacted graded "V-Ditch" adjacent to the west boundary of the tract to intercept storm water, (temporary).
3. The front setback line is to be increased to twenty feet.
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. Swessel and Mr. Kennedy

"NOES" Mr. Jones

Motion for APPROVAL carried by a 6/1 vote.

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

4. TENTATIVE MAP      Property generally located on the south side of Washington Avenue,  
west of Valley View Boulevard, R-1 zone.  
FORDYCE MANOR      Owner: R.L. Morgan, Sr.  
                         Subdivider: John R. Blood  
APPROVED              No. of Acres: 5                      No. of Lots: 13

MR. NULL presented the staff report and stated this is a long cul-de-sac which exceeds the requirements by 160' and this must be waived. Staff would recommend approval with the normal conditions.

STEVE TURNER, Baughman and Turner, was present representing the applicant.

MR. SWESSEL asked why the length requirement of the cul-de-sac should be waived.

MR. TURNER said he did not think there was any other way to design this piece of property. It is a long narrow piece.

CHAIRMAN MILLER asked how wide the property is.

MR. NULL stated it is approximately 335' wide.

MR. JONES stated if the Commission voted for approval, the ordinance should be changed. He added he thought 160' was ridiculous with regard to going over.

MRS. COLEMAN stated this had been gone into before and that it was the general feeling that if it was changed, the Commission would have no control over it at all. This way it can be waived for parcels that are shaped in a peculiar manner, etc.

MR. NULL stated he did not see how else it could be done.

MR. JONES said he did not want the developers taking the easy way out.

MR. TURNER said all of the easy pieces have already been developed.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map of Fordyce Manor, 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,  
Mr. Swessel and Mr. Kennedy

"NOES" Mr. Jones

Motion for APPROVAL carried by a 6/1 vote.

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

5. Z-67-78  
ABEYANCE

Application of C & H ENTERPRISES for reclassification of property legally described as a portion of the South Half (S $\frac{1}{2}$ ) of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ); and a portion of the South Half (S $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ); and a portion of the North Half (N $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 12, Township 20 South, Range 60 East, MDB&M and generally located on the east side of Thom Boulevard, south of Alexander Road, from R-E (Residence Estates) to R-PD2 (Residential Planned Development).

Proposed Use: Detached Single Family Residences on Individual Lots

MR. BROWN presented the staff report and stated this is a large parcel and there has been some discussion as to the ownership of the parcel. And, at staff level, there is some question as to whether or not this is a legal request. In case it is, there is still no access from Thom, from Alexander and from Gilmore. There is the question of 165' from Alexander which would be difficult to develop. Staff would recommend this be held in abeyance until access is provided to the parcel, and the problem of developing the 165' is resolved. He added that Public Services had stated until ownership is determined, this request should not be made.

MRS. COLEMAN asked what the size of the property is.

MR. BROWN replied it is 655' x 813'.

CHAIRMAN MILLER declared the public hearing open.

DAVID CAUSEY, Causey Engineering Service, stated the property is in escrow from Mr. Hoppi, Sr., to C&H and it has been agreed in connection with the closing of the escrow, access would be provided by dedication on Thom Boulevard for the entire length. He stated the depth would be increased below Alexander so the property can have adequately developable lots to the north. He said there had been some difficulty in the area because some surveyor had decided to relocate a section corner and this has never been resolved and will not be until some public agency is willing to do the survey. He said what they would like to do because the owner wants to start developing, is to recommend approval subject to the necessary documentation being given to staff as to the right-of-way and depth of the remaining parcel prior to this request going to the City Commission.

CHAIRMAN MILLER asked if this would satisfy staff.

MR. BROWN said he did not think so. It is too nebulous of a concept and further that he thought the Commission should look at this request in its final form.

MR. SWESSEL made a Motion for ABEYANCE of Z-67-68, until a determination is made as to the exact location of the proposed rezoning and access to public right-of-way is provided.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

6. TENTATIVE MAP  
SHADOW ACRES  
ABEYANCE
- Property generally located on the east side of Thom Boulevard, south of Alexander Road, R-E zone, proposed R-PD2.  
Owner/Subdivider: C. & H. Enterprise  
No. of Acres: 12.5                      No. of Lots: 24

MR. NULL suggested that since the zoning request was held in abeyance, the tentative map be held in abeyance also.

MR. JONES made a Motion for ABEYANCE of the Tentative Map of Shadow Acres pending action by the Planning Commission on zoning action Z-67-78.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

7. TENTATIVE MAP  
SUMMERPLACE  
APPROVED
- Property generally located on the east side of 28th Street, north of Charleston Boulevard, R-1 zone (ROI to R-PD34).  
Owner/Subdivider: Four-Rent, Inc.  
No. of Acres: 3.18                      No. of Lots: 28  
No. of Units: 112

MR. NULL presented the staff report and stated that approval of the tentative map also constitutes approval of the plot plan for Z-20-78; and floor plans and elevations were submitted with the zoning request. He added that the parking mix was a bit different for this development. The plat is all four-plexes and with four-plexes in other zones, 1½ spaces per unit are required. This is a 112 unit development which means 168 spaces are required. They have only provided 148 regular size spaces, 9' x 20'. They have also provided 26 compact spaces which are 8' x 16' and also 20 motorcycle spaces of unknown size and 6 bicycle spaces. This mix is similar to the development to the north and it was found that this arrangement did work out. Staff would really have no objection since the trend in motor vehicles is to small size cars.

Staff also has the following conditions: improvements to be provided on the 28th Street frontage as required by Public Services; provisions are to be made to meet the requirements of Public Services for the outletting of storm water drainage and for the proper sanitary sewer connection. With these conditions and the normal conditions, staff would recommend approval.

CHAIRMAN MILLER asked if the figures provided for the compact sizes was the right size.

MR. NULL said a firm figure was not provided for, but he thought that those given would be close enough. He added the smaller spaces could be worked in and around the regular spaces, by the trash enclosure areas and in the tree areas.

MRS. COLEMAN asked if there would be perimeter landscaping on 28th Street.

MR. NULL said there would be perimeter landscaping on 28th Street.

CHAIRMAN MILLER said he did not think this was a totally bad idea, as there is a trend to smaller cars.

STEVE TURNER, representing the applicant, stated the architects have found that with this type of housing development, there are a number of people who are driving compact cars, and from a practical standpoint, 26 compact spaces are more than 20 regular spaces. He said the space is there, it is primarily the concept.

MR. GUTHRIE asked what the distribution would be.

MR. TURNER said they are scattered throughout.

MRS. COLEMAN asked if the compact cars would park in the compact spaces.

MR. TURNER said that was a good question.

MRS. COLEMAN asked if it was found there was trouble with this arrangement, would there be enough room if the compact and motorcycle spaces were taken out, to make them into regular spaces.

MR. TURNER replied that they would.

MR. JONES asked why didn't they do that.

MR. TURNER said he did not think the developers would object to that condition.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map of Summerplace 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 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. Improvements are to be provided to the 28th Street frontage as required by the Department of Public Services.
3. Provisions are to be made, meeting the requirements of Public Services Department, for the outletting of storm water drainage and for proper sanitary sewer connections.
4. A minimum of 168 parking spaces (9' x 20') to be provided.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

8. FINAL MAP  
SUMMERPLACE  
ABEYANCE

Property generally located on the east side of 28th Street, north of Charleston Boulevard, R-1 zone (ROI to R-PD34).  
Owner/Subdivider: Four-Rent, Inc.  
No. of Acres: 3.18                      No. of Lots: 28  
No. of Units: 112

CHAIRMAN MILLER stated the applicant had requested this item be held in abeyance.

MR. JONES made a Motion for ABEYANCE of the Final Map of Summerplace.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

9. REVERSIONARY  
MAP  
PARK BONANZA  
EAST TOWNHOUSES  
3D  
APPROVED

Property generally located on the south side of Bonanza Road, east of Pecos Street, C-1 and R-1 zone.  
Owner/Subdivider: John E. Kenney, Jr.  
No. of Acres: 2.1                      No. of Lots: 1

MR. NULL presented the staff report and stated the reversionary map is in substantial conformity with State Statutes and City Code and staff would recommend approval.

JOHN E. KENNEY, JR. was present

MR. TIBERTI made a Motion for APPROVAL of the Reversionary Map of Park Bonanza East Townhouses 3D.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

10. FINAL MAP

PARK BONANZA  
EAST 7-A

Property generally located between Bonanza Road on the north and Diamond Head Drive on the south, east of Pecos Street, R-1 zone.

Owner/Subdivider: John E. Kenney, Jr.

No. of Acres: 3.5+ No. of Lots: 16

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 with the condition that it conform to the conditions of approval of the tentative map.

JOHN E. KENNEY, JR. was present.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Park Bonanza East 7-A, 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, Mr. Swessel and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

11. FINAL MAP

CHARLESTON  
HEIGHTS TRACT  
NO. 58-A

Property generally located on the west side of Torrey Pines Drive, north of Vegas Drive, R-1 zone.

Owner/Subdivider: Becker and Sons

No. of Acres: 22.016+ No. of Lots: 107

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 with the following conditions: conformance to the conditions of approval of the tentative map and subject to the recording of Kingswood Estate Unit #5. The reason for that is access will have to be provided through Kingswood Estates #5 which is to the northeast of the tract in question.

BARRY BECKER agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of the Final map of Charleston Heights Tract No. 58-A, subject to the following conditions:

1. Conformance to the conditions of approval of the tentative map.
2. Subject to the recording of Kingswood Estates, Unit #5, in order to provide proper access.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

12. FINAL MAP

CHARLESTON  
HEIGHTS 55-A

Property generally located on the west side of Michael Way, 500 feet south of Cheyenne Avenue, R-1 zone.

Owner/Subdivider: Becker & Sons  
No. of Acres: 13.6418      No. of Lots: 59

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 with the following condition: that there be conformance to the conditions of approval of the tentative map.

BARRY BECKER was present.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Charleston Heights 55-A, 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, Mr. Swessel and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

13. FINAL MAP

CHARLESTON  
ESTATES 7-B

Property generally located on the north side of Bonanza Road, 525 feet east of Decatur Boulevard, R-E zone (ROI to R-PD8).

Owner/Subdivider: Becker & Sons  
No. of Acres: 6.4273      No. of Lots: 30

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.

BARRY BECKER was present.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Charleston Estates 7-B.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

14. FINAL MAP

KINGSWOOD  
ESTATES  
UNIT 6

APPROVED

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

Owner/Subdivider: Chism Homes

No. of Acres: 8.447 No. of Lots: 34

MR. NULL presented the staff report and stated when the tentative map was submitted, Unit 6 extended all the way over to Jones. This submission is something less than what was submitted on the tentative map so a need arises to provide an easement for the connection of sanitary sewer lines and storm drainage beyond Jones. The final map is in substantial conformity with the tentative and staff would recommend approval with the following conditions: that an easement for a sanitary sewer line and storm water drainage is to be provided by separate instrument extending from the east end of Carl Avenue eastward to a proper connection as determined by Public Services.

CLYDE SPITZE, VTN-Nevada, agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Kingswood Estates Unit 6, subject to the following condition:

1. That an easement be provided for a sanitary sewer and for storm water drainage, by separate instrument, extending from the east end of Carl Avenue eastward to a proper connection as determined by the Department of Public Services.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

15. FINAL MAP

NOVA PARK  
UNIT NO. 2

ABEYANCE

Property generally located on the southeast corner of Pecos Street and Owens Avenue, R-1 zone.

Owner/Subdivider: Consolidated Realty & Management, Inc.

No. of Acres: 12.544 No. of Lots: 44

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 conformance to the conditions of approval of the tentative map.

DAVID CAUSEY, stated Washington Square Tract 6 is adjoining the property in question and has an approved tentative map and there is a condition that a little fringe of land between the plat in question and Washington Square 6 that it be consolidated. This has not yet been completed and they do not wish to create a no man's land.

MR. NULL stated the final map would not be signed off until this condition was an accomplished fact.

MRS. COLEMAN suggested this final map be held in abeyance pending meeting the requirements set forth.

MR. SWESSEL made a Motion for ABEYANCE of the Final Map of Nova Park Unit No. 2, pending further clarification of the transfer of property from Washington Square Unit 6 to Nova Park #3.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

16. FINAL MAP

METROPOLITAN  
PARK UNIT #20

Property generally located on the west side of Marion Drive, north of Stewart Avenue, R-1 zone.

Owner/Subdivider: Metropolitan Nevada Corp.  
No. of Acres: 13.023                      No. of Lots: 57

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 Unit No. 19 of Metropolitan Park being recorded prior to Unit No. 20, to provide for continuity of sewer and storm drainage.

CLYDE SPITZE, VTN-Nevada, agreed to staff stipulations.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Metropolitan Park Unit #20, subject to the following condition:

1. That Metropolitan Park Unit 19 be recorded prior to Unit 20.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

17. FINAL MAP

CHARLESTON  
RAINBOW 16-B

Property generally located on the south side of Westcliff Drive, west of Buffalo Drive, R-1 zone.

Owner/Subdivider: Sproul Homes  
No. of Acres: 8.526                      No. of Lots: 39

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, conformance to conditions of approval of the tentative map and Unit 16-A be recorded prior to Unit 16-B. Charleston Rainbow 16-B, C and D are all contained within the new annexation area A-3-78. The tentative map will be heard by the City Commission on July 19. The annexation is effective July 17.

CLYDE SPITZE agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of the Final Map of Charleston Rainbow 16-B, subject to the following conditions:

1. Approval of the tentative map.
2. Conformance to the conditions of approval of the tentative map.
3. That Unit 16-A is to be recorded prior to Unit 16-B.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

18. FINAL MAP

CHARLESTON  
RAINBOW 16-C

Property generally located on the south side of Westcliff Drive, west of Buffalo Drive, R-1 zone.

Owner/Subdivider: Sproul Homes  
No. of Acres: 7.459                      No. of Lots: 35

APPROVED

MR. NULL presented the staff report and stated that the same conditions would apply as previously stated on Charleston Rainbow 16-B, except for number three. Staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Final Map of Charleston Rainbow 16-C, subject to the following conditions:

1. Approval of the tentative map.
2. Conformance to the conditions of approval of the tentative map.
3. That Unit 16-B is to be recorded prior to Unit 16-C.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

19. FINAL MAP

CHARLESTON  
RAINBOW 16-D

Property generally located on the south side of Westcliff Drive, west of Buffalo Drive, R-1 zone.

Owner/Subdivider: Sproul Homes  
No. of Acres: 12.542                      No. of Lots: 55

APPROVED

MR. NULL presented the staff report and stated that the same conditions would apply except Unit 16-C would be recorded before Unit 16-D. Staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Final Map of Charleston Rainbow 16-D, subject to the following conditions:

1. Approval of the tentative map.
2. Conformance to the conditions of approval of the tentative map.
3. That Unit 16-C is to be recorded prior to Unit 16-D.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

20. VAC-7-78  
 APPROVED

Petition of Vacation submitted by JAMES H. BILBRAY, ET AL, to vacate the north/south alley between Cleveland and Cincinatti Streets lying between Fairfield Avenue and Las Vegas Boulevard South.

MR. NULL presented the staff report and stated there is an existing apartment structure at approximately this point (referring to display map), but access is available since the parking lot to the south is owned by the same persons. Staff would have no objection to the vacation and would recommend approval subject to the normal conditions.

JAMES BILBRAY stated he agreed to staff conditions.

MRS. COLEMAN asked if provisions would be made for trash pickups as it seemed that was what the alley was used for presently.

MR. BILBRAY said it would be a parking lot and trash truck would come in.

MR. SWESSEL made a Motion for APPROVAL of VAC-7-78, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

21. STREET NAME  
 CHANGE

Request for a Street Name Change to change a portion of Casino Center Boulevard North (Bonanza to Washington) to Veterans Memorial Drive.

CASINO CENTER  
 BOULEVARD  
 APPROVED

MR. NULL presented the staff report and stated this is a request of the American Legion, Las Vegas Post No. 8. Nearly all of the property that abuts the street, with the exception of the American Legion, is public

property. Staff would have no objection and recommend approval.

CHAIRMAN MILLER asked how the request would affect maps, etc.

MR. NULL said the name would just have to be changed.

Representatives of the applicant were present.

MRS. COLEMAN said this was isolated from the rest of the Casino Center Boulevard.

MR. NULL said it is a different environment and no homes back up to the street.

MR. TIBERTI made a Motion for APPROVAL of the Street Name Change for a portion of Casino Center Boulevard North (Bonanza to Washington) to Veterans Memorial Drive.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

22. Z-57-78

APPROVED

Application of RANCHO BEL-AIR DEVELOPMENT, PARTNERSHIP, ET AL, for reclassification of property generally located on the west side of Rancho Drive south of Mesquite Avenue, from R-1 (Single Family Residence) to R-PD4 (Residential Planned Development). Proposed Use: Detached single family dwellings on individual lots. The above property is legally described as a portion of the North Half (N $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and stated the purpose of the application is simply to provide for a private street within this development. Staff would recommend approval subject to a 30' dedication of right-of-way on Mesquite and provision for a sewer line easement on the private street.

CHAIRMAN MILLER declared the public hearing open.

C.J. SOMMERS, 6115 Clarice Avenue, stated he agreed to staff stipulations. They are requesting the R-PD for a private road.

MRS. COLEMAN asked if this would change the density.

MR. SOMMERS replied it would lower the density of the development.

JOHN HERRIN, 102 Hollyhock, stated he was concerned about the development having access on Mesquite. He added there is also a dust problem.

MR. SOMMERS said the dust problem was caused by a prior owner who had taken the top soil off and when the development was completed, this would alleviate the dust. Also, the access on Mesquite is only temporary.

MR. HERRIN complained about the inefficient drainage on Mesquite.

MR. BROWN replied that staff would check this out.

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-57-78, subject to the following conditions:

1. Dedication of 30 ft. of right-of-way on Mesquite Avenue frontage as required by the Department of Public Services within sixty days after approval of the zoning.
2. Provide for easements for all sewer lines in private streets as required by the Department of Public Services.
3. Conformance to the plot plan as amended to reflect the above conditions.
4. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

RECESS:

CHAIRMAN MILLER declared a 15 minutes recess at 8:45 P.M. and reconvened the meeting at 9:00 P.M.

23. Z-58-78

APPROVED

Application of GLADYS HARRIS for reclassification of property generally located on the west side of Decatur Boulevard between Meadows Lane and Churchill Avenue, from R-1 (Single Family Residence) and C-2 (General Commercial) to C-2 (General Commercial). Proposed Use: Shopping Center. The above property is legally described as a portion of the North Half (N $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 36, Township 20 South, Range 60 East, MDB&M.

MR. BROWN presented the staff report and stated this property is the old Golf Driving Range and that two protests had just been received. There is a problem with the plot plan. Staff has the following stipulations: 40' of right-of-way within 60 days on Meadows Lane; complete half street improvements on Meadows Lane frontage at time of development. In reviewing the site itself, it was discovered that a sewer easement has been granted to the City on the north side going south through the middle of the development. Public Services has said there is no sewer there and none is contemplated. In fact there is sewer on three sides of the property, so it is no problem other than the fact it is an easement and it should be vacated before anything is done. Staff would recommend

approval of the rezoning subject to the normal conditions and the vacating of the easement.

CHAIRMAN MILLER declared the public hearing open.

JAY DOWNEY, 4445 Spencer, stated they would be glad to vacate the easement. He added they have tried to design a center that will fit into the immediate area. On the north, adjacent to the R-1, a single story building has been designed, with a 6' block wall. He added since the majority of the property for the development is already zoned C-2, the additional rezoning would not be a detriment. There will be landscaping in the parking area, and on Meadows.

MR. BROWN stated that staff wanted the north building moved south so it would be 60' away from the residential area, a block wall on the north and the west and a plot plan submitted for future development on the west side, to be reviewed by the City Commission and the Planning Commission.

MR. DOWNEY said they would agree to that, although the north building is planned to be 30'/35' away from the property line.

MRS. COLEMAN asked if that would be the rear of the building, where loading and trash trucks would be.

MR. DOWNEY said it would not be used for loading. There will be a single door for employees.

MRS. COLEMAN asked if there would be parking in that area.

MR. DOWNEY said there could be parallel parking.

CHAIRMAN MILLER asked what was planned for the shopping center.

MR. DOWNEY said various stores had been talked to, but you could not get leases until the zoning was approved.

MR. KENNEDY asked where the access was planned.

MR. DOWNEY said everything would be off from Meadows Lane.

GEORGE KALB, developer of the project, stated he objected very strongly to moving the building 60' south. He said they would lose parking spaces. Also there is going to be a 6' fence, landscaping and no service trucks in this area, and no trash trucks.

MRS. COLEMAN asked where the trash receptacles would be.

MR. KALB said they would be behind the major building, and that there would be none behind the satellite building adjacent to the residential.

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

DOROTHY HAMMELL, 5213 Churchill, appeared in protest, and stated the back of her property was against the proposed development. She questioned the 6' block wall and the fact that garbage containers would be in the area and that the development would have an impact on the residential area.

JOHN HAMMELL, 5213 Churchill, stated they would like the R-1 portion of the development kept R-1 and developed R-1.

RAY MOORE, South Minnesota Street, appeared in protest.

PETER DAVIDSON, 5009 Churchill, appeared in protest.

WILBUR DORR, 124 South Minnesota, appeared in protest.

BONNIE HUTCHINS, 5012 Churchill, appeared in protest.

MR. KALB appeared in rebuttal and said that the location of the trash areas could be worked out with staff.

MRS. COLEMAN asked if a restaurant was planned for the north satellite building. If so, 30' was not sufficient unless a good buffer planting was put in.

CHAIRMAN MILLER asked if a restaurant could be a prohibited use.

MR. BROWN replied it could be one of the conditions.

MR. KALB indicated he would agree to that condition.

MR. TIBERTI stated the building would be one story and would not look into the rear yards of the adjacent residential area.

MR. SWESSEL asked if Arizona Cypress could be used for a buffer planting.

MR. KALB replied that it could.

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-58-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 40 ft. of right-of-way for Meadows Lane within sixty days after approval of the zoning as required by the Department of Public Services.
3. Construction of complete half-street improvements along Meadows Lane frontage at the time of development as required by the Department of Public Services.
4. Revision of driveway openings to conform to 12 ft. minimum to 32 ft. maximum dimensions as required by the Department of Public Services.

5. Substandard buildings on the golf driving range shall be removed or repaired within sixty days after approval of the zoning as required by the Department of Public Services.
6. Ten gallon Arizona Cypress trees are to be planted every fifteen feet along the north property line.
7. The sewer easement across this property must be eliminated prior to the start of construction as required by the Department of Public Services.
8. The undeveloped area in the west part of the plot plan to be submitted for plot plan review prior to development.
9. 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.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Conformance to the plot plan to reflect the above conditions.
13. 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, Mr. Swessel and Mr. Kennedy  
 "NOES" None

Motion for APPROVAL carried unanimously.

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

24. Z-59-78  
 APPROVED

Application of the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for reclassification of property generally located 480 ft. north of West Alta Drive and on the east side of Brush Street, from R-1 (Single Family Residence) to R-PD42 (Residential Planned Unit Development). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 36, Township 20 South, Range 60 East, MDB&M.

Proposed Use: Four story, 155 unit apartment annex to James H. Down Towers

MR. BROWN presented the staff report and stated the plot plan is as depicted. The plot plan and landscaping are acceptable and staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

ART SARTINI and HARRIS SHARP were present representing the Housing Authority of the City of Las Vegas.

FRED HAMOND, 405 Falcon, appeared in protest, stating that the proposed development would affect the value of his property as it would obstruct the view of the area that he now enjoys.

BOB MC NUTT appeared in favor of the application, stating it is a unique building and an excellent addition, and that he did not see anything wrong with it.

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-59-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of half-street improvements to match existing improvements to the south as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be 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.
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 as amended to reflect the above conditions
7. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

25. Z-60-78

APPROVED

Application of VALLEY HOSPITAL, LTD. for reclassification of property located at 647 and 647½ Tonopah Drive, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). Proposed Use: Professional Offices. The above property is legally described as a portion of the North Half (N½) of the Southwest Quarter (SW¼) of Section 33, Township 20 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and stated that directly east of the parcel in question it is zoned ROI to P-R and to the east of that also it is zoned ROI to P-R, and directly south it has been zoned ROI to P-R. There is quite a bit of resolution of intent to P-R in this area and also to C-1. In looking this over, staff objects to the extension of P-R to the west; thinking that to open this clear westward to Tonopah Drive would encourage further P-R or commercial development on Tonopah Drive, north and south. The plot plan is as depicted (indicating display map). The applicant wishes to add between two existing buildings on the east parcel.

CHAIRMAN MILLER declared the public hearing open.

MILTON SCHWARTZ, Valley Hospital, stated the proposed Valerie Drive staff was talking about is now blocked off by posts put in by the neighbors on Valerie Drive. Just north of the property in question is a house owned by Mr. Schlagater, whom he had talked to and they both hoped there would never be a Valerie Drive, as do the neighbors just east on Valerie Drive. He said just 6 months ago he had asked the City where they wanted him to put in a knuckle, which had been required. He said that the Traffic Engineer had come to see him and had said it was planned to widen Tonopah to reduce the traffic on Shadow Lane. Don Saylor said they were not bound by that. Everything east of the property in question is C-1 or P-R. He said the neighbors would like to close off Valerie Drive and so would the hospital.

CHAIRMAN MILLER asked for staff's opinion on this.

MR. BROWN said that on west was R-E and he thought the intent of the Commission was to retain the R-E flavor. This would open up Tonopah Drive and staff objects to that.

MR. JONES said if Valley Hospital continued to buy property, and people would be moved out, what would be the next step.

MRS. COLEMAN stated that when Rose Street was vacated, it had been stated that that was as far as they were going to go.

MR. SCHWARTZ stated this was initiated by a visit from the Traffic Engineer. Shadow Lane is very busy and this would give relief. This will just be one house with a couple of doctors in it.

MR. JONES asked where it would all stop.

MR. SCHWARTZ stated they have a severe parking problem at Valley Hospital and they need to accommodate cars.

JOE SCHLAGATER, 625 South Tonopah Drive, stated he was in favor of the proposal and also questioned the necessity of Valerie Drive.

MR. SCHWARTZ stated all three houses would like to see Valerie closed off.

MR. BROWN said that if approval is granted, staff required dedication of a radius corner at Tonopah and Valerie Drive; construct half street improvements on Valerie and Tonopah frontages at the time of development; comply with building setbacks on Valerie Drive with both existing and proposed structures.

MR. SCHWARTZ finally agreed to staff recommendations.

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-60-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of a 15 ft. radius corner at Tonopah and Valerie Drive within sixty days after approval of the zoning as required by the Department of Public Services.
3. Construction of half street improvements on Valerie and Tonopah frontages at the time of development as required by the Department of Public Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan 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, Mr. Swessel and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

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

26. Z-28-77

PLOT PLAN  
REVIEW

Request of VALLEY HOSPITAL for a Plot Plan Review to allow an additional office, and to allow a parking lot on property located at 641 Kingsbury Lane, P-R zone.

26. Z-28-77  
Con't.
- MR. BROWN presented the staff report and stated staff would recommend approval.
- APPROVED
- MR. TIBERTI made a Motion for APPROVAL of the Plot Plan Review under Z-28-77, subject to the following conditions:
1. Conformance to the conditions originally imposed at the time of zoning approval of Z-28-77.
  2. Conformance to the amended plot plan.
  3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.
- Voting was as follows:
- "AYES" Chairman Miller, Mrs. Coleman, Mr. Tiberti, Mr. Guthrie, Mr. Jones, Mr. Swessel and Mr. Kennedy  
"NOES" None
- Motion for APPROVAL carried unanimously.
27. Z-39-78  
(Referred back  
from City  
Commission)
- 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
28. Z-61-78  
APPROVED
- Application of GANGOLA CONSTRUCTION COMPANY for reclassification of property located on the northeast corner of Clarkway Drive and Bonanza Road, from R-E (Residence Estates) to R-3 (Limited Multiple Residence).  
Proposed Use: Apartments. The above property is 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.
- MR. BROWN presented the staff report and stated this item was referred back to the Planning Commission by the City Commission. Initially the applicant came in for a request for the north half of the two lots. The City Commission told him to return to the Planning Commission and inasmuch as the applicant owned both lots to come in and apply for the total concept. This is almost the same concept as before. He has reduced the number of units from 10 to 8. Staff would recommend approval subject to: 15' of right-of-way on Bonanza; 15' radius corner at Clarkway; no access from Clarkway except in the first 200' and would prefer access from Bonanza with a redesign of the current plat, plus the normal conditions. There were 8 letters of protest at the last hearing and no protests have been received for this hearing. Staff would also require a 6' wall on the north side, a 4' wall on the west side with the top 2' being 50% open.
- CHAIRMAN MILLER declared the public hearing open.
- JESS GANGOLA stated they would put up the walls as required and agreed to all of staff stipulations.

MARI ANN HAGUE appeared in protest stating she objects to apartments on the street as it is not sufficient to hold the traffic and that the development would not have sufficient parking. She presented a petition bearing five names in protest. She added she wanted to keep the area the way it is.

DON WINTER, 721 Clarkway Drive, appeared in approval of the application stating this would be progress in the area.

MR. GANGOLA appeared in rebuttal.

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-61-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Approved fire hydrants and water main to be provided as required by the Department of Fire Services.
3. Construction of half-street improvements on Clarkway frontage including street lighting as required by the Department of Public Services.
4. A six ft. block wall shall be constructed on the north property line and a four ft. block wall on the west property line with the top two feet being fifty percent open as required by the Department of Community Planning and Development. The walls shall be constructed as each phase of the property is developed.
5. Ingress/egress to be within 200 ft. of Bonanza or directly from Bonanza.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot as amended to reflect the above conditions.
10. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried by a 5/2 vote.

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

29. Z-62-78  
ABEYANCE

Application of ELEANOR VOLKMAR for reclassification of property located at 332 South Sixth Street, from C-1 (Limited Commercial) to C-2 (General Commercial). Proposed Use: Six Story Commercial Storage Facility. The above property is legally described as Lots 17, 18, 19 and 20, Block 1, Wardie Addition.

MR. BROWN presented the staff report and stated all along 6th Street except for the northwest and northeast corner of Bridger and 6th is zoned C-1. Across the street is R-4 and C-1. C-2 is the west half of the block between 6th Street and Las Vegas Boulevard. On Las Vegas Boulevard on the east side is C-2. In essence, the west side of 6th Street is for the most part C-1. Staff feels the C-2 should not be put in the middle of the C-1. The plot plan is as depicted. There is adequate parking. Should the application be approved, staff would recommend landscaping along most of the periphery.

CHAIRMAN MILLER declared the public hearing open.

CARL VOLKMAR stated the property in question has been owned by his wife for about 15 years. He added he had investigated this use and thinks the City is now ready for it. It would be a good storage facility for the downtown area. He said he had spoken with numerous businessmen and they had been quite receptive to the idea. He added he had seen several highrise storage units in Phoenix which had been very successful.

CHAIRMAN MILLER asked if this would be similar to a mini-warehouse.

MR. VOLKMAR replied that it would be a 6 story building with 5 floors of storage. He added it would be a stucco building.

CHAIRMAN MILLER asked if it would have windows.

MR. VOLKMAR stated he had not planned on windows, but that it could have windows.

MR. TIBERTI asked the applicant if he would be building to the property line.

MR. VOLKMAR replied that he would.

MR. TIBERTI said if this goes, the Commission would have to realize the whole block would probably go with the same type of development.

MRS. COLEMAN stated she would like to see an artist's rendering of the proposed development.

MR. SWESSEL made a Motion for ABEYANCE of Z-62-78, pending the submittal of elevations and renderings of the proposed building.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

30. Z-63-78

DENIED

Application of ROBERT M. BRYSON for reclassification of property generally located on the southeast corner of Washington Avenue and Tonopah Drive, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). Proposed Use: Four-plex Apartments. The above property is 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.

MR. BROWN presented the staff report and stated there is 1 letter of protest and 1 letter of approval. Staff sees no reason why such a development should be permitted at this location and thinks Tonopah is a reasonable separation between the R-3 and the R-E in the area and would recommend denial.

CHAIRMAN MILLER declared the public hearing open.

RALPH FALICE stated he did not feel the development would be detrimental to the area and would enhance the area. This is not a normal four-plex design. They will be of a Spanish design. He added development at this corner will improve the street, and the same land uses are directly across the street, within 60' of the property in question. All of the landowners adjacent to this parcel have no objections if there are block walls and the trash facilities are moved nearer the front of the property. The City has proposed a fire station across the street and there is only one protest.

MR. BROWN stated he had received a petition with four persons in opposition

MR. SWESSEL asked what the price range would be.

MR. FALICE stated approximately \$110,000.

CLARA SHEARER, 1941 Ophir, appeared in protest, stating approval of this application would encourage additional like zoning in the area and would mean a loss of privacy.

CHARLENE ROLLS, 913 Maenpah, appeared in protest.

MARGARET HOLLENBECK, 1940 Mill Circle, appeared in protest.

MARY ANN HAUGE, 819 Clarkway Drive, appeared in approval.

MERRILL WENGER, 1313 Melville, representing owners of property in the area, spoke for approval of the application.

MR. FALICE appeared in rebuttal.

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 DENIAL of Z-63-78 because the intrusion of R-3 uses in this area would be incompatible with the established uses and developing pattern of this neighborhood.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

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

31. Z-64-78

APPROVED

Application of C.L. RONNOW for reclassification of property generally located 660 feet east of Lamb Boulevard, on the south side of Harris Avenue (projected), from R-E (Residence Estates) to R-T (Trailer Residence). Proposed Use: Mobile Home Park. The above property is legally described as the north 289.25 feet of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{2}$ ) of Section 29, Township 20 South, Range 62 East, MDB&M.

MR. BROWN presented the staff report and stated there is quite a development of mobile home parks in this area. The property in question is being developed separate from the existing park to the north with only one entrance. Staff feels inasmuch as this is not in concert with the existing mobile home development, would recommend denial. However, if it is approved, staff would require 25' right-of-way on Halbert, 30' on Hubbard and a 15' radius corner at Halbert and Hubbard and a knuckle at Halbert and Page.

CHAIRMAN MILLER declared the public hearing open.

GEORGE SMITH, 2201 Industrial Road, stated they wished to put in a rental mobile home park for approximately 30 units. This is a mobile home area. He stated the parcel in question is a knockout of a subdivision. He added they would like to be approved.

CHAIRMAN MILLER asked if the development would be walled.

MR. SMITH replied that it would. He said they would have two crash gates.

MR. TIBERTI asked if the rest of the property was developed (R-1).

MR. BROWN replied that it is all vacant.

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-64-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 30 ft. of right-of-way on Hubbard Street and 25.5 ft. of right-of-way on Halbert plus a radius corner as required by the Department of Public Services. If Halbert ends at Page Street, dedication of a "knuckle" or "cul-de-sac" will be required by the Department of Public Services. All dedication to be completed within sixty days after approval of the zoning.

3. Construction of half-street improvements for Halbert and Hubbard Street frontages as required by the Department of Public Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan 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. Kennedy  
 "NOES" Mr. Swessel

Motion for APPROVAL carried by a 6/1 vote.

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

32. Z-65-78

APPROVED

Application of BECKER INVESTMENT COMPANY for reclassification of property generally located on the southeast corner of Meadows Lane and Decatur Boulevard, from R-1 (Single Family Residence) to C-2 (General Commercial). Proposed Use: Commercial Center. The above property is legally described as a portion of the South Half (S $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and stated the area in question is being developed into commercial. The request is in concert with the development of the area. Staff would recommend approval subject to: dedication of 40' of right-of-way on Portsmouth Way; radius corner to tie into Providence Lane; construction of concrete sidewalk on Meadows Lane and Portsmouth frontages plus the normal conditions.

CHAIRMAN MILLER declared the public hearing open.

BARRY BECKER was present and agreed to staff stipulations.

MR. BROWN stated there is one letter of protest on file.

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-65-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 30 ft. of right-of-way on Portsmouth Way and a radius corner to tie into Providence Lane within sixty days after approval of the zoning as required by the Department of Public Services.
3. Construction of concrete sidewalk on Meadows Lane and Portsmouth frontages at the time of development as required by the Department of Public Services.
4. Installation of street lighting on Portsmouth frontage as required by the Department of Public Services.
5. An approved engineer's plan and bond is required for this construction as required by the Department of Public Services.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. 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, Mr. Swessel and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

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

33. Z-66-78  
APPROVED

Application of THE SALVATION ARMY for reclassification of property generally located on the south side of Harris Avenue 660 feet west of Lamb Boulevard, from R-E (Residence Estates) to R-T (Trailer Residence). Proposed Use: Mobile Home Park. The above property is legally described as the North Half (N $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 30, Township 20 South, Range 62 East, MDB&M; and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 30, Township 20 South, Range 62 East, MDB&M.

MR. BROWN presented the staff report and stated the area directly north of the property in question is zoned R-T and is not developed. On further north is a nice mobile home park. Staff recommends approval subject to: a block wall on the west, south and east; access to Bonanza; redrawing of the plot plan for access to Bonanza; 60' of right-of-way on the east boundary for Leigon Street plus the normal conditions.

CHAIRMAN MILLER declared the public hearing open.

KEITH HANNA and LT. DONALDSON were present representing the applicant, and stated they were not authorized to speak for the developers with regard to staff stipulations.

MRS. COLEMAN asked if the Commission could not reserve the right to plot plan review.

MR. BROWN said that was correct.

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-66-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Redesign the plot plan to provide access to Bonanza, and resubmit to the Planning Commission.
3. A six ft. block wall shall be constructed on the west, south and east property lines.
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, Mr. Swessel and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

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

34. Z-68-78  
APPROVED

Application of E.J. LYSEK for reclassification of property located at 4979 and 4999 East Ownes Avenue, from R-2 (Two Family Residence) to R-3 (Limited Multiple Residence). Proposed Use: 42 Unit Apartment Building. The above property is legally described as Lots 4 and 5, Block 1, Happy Valley Ranchos #1.

MR. BROWN presented the staff report and stated this is the area wherein quite a discussion was had on horses. There are two R-3 lots zoned now. It is staff's thinking that a meeting of the minds did occur at the last meeting of all the neighbors in the area with the Planning Commission and the City Commission. The people who wanted horses could apply for a variance and then the people who wanted to develop the large lots to multiple family could also do so. Staff would recommend approval. There is one letter of protest on record.

CHAIRMAN MILLER declared the public hearing open.

ED LYSEK, 2508 Constantine, presented a rendering of the proposed development to the Commission, and stated this would enhance the area.

UNIDENTIFIED LADY inquired if this application would affect her variance for horses.

CHAIRMAN MILLER replied it would not.

UNIDENTIFIED LADY asked if she could put up apartments later.

CHAIRMAN MILLER stated she would have to come in and apply for the zoning.

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-68-78, subject to the following conditions:

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

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

35. Z-50-77

PLOT PLAN  
REVIEW &  
EXTENSION OF  
TIME

APPROVED

Request of VALLEY BANK OF NEVADA (DENNERLY KING PARTNERSHIP) for a six months extension of time and for a Plot Plan Review to allow a two-story office building on property located at 720 East Charleston Boulevard, R-1 zone (under ROI to P-R).

MR. BROWN presented the staff report and stated staff would recommend approval subject to: eliminate sidewalk on the south; locate all signs, landscaping and planting within the property lines; build a mansard roof around all of the building; signs to be moved out of the right-of-way plus normal conditions.

GEORGE KING, 875 Dalton, stated he agreed to staff stipulations but did not understand the mansard roof.

MR. BROWN said the roof was to be extended all the way around the building.

MR. TIBERTI asked why there had been a delay.

MR. KING said legal complications were involved.

MRS. COLEMAN asked if he would take the trees out at this location.

MR. KING said he would try to save all of them.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review and Extension of Time under Z-50-77, subject to the following conditions:

1. This extension is limited to a six month time limit and shall expire six months after approval by the City Commission.
2. Elimination of the sidewalk on the south.
3. Locate within the property lines the signs, landscaping and planters.
4. Build a mansard roof around all of the building.
5. Signs should be moved out of the right-of-way as required by the Department of Public Services.
6. Conformance to conditions originally imposed at the time of zoning approval of Z-50-77.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

36. Z-6-78

REVIEW OF  
CONDITIONS

APPROVED

Request of METRO ALARM for a Review of Conditions concerning condition #3 - the driveway opening on the south portion of the property to be closed on property located at 1916 South Maryland Parkway, R-1 zone (under ROI to P-R).

MR. BROWN presented the staff report and stated when this was approved one of the conditions was the driveway opening on the south portion of the property to be closed. They are asking to keep the curb cut open and redesign their parking for the two spaces. Staff does not agree and would not close this off, and would recommend denial to eliminate backing out on Maryland Parkway.

DICK TAYLOR, 1812 Ortiz, stated the house to the north is a doctor's office and has a circular driveway, and has much more traffic than he does. He added his parking seldom exceeds one or two cars. He said the problem they would have with a non-circular driveway would be backing out onto Maryland Parkway. He added all of the houses from Canosa except one have circular driveways and that they are the only ones to be singled out to close their drive and it would be a hazard.

MRS. COLEMAN asked if the property was owned or leased.

MR. TAYLOR said they owned it.

MRS. COLEMAN asked if there was anyway to get into the back yard.

MR. TAYLOR replied there is not and they keep the back yard as a yard and very seldom do they have more than 2 cars at the business. He said they could not use the parking staff had suggested and explained the various distances and uses involved.

MR. TIBERTI made a Motion for APPROVAL of the Review of Condition #3 under Z-6-78.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

37. Z-38-73  
PLOT PLAN  
REVIEW

Request of ARKCO DEVELOPMENT INC. for a Plot Plan Review to allow a change in the design of the remaining section of Cimarron West subdivision located west of Torrey Pines on the south side of West Washington Avenue, R-PD9 zone.

APPROVED

MR. BROWN presented the staff report and stated the applicant has changed the design of some of their structures. Staff has no objections and recommends approval.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-38-78.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

38. Z-76-77  
PLOT PLAN  
REVIEW &  
EXTENSION  
OF TIME

Request of STANFORD SMITH for a three months extension of time and for a Plot Plan Review to allow a change in landscaping and parking plans on property located at 2404 Santa Clara Drive, R-1 zone (under ROI to P-R).

MR. BROWN presented the staff report, stated the request makes sense, staff recommends approval.

APPROVED

MR. TIBERTI made a Motion for APPROVAL of the Plot Plan Review and Request for Extension of Time under Z-76-77, subject to the following conditions:

1. This extension is limited to a three month time limit and shall expire three months after approval by the City Commission.
2. Conformance to the amended plot plan.
3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" Mr. Swessel

Motion for APPROVAL carried by a 6/1 vote.

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

39. FINAL MAP

CHARLESTON  
HEIGHTS TRACT  
51A - UNIT 2

Property generally located on the south side of Smoke Ranch Road,  
east of Torrey Pines Drive, R-PD10 zone.

Owner/Subdivider: Becker and Sons  
No. of Acres: 7.6219+ No. of Lots: 60

APPROVED

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WAIVERS

DENIED

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: conformance to the conditions of approval of the tentative map and a wall statement. The applicant's engineers are requesting some waivers. They want an 18" wide rolled curb and gutter instead of the 24" "L" or "Chair" type of curb; no sidewalks on either side of the cul-de-sac streets and they want the cul-de-sacs to be designed with off-set crowns. As far as the last waiver is concerned, Public Services will take each one of the developments that come in and examine it for that particular condition. There is another subdivision, being Unit #1, where the applicant made basically the same request for waivers, and after discussion with Public Services it was agreed there would be something less than a 1 year trial period with certain improvements. But right now, there is no development and there has been no experimental period. Public Services would like to have the experimental period first. Staff's position is, considering the small size of the lots and the fact there will probably be a considerable number of young people and children, there should be sidewalks on both sides of the cul-de-sac streets.

JAY DOWNEY, representing the applicant, said this was something the County was going to try also. He said the Commission would have to take a look at leaving or reducing the sidewalks in these cul-de-sac streets to see if they really are needed. He said he could not answer on the trial period. He said if it was approved, it might be subject to finishing the first unit before this went to the City Commission.

MR. NULL said that staff would agree with Public Services that standard improvements be provided until the experimental period is over.

MRS. COLEMAN said she did not think the waivers should be approved until the others are constructed and experienced.

MRS. COLEMAN made a Motion that the Waiver not be granted on the second unit until the first unit is completed and the terms are complied with.

Voting was as follows:

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

"NOES" None

Motion carried unanimously.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Charleston Heights Tract No. 51-A, Unit #2, subject to the following conditions:

1. Conformance to the conditions of approval of the tentative map.
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, Mr. Swessel and Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

40. Z-55-72  
PLOT PLAN  
REVIEW  
APPROVED

Request of DR. G. HAYES TURNEY for a Plot Plan Review to allow an addition to the existing office building on property located at 3013 West Sahara Avenue, P-R zone.

MR. BROWN presented the staff report and stated there would be six parking spaces in front, everything is in order, and staff would recommend approval.

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

1. Conformance to the amended 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, Mr. Swessel and Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

41. Z-50-76  
PLOT PLAN  
REVIEW  
DENIED

Request of UNITED OUTDOOR ADVERTISING CO. for a Plot Plan Review to allow a 14' x 48' off-premise sign on property located at 519 East St. Louis, C-1 zone.

MR. BROWN presented the staff report and stated in viewing the property there is one sign on the side of the building, but other than that there are no unattractive signs. Staff feels a 14' x 48' sign would be incompatible and recommends denial.

JAY DOWNEY was present representing the applicant.

MR. SWESSEL made a Motion for DENIAL of the Plot Plan Review under Z-50-76 because an off-premise sign at this location would be incompatible with the present uses in the immediate area.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

42. FINAL MAP

BONANZA  
HEIGHTS

APPROVED

Property generally located on the southwest corner of Bonanza Road and 30th Street, R-3 and C-1 zone.

Owner: George Brown (Trustee)

Subdivider: Creative Builders

No. of Acres: 5

No. of Lots: 18

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 conformance to the conditions of approval of the tentative map.

MR. JONES made a Motion for APPROVAL of the Final Map of Bonanza Heights, 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, Mr. Swessel and Mr. Kennedy

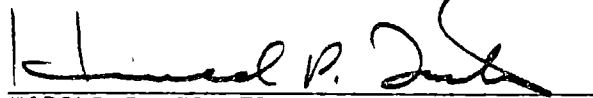
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 11:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING  
& DEVELOPMENT



HAROLD P. FOSTER, Acting Director

/lm