

A G E N D A
CITY PLANNING COMMISSION
AUGUST 10, 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:

PLEDGE OF ALLEGIANCE:

MINUTES: Approval of the Minutes for the City Planning Commission
meetings held April 25, 1978; May 11, 1978; and
May 25, 1978.

OLD BUSINESS:

1. AMENDMENT - MASTER
PLAN OF STREETS
AND HIGHWAYS

WASHBURN ROAD

(Referred back from
City Commission)

Amend the Master Plan of Streets and Highways by the
deletion of Washburn Road between Torrey Pines Drive
on the east and Tenaya Way on the west.
2. Z-67-78

(Abeyance Item
from 7/13/78)

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
3. TENTATIVE MAP

SHADOW ACRES

(Abeyance Item
from 7/13/78)

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

SUMMERPLACE

(Abeyance Item
from 7/13/78)

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
5. FINAL MAP

NOVA PARK
UNIT NO. 2

(Abeyance Item
from 7/13/78)

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
6. Z-62-78

(Abeyance Item
from 7/13/78)

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
7. Z-58-78

(Referred back
from City Commission)

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

NEW BUSINESS:

1. Z-72-78
Application of HENRY A. SWAAB, INC., A CALIFORNIA CORPORATION for reclassification of property generally located on the north side of Oakey Boulevard, west of Arville Street and east of Decatur Boulevard, from R-E to R-1.
Proposed Use: Single Family Dwelling Units

2. TENTATIVE MAP
WESTOAK PARK
Property generally located on the north side of Oakey Boulevard between Decatur Boulevard and Arville Street, R-E zone, proposed R-1.
Owner: Henry A. Swaab, Inc.
Subdivider: Versatile Development
No. of Acres: 4.81+ No. of Lots: 19

3. FINAL MAP
PINWOOD UNIT #3
Property generally located on the north side of Charleston Boulevard west of Nellis Boulevard, R-PD7 zone.
Owner: First Western Savings
Subdivider: Dasco
No. of Acres: 21.141 No. of Lots: 136

4. FINAL MAP
WASHINGTON SQUARE
UNIT #6
Property generally located east of Pecos Street and south of Owens Avenue, R-1 zone.
Owner: C-S Development Co.
Subdivider: Robert Shaw Construction
No. of Acres: 9.5+ No. of Lots: 44

5. FINAL MAP
THE PRIORY
(FORMERLY FORDYCE
MANOR)
Property generally located on the south side of Washington Avenue, east of Decatur Boulevard.
Owner: Church Wardens & Vestrymen of All Saints Episcopal Church
Subdivider: Tiberti-Blood
No. of Acres: 5.3+ No. of Lots: 13

6. WAIVER - HOMESTEAD
ESTATES
Request of CHARLES L. RUTHE, REALTOR on behalf of HOMESTEAD ESTATES for a Waiver for the sidewalks in Homestead Estates, Units 1, 2, and 3.

7. VAC-5-78
(Withdrawn by
applicant)
Petition of Vacation submitted by GEORGE E. HARRIS, TRUSTEE, to vacate the westerly portion of Jones Boulevard, commencing approximately 600 feet south of the intersection of Rancho Drive, and extending southerly approximately 340 feet.

8. VAC-9-78
Petition of Vacation submitted by ABE FOX to vacate a portion of Sahara Avenue generally located east of Spencer Street.

9. VAC-10-78
Petition of Vacation submitted by JOHN E. KENNEY, JR. to vacate Reef Drive generally located 524 feet east of Pecos Street on the south side of Bonanza Road.

10. A-8-78 Petition of Annexation submitted by GARDEN STATE METALS EMPLOYEES RETIREMENT TRUST to annex property generally located at the northwest corner of Auburn Avenue and Decatur Boulevard containing approximately one-half acre of land.

11. Z-69-78 Application of NORLORNE DEVELOPMENT, LTD. for reclassification of property generally located at the northwest corner of the Rainbow Expressway and Washington Avenue, from R-1 and R-2 to R-PD14.
Proposed Use: Condominium Development

12. Z-70-78 Application of LABORERS LOCAL UNION #872 for reclassification of property located at 4300 East Bonanza Road, from R-E to C-1.

13. Z-73-78 Application of ROBERT W. COX, JR. for reclassification of property located at 4516 West Charleston Boulevard, from P-R to C-1.
Proposed Use: Jewelry Sales and Repair

14. Z-74-78 Application of BANK OF NEVADA, TRUSTEE for reclassification of property generally located on the northwest corner of Desert Lane and Charleston Boulevard being 1516 and 1522 West Charleston Boulevard; and 1030 and 1034 Desert Lane, from R-1 to C-1.
Proposed Use: Offices

15. Z-75-78 Application of VALLEY GROUP CONSTRUCTORS, INC., A NEVADA CORPORATION for reclassification of property located at 641 Kingsbury Lane, from R-1 (under ROI to P-R) to C-1.
Proposed Use: Valley Hospital Ancillary Services Expansion

16. Z-76-78 Application of HARRIS P. SHARP, ET AL for reclassification of property generally located on the northeast corner of Sandhill Road and Washington Avenue, from R-E to R-T.
Proposed Use: 140 Unit Mobile Home Park

17. Z-77-78 Application of WILLIAM H. JOHNSON, ET AL for reclassification of property located on the northwest corner of Mesquite Avenue and Eastern Avenue, from R-1 to C-1.
Proposed Use: Retail Sales

18. Z-78-78 Application of JERRY D. & JOYCE L. HOLTZ for reclassification of property located at 2600 East Bonanza Road, from R-E to P-R and R-3.

19. Z-70-70 Request of UNITED OUTDOOR ADVERTISING for a Review of Condition #6 - (no off-premise signs to be constructed on the property) and a request for a Plot Plan Review to allow a 14' x 48' off-premise sign on property located at the northwest corner of East Sahara Avenue and Santa Clara, C-1 zone.
Review of Conditions and Plot Plan Review

20. Z-6-66(27)
Plot Plan Review
Request of UPLAND ASSOCIATES for a Plot Plan Review to allow a shopping center on property located at the northwest corner of West Charleston Boulevard and Upland Boulevard, C-1 zone.
21. Z-62-72
Plot Plan Review
Request of W. R. GRACE DEVELOPMENT CORPORATION for a Plot Plan Review to allow a shopping center on property generally located on the northwest corner of Nellis Boulevard and Bonanza Road, C-1 zone.
22. AR-2-78
Request of VEGAS WORLD HOTEL for an Aesthetic Review to allow the construction of a hotel (seven story) and casino on property located at 2000 Las Vegas Boulevard South, C-2 zone.
23. Z-27-77
Reinstatement of Resolution and Development Plan Review
Request of VIRGINIA A. HART for a Reinstatement of a resolution of intent to C-2 on property located on the west side of 13th Street between Stewart Avenue and Mesquite Avenue, R-2 zone. The resolution of intent to C-2 was granted in May, 1977, for multiple family use - applicant now is applying for a convenience market with gasoline pumps.
24. AV-9-78
Request of F. J. PERAZZO, ARCHITECT, AIA, on behalf of J. HUGHES for an Administrative Variance to allow construction of a laundry room to a non-conforming eight unit apartment building located at 507 West Jackson Avenue, C-2 zone.
25. R-1-78
Residential Use Review
Request of MRS. A. C. JEWELL for a Residential Use Review to allow a six months extension for the storage and repair of an automobile on property located at 529 S. Mallard, R-1 zone.
26. SO-2-78
Request of WATKINS DEVELOPMENT CORPORATION to allow a temporary sales office on property located at 1807 Parkchester Drive, R-1 zone.
27. Z-10-76
Plot Plan Review
Request of JUAN CARLOS LABORATI, M.D. for a Plot Plan Review to allow construction of a six ft. slumpstone wall along the front of the building located at 1809 S. Eastern Avenue, P-R zone.
28. Z-28-77
Review of Conditions
Request of VALLEY HOSPITAL for a Review of Conditions concerning condition #4 which limited access from Shadow Lane only. Applicant wishes to rescind this condition in order to provide access from Pinto Lane (1823 Pinto Lane) to an existing driveway for physicians use only, P-R zone.

29. Z-100-64(63)
Plot Plan Review

Request of DAVID F. WELLES, ARCHITECT for a Plot Plan Review to allow an addition to the existing Harrington-Horsey Insurance Agency building located at 930 South Fourth Street, C-2 zone.

30. Z-73-77
Extension of Time

Request of CHRISTINA M. HIXSON, ET AL for a twelve months Extension of Time on property generally located on the north side of Bonanza Road between Pecos Road and Sandhill Road, under ROI to R-1, R-3, and C-1.

DIRECTOR'S BUSINESS:

Proposed Ordinance
Amendment

Amend Section 11-1-6, (V), 3 to provide changes to the Aesthetic Review Provisions specifically requiring the screening of air conditioning, roof mechanics and trash containers.

MINUTES
CITY PLANNING COMMISSION
AUGUST 10, 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.

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

EXCUSED: Mr. Swessel

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 25, 1978, as mailed. Minutes of the meeting held May 11, 1978, were amended to include the following corrections under zoning case Z-33-78 with regard to conditions: 1. An 8' block wall to be constructed adjacent to the R-E lots using the elevation of the contiguous properties; 2. The floor level of the building should be no higher than 12" above the crown of Charleston Boulevard, and 3. The development shall be limited to a single story building. The minutes of the meeting held May 25, 1978, to be APPROVED as mailed. Motion carried unanimously.

MRS. COLEMAN made a Motion that the minutes of the meeting held March 9, 1978 are to be corrected as follows on zoning case Z-15-78: Motion for DENIAL should read that the proposed zoning would be incompatible, rather than compatible with the neighborhood. Motion carried unanimously.

MR. NULL 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. AMENDMENT - Amend the Master Plan of Streets and Highways by the deletion of Washburn Road between Torrey Pines Drive on the east and Tenaya Way on the west.
MASTER PLAN OF STREETS AND HIGHWAYS
WASHBURN ROAD
APPROVED
MR. NULL said this item is an amendment to the Master Plan of Streets and Highways to delete that portion of Washburn extending from Torrey Pines to Tenaya Way. When this item was before the Commission in April, the request was for deletion of Washburn between Lorenzi Boulevard and Torrey Pines. When this item was brought before the City Commission, some concern was expressed that there should be a more detailed study of the effect on the interchange of the Las Vegas Expressway at Rancho Drive. Staff held a meeting with the Nevada State Highway Department as well as the Division of Traffic Engineering and it was suggested the best plan would be to

delete Washburn all the way from Torrey Pines to Tenaya because it would not be possible to bring it across the interchange. Staff feels there is still good circulation by going down Rebecca, to Rosada and west to Lorenzi Boulevard and would recommend approval of this plan.

MR. TIBERTI asked how many property owners are involved.

MR. NULL stated approximately three or four. The last time this matter was heard Washburn was to be deleted because the entire 80' of right-of-way would go entirely through the lots.

MR. TIBERTI made a Motion for APPROVAL of the Amendment to the Master Plan of Streets and Highways in accordance with staff recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

MR. BROWN then read the conditions that would apply to any approved rezoning requests heard at this meeting.

2. Z-67-78

(Abeyance Item
from 7/13/78)

Application of C & H ENTERPRISES for reclassification of property generally located at the southeast corner of Thom Boulevard and Alexander Road, from R-3 to R-PD2.
Proposed Use: Detached Single Family Residences on Individual Lots

APPROVED

MR. BROWN presented the staff report and stated this item was held in abeyance as there was concern by staff about the location of the subdivision as submitted. Staff has talked to the developer and he has submitted the plot plan as depicted. The applicant has agreed to lengthen the lots on Alexander to come down to this line (referring to plot plan) with a 100' frontage on Alexander which would be acceptable in the R-E district. Staff has no qualms about recommending approval with the rest of it being R-PD2 and the north tier of lots being R-E. Staff would recommend approval except for the north 85' of the plot plan, plus the normal conditions.

MRS. COLEMAN asked if the alignment of Alexander Road had been determined.

DAVID CAUSEY, Causey Engineering Service, stated the right-of-way grant on Alexander and Thom Boulevard has been executed by the owners. He added he did not think anyone had resolved where that is. This is a matter that will have to be resolved before a subdivision plat can be submitted. He said they are in full agreement with staff except he was concerned about the 85' and suggested that the north 250' be excluded from the zoning application.

CHAIRMAN MILLER asked if he was talking about leaving out the R-E lots.

MR. CAUSEY replied yes, as that would make the line exactly where the R-E lots are. The 85' figure, they were concerned, could possibly be 83' or 87'.

MR. BROWN said that was agreeable to staff.

MR. GUTHRIE asked that with regard to the survey in the area, how many feet are discrepant.

MR. CAUSEY said there is a possibility it might be as much as 50' and it will have to be resolved before the R-PD is brought in. They will start at the south and hope to have it resolved before they reach that point.

MR. GUTHRIE asked if that would resolve just the area in question or the whole thing.

MR. CAUSEY said the entire area must be resolved. He said he spoke with the County Surveyor and he had indicated he may get into this area and do some surveying. He said that probably a quiet title suit would be necessary to resolve the dispute.

MR. GUTHRIE asked how soon did the applicant hope to accomplish this.

MR. CAUSEY said that he hoped within the coming year.

MRS. COLEMAN asked if these would be common wall homes.

MR. CAUSEY replied they would be single family homes.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-67-78 with the conditions of staff.

MRS. COLEMAN amended the motion adding the north 250' of the plot plan which lies south of the section line be excluded from the zoning, and the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of half-street improvements on Thom frontage as required by the Department of Public Services. Approved plans and a bond for construction will be required at the time of development.
3. Dedication of 30 ft. of right-of-way for Thom; 50 ft. of right-of-way for Alexander, plus a 20 ft. property line radius corner as required by the Department of Public Services with dedication to be made within sixty days after approval of the zoning.
4. Approved fire hydrants and water mains with fire flow to be compatible to construction and use of property to be provided as required by the Department of Fire Services.
5. The north boundary line of the rezoning shall be 250' south of the north line of Section 12, Township 20 South, Range 60 East.

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

3. TENTATIVE MAP Property generally located on the east side of Thom Boulevard, south of
SHADOW ACRES Alexander Road, R-E zone, proposed R-PD2.
 Owner/Subdivider: C & H Enterprises
 No. of Acres: 12.5 No. of Lots: 24
- (Abeyance Item
from 7/13/78)
- APPROVED MR. NULL presented the staff report and stated this tentative map went with the previous zoning case. Staff has the following conditions: that there be approval of zoning request Z-67-78 and that provision be made for extending a water line to service this subdivision within an acceptable easement or right-of-way. With these conditions and the normal conditions, staff would recommend approval.

MR. TIBERTI asked if this would be Water District water.

MR. NULL replied it would be North Las Vegas water but right now there is no public right-of-way in which to run the line, so provision will have to be made for it.

MR. CAUSEY stated they are aware of and would accept the conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Shadow Acres, subject to the following conditions:

1. Approval of Zoning request Z-67-78.
2. That provisions be made for extending a water line to service the subdivision, within an acceptable easement or right-of-way.

3. Approval of the tentative map shall be for not more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

4. FINAL MAP
SUMMERPLACE
(Abeyance Item
from 7/13/78)
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
MR. NULL stated this item was held in abeyance so the applicants would have time to develop the plat map. There still are problems and they would like to have this item held until the September meeting.
MR. TIBERTI made a Motion for ABEYANCE of the Final Map of Summerplace until September 14, 1978.
Voting was as follows:
"AYES" Chairman Miller, Mrs. Coleman, Mr. Tiberti, Mr. Guthrie, Mr. Jones
and Mr. Kennedy
"NOES" None
Motion for ABEYANCE carried unanimously.
5. FINAL MAP
NOVA PARK
UNIT NO. 2
(Abeyance Item
from 7/13/78)
APPROVED
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 this item was held in abeyance because there was some concern that the particular area involved in this final map was concerned in the transfer of property from Washington Square Unit #6 to Nova Park Unit #3. That is not the case. Staff finds this final map is in substantial conformity with the tentative map and

recommends approval with the following condition: conformance to the conditions of approval of the tentative map.

MR. TIBERTI made a Motion for APPROVAL of the Final Map of Nova Park Unit No. 2, subject to the following condition:

1. Conformance to the conditions of approval of the tentative map.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

6. Z-62-78

(Abeyance
Item from
7/13/78)

APPROVED

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

MR. BROWN presented the staff report and stated this item was held in abeyance at the last meeting in order for the applicant to bring in a rendering or elevation. It was the feeling of the Planning Commission that such a use would be acceptable if an idea of what they were going to construct was submitted. The applicant does have an attractive rendering for the Commission to look at.

CARL VOLKMAR presented a rendering of the proposed development to the Commission. He stated he believed this facility could be very pleasing to the eye and would hope that it was approved as he further believes the area is appropriate.

CHAIRMAN MILLER asked if the rendering was the concept that had been considered all along.

MR. VOLKMAR said this was done from a sketch given to the architect.

CHAIRMAN MILLER stated he thought the idea was basically sound, but he had been concerned along with the other Commissioners of what it was going to look like.

MR. TIBERTI asked what the materials would be.

MR. VOLKMAR said there are several things possible to have. It is possible to have concrete that looks like brick similar to a building existing on Charleston and 6th Street.

MR. BROWN said the Commission could do as was done in the past, hold the applicant to the rendering, and staff would make sure it was built as depicted.

MRS. COLEMAN asked what the first floor would be, just loading.

MR. VOLKMAR said the first floor would contain several offices, one of which would be an alarm company. He further described the loading dock located underneath the building, which would be totally invisible

from the exterior. Staff has stated that parking would be ample for what is contemplated and he may put in additional parking.

MR. KENNEDY asked how far the offices were set back from the sidewalk for the planting on Louis and 6th Streets as there appeared to be a buffer zone of planting.

MR. BROWN stated the applicant had approximately 5' and the Commission could stipulate that.

MRS. COLEMAN asked how high it would be before it came out of the ground.

MR. VOLKMAR stated it would probably be higher than 8'.

MR. KENNEDY stated the normal would be 14'.

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-62-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Additional fire hydrant to be installed as required by the Department of Fire Services.
3. Building to be constructed to follow as closely as possible to the elevation presented.
4. Loading and unloading shall be only from the interior of the building.
5. The first story of the building shall be a minimum of 14 feet.
6. Landscaping and a permanent underground sprinkler system shall be installed 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" Chairman Miller, Mrs. Coleman, Mr. Tiberti, Mr. Guthrie, Mr. Jones and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

7. Z-58-78

(Referred back
from City
Commission)

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

APPROVED

MR. BROWN stated this item was acted on by the Planning Commission and returned by the City Commission. It is the old golf driving range on the west side of Decatur. After the Planning Commission meeting, it was brought to staff's attention that this was zoned ROI to C-2, with some stipulations that, should the golf driving range not be continued to be used as such, this parcel would automatically revert to R-1. This was not brought to the Commission's attention because it was staff's opinion that the applicant still retained the C-2 zoning. The City Attorney's office has given an opinion that, inasmuch as this has not been used in the past months for a golf driving range, it has reverted to R-1. The question before the Commission tonight is whether this should be rezoned from R-1 to C-2. The City Attorney's office has also said that the advertising and notices given for this parcel are still valid. He added the uses that the applicant wishes to put this parcel to would be valid in C-1. Staff would recommend approval of either C-1 or C-2.

JAY DOWNEY, 4045 Spencer, stated they had talked with staff and would agree to the C-1 zoning. At the last meeting there was a stipulation concerning the dumpsters to the rear as well as others and they will abide by those conditions if approval is recommended of the applicant. The zoning completely around this property is commercial except for the R-1 on the north and they feel their proposal is a compatible use to the area.

JOHN HAMMELL, 5213 Churchill, stated there is a Pizza Hut on Decatur that according to the display map is zoned R-1.

MR. BROWN stated the Pizza Hut on the northeast corner of the parcel was granted the use through a Use Permit. At the time this was considered it was a combination of plot plan review and use permit and was granted in 1968 and is legal.

MR. HAMMELL stated he was just seeking clarification.

DOROTHY HAMMELL, 5213 Churchill, stated that according to the minutes of the meeting of July 14, condition number 11 which referred to mechanical equipment, air conditioners and trash areas to be screened from view from the abutting streets did not take care of the trash areas. Also one of the concerns brought up at the last meeting was that a restaurant or fast food outlet would not be permitted next to the residential property.

MRS. COLEMAN said she thought that was one of the conditions that had passed.

MRS. HAMMELL said what she had received did not contain what she had remembered. She said after reviewing the minutes the neighbors signed a petition relative to those conditions that are not satisfactory and 68

persons signed said petition and it was presented to the City Commission at their meeting. The petition stated the neighbors would like to have a fence 2' higher than the existing residential fence and if in the event a space exists between the two fences, policing action should be taken. They are also asking for installation of a greenbelt no less than 10' wide and no restaurants or fast food service chains be permitted in the north buildings. And, as noted in the 1967 minutes, the developer should provide a 50' wide strip between the shopping center and the residential.

MR. TIBERTI asked if the fence was to be 2' higher, higher than what.

MRS. HAMMEL said the existing fences backing the property in question, taking into consideration the various heights of those fences. She added they are also concerned about the additional traffic the shopping center will generate.

CHAIRMAN MILLER asked what distance was proposed between the fence and the building at this time.

MR. DOWNEY stated 35' to 37' from the fence to the building. He said if they were to build an 8' fence, what good was the planting on the other side, that would be a useless waste and cost. He said if the people on the other side had a 4' wall, they would be 2' above them and would give them additional screening and that there would probably be a foot difference in distance between the two walls and that he did not know who would do the policing inbetween.

CHAIRMAN MILLER said an 8' fence is not unusual to find around a project.

MR. DOWNEY said this was true, it would be an additional cost, but he did not see it as a problem.

GEORGE KALB, 1104 Ironwood, stated he had had a request from one of the neighbors asking if he would be agreeable to building two more feet on his fence. That was a Mr. Davidson.

MRS. HAMMELL said one of the reasons Mr. Davidson had made this request was because he was very concerned about the possibility of a space which might exist between the two fences and the possibility of fire and children in there.

MR. KALB said that would be agreeable to him, but he would have to have some reservations attached because he did not know what the footings were.

CHAIRMAN MILLER asked if there was a possibility of space existing between the two fences.

MR. DOWNEY said 6" to 12" at the most.

MRS. HAMMELL said she had no objection to the erection of a fence, 8' in height. She said she would not be agreeable to a fence being put on top of her fence. She said with regard to the requested 50' setback, it appeared they were close to a compromise in that regard as the applicant had proposed 37' to 40', it would appear that the 50' would not be difficult to provide.

MR. DOWNEY said with an 8' fence, he did not see what the 50' setback would do.

MRS. HAMMELL said there was much commercial in the area and with the Planning Commission's assistance, they were trying to maintain a residential concept.

CHAIRMAN MILLER asked what would happen if the building was moved over.

MR. DOWNEY said then the parking would be completely messed up in the center and reiterated that an 8' wall would definitely screen out any noise.

MR. TIBERTI said if that was made a 50' setback, there would then be a lot of storage, etc. back there. Where if it is kept 35', there would not be.

MRS. HAMMELL said she would rather see parking in the area, instead of a service access.

MR. DOWNEY said it would be used for employee parking only so there would not be any traffic in and out.

MR. KALB stated the parcel in question could not be subdivided into R-1 property, it is a matter of economics.

MR. DOWNEY said they were trying to make concessions to make the people happy. Everyone had agreed to trees as a buffer, but it would be a hardship to move the building back to a 50' setback.

CHAIRMAN MILLER said he agreed that he could not see where the extra 15' would do anything.

MR. JONES asked if the north building would open onto the north side.

MR. DOWNEY said it would be all employee parking and the trash containers would not be located there.

MR. JONES said under those conditions, he really questioned the validity of a 10' wide buffer strip, there will not be anyone back there to appreciate it, and if no one is back there, it's liable to be forgotten.

CHAIRMAN MILLER stated he would like to be sure that no restaurant would be located on the north side be included in the minutes of this meeting.

MRS. HAMMELL stated with regard to the fence, they were concerned that it be higher than the existing fences, which may vary because of the grade.

MR. DOWNEY stated they could make the finished grade higher and they would make sure their fence was higher than the adjacent fences.

MRS. COLEMAN suggested that a condition of the block wall would be 1' higher than the highest abutting residential fence would be appropriate. She added there should be no trash containers on the north wall, 40' dedication on Meadows Lane, no roof mechanics visible from public view or the residents' view, no restaurants on the north side, 37' setback from the R-1 and Arizona Cypress against the fence.

MR. DOWNEY said they would agree to that.

DAVE BOLIN, 5113 Churchill, appeared with concern as to trash and who would clean up the buffer zone.

MR. DOWNEY stated they would take a look at the problem, but could not promise or commit to anything..

RAY MOORE, 132 Minnesota, appeared with regard to the Cypress tree planting. He added he did not think 15' between Cypress trees would be much of a screen.

MRS. COLEMAN stated this would be Arizona Cypress trees. This is always used for a buffer zone because of their nice growth.

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-58-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of a block wall on the north line of the portion of the property to be developed shall be at least one foot (1') higher than the highest abutting residential fence.
3. The application shall be amended to C-1.
4. The building setback from the north shall be a minimum of 37 ft.
5. Between the north building and the north property line, there shall be no loading or unloading allowed nor any trash receptacles.
6. A 40 ft. dedication on Meadows Lane as required by the Department of Public Services with dedication to be made within sixty (60) days after approval of the zoning.
7. No restaurant or fast food outlet to be permitted in the north building.
8. Arizona Cypress trees (15 gal.) to be provided as buffer planting every 15 ft. along the north line of the property.
9. The existing substandard buildings on the property are to be torn down prior to issuance of any building permits.
10. 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.
11. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
12. All mechanical equipment, airconditioners, and trash areas shall be screened from view from the abutting streets.

13. Conformance to the plot plan as amended to reflect the above conditions.

14. 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" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

NEW BUSINESS:

1. Z-72-78

APPROVED

Application of HENRY A. SWAAB, INC., a California Corporation for reclassification of property generally located on the north side of Oakey Boulevard, west of Arville Street and east of Decatur Boulevard, from R-E (Residence Estates) to R-1 (Single Family Residence). The above property is legally described as that portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 6, Township 21 South, Range 61 East, MDB&M.

Proposed Use: Single Family Dwelling Units

MR. BROWN presented the staff report and stated the Commission had seen this parcel before. In 1977 a request came to develop this property to R-PD5 and the City Commission denied the request. It has been the position of staff all along that development of this property would best satisfy staff if it was zoned R-1. The applicants have attempted the higher density and are now requesting R-1. Staff feels this is compatible with the R-1 to the north and would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

STEVE TURNER was present representing the applicant.

MRS. COLEMAN asked if the homes on Oakey would face the small private street.

MR. TURNER replied that was correct.

MR. KENNEDY asked if there was to be a fence on Oakey similar to the one to the east.

MR. TURNER replied that there would.

MR. TIBERTI asked what size the lots would be.

MR. TURNER replied they would be large lots with large houses.

MR. BROWN stated the lots would average 75' x 100'.

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-72-78, subject to the following conditions:

1. Construction of valley gutters on Oakey at Brockwood and Cameron Streets and sidewalk on Oakey Boulevard as required by the Department of Public Services.
2. Construction of full street improvements on Oak Park Drive and Brockwood Drive as required by the Department of Public Services.
3. Conformance to the plot plan.
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 and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

2. TENTATIVE MAP
WESTOAK PARK
APPROVED

Property generally located on the north side of Oakey Boulevard between Decatur Boulevard and Arville Street, R-E zone, proposed R-1.

Owner: Henry A. Swaab, Inc.

Subdivider: Versatile Development

No. of Acres: 4.81+ No. of Lots: 19

MR. NULL presented the staff report and stated this is the same area as previously discussed. Staff has the following conditions: approval of zoning request ~~Z-72-78~~; that the requirements of the State of Nevada Division of Water Resources, concerning water quantity be made; the wall statement and normal conditions. With these, staff would recommend approval.

STEVE TURNER agreed to staff stipulations.

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

1. Approval of Zoning request Z-72-78.
2. That the requirements of the State of Nevada, Division of Water Resources, concerning water quantity be met.
3. 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.

4. 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.
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
and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

3. FINAL MAP
PINWOOD
UNIT #3

APPROVED

Property generally located on the north side of Charleston Boulevard west of Nellis Boulevard, R-PD7 zone.

Owner: First Western Savings

Subdivider: Dasco

No. of Acres: 21.141 No. of Lots: 136

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.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Pinewood Unit #3, subject to the following conditions:

1. Conformance to the conditions of approval of the tentative map.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. FINAL MAP
WASHINGTON
SQUARE UNIT #6

APPROVED

Property generally located east of Pecos Street and south of Owens Avenue, R-1 zone.

Owner: C-S Development Co.

Subdivider: Robert Shaw Construction

No. of Acres: 9.5+ No. of Lots: 44

MR. NULL presented the staff report and stated the small parcel that was to be attached to Nova Park Unit #3 exists at this location (pointing to display map) and the transfer of this property is a condition of the tentative map. Staff finds this final map is in substantial conformity with the tentative map and would recommend approval with the following condition: conformance to the conditions of approval of the tentative map, which include the transfer of this property.

DAVID CAUSEY stated that has taken place and the deed recorded and they have received a check for the property.

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

1. Conformance to the conditions of approval of the tentative map.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. FINAL MAP

THE PRIORY

(FORMERLY
FORDYCE MANOR)

APPROVED

Property generally located on the south side of Washington Avenue, east of Decatur Boulevard.

Owner: Church Wardens & Vestrymen of All Saints Episcopal Church.

Subdivider: Tiberti-Blood

No. of Acres: 5.3+ No. of Lots: 13

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

MR. GUTHRIE made a Motion for APPROVAL of the Final Map of The Priory (formerly Fordyce Manor).

Voting was as follows:

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

"NOES" None

"ABSTAIN" Mr. Tiberti

Motion for APPROVAL carried by a majority vote.

6. WAIVER =
HOMESTEAD
ESTATES

DENIED

Request of CHARLES L. RUTHE, REALTOR on behalf of HOMESTEAD ESTATES for a Waiver for the sidewalks in Homestead Estates, Unit 1, 2, and 3:

MR. NULL presented the staff report and stated this was the third request for waivers in this area. The first was for sidewalk on this small cul-de-sac street (indicating display map). The next request was in Units 2 and 3 for sidewalks, curbs and gutters and so forth on the interior streets as well as Gilmore and Thom. All that leaves now is this request for waiving the sidewalks on Gowan and Bradley, both of which are 80' streets. Public Services is very strongly against the waiving of these

sidewalks. It is an intergal part of the design requirements and they should not be waived. The traffic is much higher on these types of streets. Even though the area is not well filled now, in all likelihood, these streets will connect subdivision, with more and more people. As the population grows, there is a strong likelihood of schools being put into this area. Planning staff agrees with Public Services and would recommend denial of the sidewalk waivers on these 80' streets.

CHUCK RUTHE said they had no interior sidewalks, as they have been waived on this particular subdivision, none of the north and east, just on the west which is Bradley and Gowan. He said he did not think Bradley would go south to any place at all, it would dead end at Gowan Road. Immediately south of this development are approximately one-half dozen homes that are at least $\frac{1}{2}$ to 1 acre. There is no sidewalks in any of this area. He said they are selling lots to individuals, not to developers. The people who buy these are doing so with the intent of building their own homes and that they did not really see a need for these sidewalks.

MR. TIBERTI asked Mr. Ruthe why he thought Bradley would never go anywhere.

MR. RUTHE said it may go through into a subdivision, but would never be a major.

MR. TIBERTI asked why then the 80'.

MR. RUTHE said he could not answer that, other than that is what has been designated. He further described the area to the Commission using the display map.

MR. TIBERTI asked what the size of the lots are.

MR. RUTHE replied they are one-half acre.

MRS. COLEMAN asked why they didn't put in a bridle path, as there is an attempt to get bridle paths in the horse country.

MR. RUTHE said the final map has been approved and he would have to go back and resubdivide. He reiterated that people do not really want sidewalks in this area.

MR. KENNEDY asked if the street was developed now to the 80' width.

MR. RUTHE replied they are developing the north half of Gowan and the east half of Bradley with curbs and street lights; other than that, there is no development there at all.

MR. JONES made a Motion for DENIAL of the WAIVER for sidewalks in Homestead Estates, Unit 1, 2 and 3.

Voting was as follows:

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

Motion for DENIAL failed by reason of a tie vote; thereby resulting in no action.

MR. JONES made a Motion for APPROVAL of the WAIVER for sidewalks in Homestead Estates, Unit 1, 2 and 3.

Voting was as follows:

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

Motion for APPROVAL failed by reason of a tie vote; therefore, the item was DENIED.

7. VAC-5-78

(Withdrawn by
Applicant)

Petition of Vacation submitted by GEORGE E. HARRIS, TRUSTEE, to vacate the westerly portion of Jones Boulevard, commencing approximately 600 feet south of the intersection of Rancho Drive, and extending southerly approximately 340 feet.

MR. NULL stated this item was on the agenda for the Commission's information. It has been withdrawn by the applicant. However, Vacation 5 contains a portion of Breton Woods Subdivision. Condition #2 of Breton Wood Subdivision tentative map now says before a final map which contains the area of Vacation 5 is recorded, the vacation has to be recorded. Therefore, we want to remove that condition. Staff would recommend that Condition #2 of the tentative map be deleted.

MRS. COLEMAN made a Motion that Condition #2 of the Tentative Map of Breton Woods, be deleted.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

8. VAC-9-78

APPROVED

Petition of Vacation submitted by ABE FOX to vacate a portion of Sahara Avenue generally located east of Spencer Street.

MR. NULL presented the staff report and stated this is a small 30' x 35' piece of property left when the width from center line, of Sahara was reduced. The utility companies and City departments have no objections to this vacation and staff would recommend approval with the normal conditions.

MR. TIBERTI made a Motion for APPROVAL of VAC-9-78, 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 and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would go before the City Commission on August 16, 1978 at 2:00 P.M. at which time a date for public hearing would be set.

9. VAC-10-78

APPROVED

Petition of Vacation submitted by JOHN E. KENNEY, JR. to vacate Reef Drive generally located 524 feet east of Pecos Street on the south side of Bonanza Road.

MR. NULL presented the staff report and stated this is a paper street which exists on the plat, but has not been built. The utility companies and City departments have no objections and staff recommends approval with the normal conditions.

MR. JONES made a Motion for APPROVAL of VAC-10-78, 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 and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would go before the City Commission on August 16, 1978 at 2:00 P.M. at which time a date for public hearing would be set.

10. A-8-78

APPROVED

Petition of Annexation submitted by GARDEN STATE METALS EMPLOYEES RETIREMENT TRUST to annex property generally located at the northwest corner of Auburn Avenue and Decatur Boulevard containing approximately one-half acre of land.

MR. NULL presented the staff report and stated the property in question is approximately 1/2 acre in size and is zoned County R-E. Staff recommends approval.

MRS. COLEMAN made a Motion for APPROVAL of A-8-78.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

11. Z-69-78

APPROVED

Application of NORLORNE DEVELOPMENT, LTD. for reclassification of property generally located at the northwest corner of the Rainbow Expressway and Washington Avenue, from R-1 (Single Family Residence) and R-2 (Two Family Residence) to R-PD14 (Residential Planned Unit Development). The above property is legally described as the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27, Township 20 South, Range 60 East, MDB&M.

Proposed Use: Condominium Development

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff would recommend approval subject to 30' dedication of right-of-way on the west boundary and 30' radius corner on Washington and 25' right-of-way; half-street improvements on Washington and Antelope Way plus the normal conditions. Staff would not recommend approval of the plot plan as there is some problem with the ingress and egress.

CHAIRMAN MILLER declared the public hearing open.

MRS. COLEMAN asked how many acres did the property encompass.

J.D. HUFFMAN stated 15 $\frac{1}{2}$ acres.

MR. JONES asked if he could give the Commission a physical idea of the development.

MR. HUFFMAN presented photos of the development to the Commission.

MRS. COLEMAN asked what was proposed for amenities.

MR. HUFFMAN replied there are three recreation areas, two pools and a tennis court with heavy landscaping. The project will be almost identical to Las Brisas.

MR. GUTHRIE asked what the time element was for completion of the project.

MR. HUFFMAN replied approximately 18-24 months.

MR. GUTHRIE asked if it would be completed before the Rainbow Expressway is done.

MR. HUFFMAN said he thought it would be surfaced, but he was not sure if the Washington overpass would be completed.

MR. GUTHRIE asked where the access was proposed.

MR. HUFFMAN said it would be from the western boundary of the development.

MR. JONES asked what size the units would be.

MR. HUFFMAN replied from 1000-1200 sq. ft.

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-69-78, 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 for street on west boundary (Antelope Way) plus a 25 ft. radius corner at Washington Avenue and a 30 ft. radius corner at the northwest corner of the property as required by the Department of Public Services within sixty days after approval of the zoning.
3. At the time of development, construction of half-street improvements on Washington Avenue, Antelope Way, and north street frontages shall be provided as required by the Department of Public Services. Approved engineering plans and a bond will be required for this construction.
4. All private drives shall not exceed a maximum length of 150 feet unless there are fire lanes provided as required by the Department of Fire Services.
5. Approved water main and fire hydrants shall be provided with fire flows and locations to be approved by the Department of Fire 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 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" Chairman Miller, Mrs. Coleman, Mr. Tiberti, Mr. Guthrie, Mr. Jones
and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

12. Z-70-78

APPROVED

Application of LABORERS LOCAL UNION #872 for reclassification of property located at 4300 East Bonanza Road, from R-E (Residence Estates) to C-1 (Limited Commercial). The above property is legally described as a portion of the East Half (E $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M.

MR. BROWN presented the staff report and described the surrounding zoning. He stated staff had discussed at length what should be done with a parcel such as the one in question, and pointed out C-1 is developing along Bonanza and staff would therefore recommend the frontage be zoned C-1. Inasmuch as there is already C-1 on the development next to this property, to a depth of around 865', it was felt it might be best to zone that property to that line and below that go R-1, so it could be developed in concert with the R-1 to the

CHAIRMAN MILLER declared the public hearing open.

MRS. COLEMAN said if the address was correct, there is already a bar at this location.

UNIDENTIFIED MAN stated the address is wrong, it should be 4200.

MR. KENNEDY asked what was intended for the development.

UNIDENTIFIED MAN stated at the present time, lease it back to the Union and the Juvenile Authority. He stated they would like to have the R-1 recommended by staff zoned for a trailer court.

CHAIRMAN MILLER stated a separate application would have to be submitted for that particular zoning.

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-70-78, subject to the following conditions:

1. The application shall be amended to reflect C-1 zoning on the north 837 ft. (to the center of Bonanza Road), and the remainder to be zoned R-1.
2. Resolution of Intent to be restricted to a twelve (12) month time limit applicable only to the C-1 zoned property.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems

shall be cause for revocation of a business license.

4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan 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
and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

13. Z-73-78

APPROVED

Application of ROBERT W. COX, JR. for reclassification of property located at 4516 West Charleston Boulevard, from P-R (Professional Offices and Parking) to C-1 (Limited Commercial). The above property is legally described as Lot 346, Block 17, Hyde Park #3.

Proposed Use: Jewelry Sales and Repair

MR. BROWN presented the staff report and stated it was his understanding an attempt was made to hold P-R west of Decatur on the north side of Charleston. C-1 has been encroaching steadily to the east and staff hopes that some place along Charleston it will cease; staff would recommend approval on this application, hoping that eventually the line will be held at Essex Drive. Staff would recommend approval and would agree with Building and Safety that the parking plan be resubmitted to the Traffic Engineering plus the normal conditions.

CHAIRMAN MILLER declared the public hearing open.

STEVE TURNER stated there is an insurance office on the west side of the building, but they are moving out and the building will be strictly a jewelry store.

CHAIRMAN MILLER asked if staff was suggesting the line be held at Essex Drive.

MR. BROWN replied that was correct.

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-73-78, subject to the following conditions:

1. Parking plan to be resubmitted to the Traffic Engineer for approval as required by the Department of Public Services.
2. No off-premise signs shall be allowed on the property.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan 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
and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

14. Z-74-78
APPROVED

Application of BANK OF NEVADA, TRUSTEE for reclassification of property generally located on the northwest corner of Desert Lane and Charleston Boulevard being 1516 and 1522 West Charleston; and 1030 and 1034 Desert Lane, from R-1 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as Lots 1, 2, 3, and 4, Block 1, Buena Vista Addition.

Proposed Use: Offices

MR. BROWN presented the staff report and stated that the north lot line of a service station directly across the street is between the lot lines of Lots 3 and 4. The applicant is asking for Lot 4 to be included with the other three. Staff would have no objection in recommending Lots 1, 2 and 3, but if Lot 4 is included, Lot 4 across the street would probably ask for like zoning and eventually all of Desert Lane could be zoned C-1. Staff would therefore recommend approval of Lots 1, 2 and 3 and deleting Lot 4 plus the normal conditions and a block wall on the north be built.

CHAIRMAN MILLER declared the public hearing open.

FRED MILLER, Bank of Nevada, stated they would have no objection to excepting the north lot. They would, however, like to maintain the wall to the north of that lot as the total property will be owned by the same people.

MRS. COLEMAN asked that if in some cases, had not parcels been rezoned if there was no access to the street and it was attached to the frontage property.

MR. MILLER stated the property immediately to the west is owned by NIC and is zoned C-D to a depth of 460'.

CHAIRMAN MILLER asked why staff objected to the fourth lot going C-1.

MR. BROWN said staff, because of the zoning across the street, preferred the line held at the line of the third lot.

MR. TIBERTI asked what difference did it make where the fence was put in.

MR. BROWN stated the ordinance requires a fence.

CHAIRMAN MILLER asked what the proposed use for the property is.

MR. MILLER replied it will be corporate offices for a firm moving from California.

MR. GUTHRIE asked if the existing structures would be torn down.

MR. MILLER said the property will stay as it exists; however, the interior will be renovated, the landscaping and elevations will stay as it exists; the only change is there will be parking behind. He presented pictures of the property to the Commission.

ELLEN BELOTTI, 2400 Plaza Del Grande, appeared in approval of the application, and stated she was the owner of the property.

MR. KENNEDY asked how far the NIC property went back.

MRS. COLEMAN said it was planned to go all the way back to Hastings and that it would abut these houses. She added she understood staff's feeling about this, but this little street was a weird setup. She added she felt the depth wasn't too bad as long as the property is tied to the Charleston frontage. She added it would be better to do it this way than to take the zoning down Desert Lane using it as frontage.

CHAIRMAN MILLER said he did not see where the one extra lot would encroach.

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-74-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The use of the four lots shall be oriented toward Charleston Boulevard and the zoning remain valid only if the use continues to be as one entity oriented towards Charleston Boulevard.

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 and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

15. Z-75-78

APPROVED

Application of VALLEY GROUP CONSTRUCTORS, INC., a Nevada Corporation for reclassification of property located at 641 Kingsbury Lane, from R-1 (Single Family Residence) - under Resolution of Intent to P-R (Professional Offices & Parking) to C-1 (Limited Commercial). The above property is legally described as the South 100 feet of the North 330 feet of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Valley Hospital Ancillary Services Expansion

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff has no quarrel with this particular request and would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

MRS. COLEMAN asked if the house was going to be torn down.

DON DAVIDSON, Attorney for the applicant, stated they would not tear down the house. He stated this will accommodate some additional surgery services, emergency room services, etc. The additional space is needed for expansion; therefore, the encroachment is needed.

MRS. COLEMAN asked if wasn't just a couple of feet being rezoned wouldn't accomplish this.

MR. DAVIDSON said he did not exactly know how many feet, that he had been told 2'.

MRS. COLEMAN said that C-1 was something entirely different than the P-R that had been allowed.

MR. DAVIDSON said the only persons that would be affected would be the physicians. He added they are only asking for the area outlined in blue to be C-1.

MR. BROWN said that even though the application was for the whole lot, the Commission could zone less than what was requested.

MRS. COLEMAN said she did not object to what was done to the back of the houses, but she was concerned with what would be done with the front.

MR. DAVIDSON said that was a valid concern and if approval was limited to the area for which they only needed it, then their purpose would be accomplished.

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-75-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The application be amended to the south portion of the property to be occupied by the hospital addition (excludes proposed office building area).
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 and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

16. Z-76-78

APPROVED

Application of HARRIS P. SHARP, ET AL, for reclassification of property generally located on the northeast corner of Sandhill Road and Washington Avenue, from R-E (Residence Estates) to R-T (Trailer Residence). The above property is legally described as the South Half (S $\frac{1}{2}$) of the South-west Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, MDB&M.

Proposed Use: 140 Unit Mobile Home Park

MR. BROWN presented the staff report and stated the plot plan is as depicted. Public Services has requested a 6' wall along the Wash. The applicant has asked and staff agrees that Oleanders be located on the balance of the north and on the west. With this plus the normal conditions staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

HARRIS SHARP, 2616 State Street, said with regard to the recommendations, he did not think they should put a block wall on Sandhill Road. On Washington they are creating a 25' minimum width planting area, which will be a large berm. He added they would rather develop landscaping down Sandhill as well as the east and north property lines.

MR. TIBERTI asked if they would be using a berm that would be equally as high.

MR. SHARP said the berm would be at least 8' high.

MRS. COLEMAN asked what would be on Sandhill.

MR. SHARP said that on Sandhill, it would be 10' wide, and 4-4 $\frac{1}{2}$ ' tall. He added they were going to put 14' x 55' mobile homes on the lots, with 19' between each. He added they hoped to purchase the trailers, develop the park and the mobile homes would be sunk into the ground, to be used for a senior citizen park. He described the proposed ingress and egress to the park.

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-76-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Water main and fire hydrants shall be provided compatible to the development as required by the Department of Fire Services.
3. A berm of no less than eight ft. shall be constructed on Washington Avenue, and a berm of no less than four ft. in height shall be constructed on Sandhill.
4. A six ft. block wall shall be constructed on the north side adjacent to the Las Vegas Creek Flood Control Channel. The remainder of the north side and along the west boundary shall be planted in Oleanders no less than five feet in height on five ft. centers.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

RECESS:

At the hour of 9:40 P.M. Chairman Miller declared a 10-minute recess and reconvened the meeting at 9:50 P.M.

17. Z-77-78

ABEYANCE

Application of WILLIAM H. JOHNSON, ET AL for reclassification of property located on the northwest corner of Mesquite Avenue and Eastern Avenue, from R-1 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as Lots 22, 23, 24, 25, 26 and 27, Block 1, Boulder Dam Homesite Addition #4.
 Proposed Use: Retail Sales

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff does have a couple of comments about this and has talked to the builder about them. In view of the R-1 to the west, it is recommended this building (point to plot plan) be relocated to provide a 10' setback from Mesquite. Also there has been discussion about a wall on the west, but the developer is not agreeable to that. Staff did suggest he move the parking spaces north 10' and have one curb cut and landscaping. He did agree to this as did the Traffic Engineer. Building and Safety requires a concrete sidewalk on the Mesquite frontage. With those stipulations, staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

MRS. COLEMAN asked if the building would be on the lot line in the rear.

MR. BROWN stated that it would and that staff has suggested he move it in 5'.

DICK O'VALLERA stated one of the big reasons for building the building to the lot line was they did not want the 5' space in there for security purposes as this will be an appliance store. He added those persons who are in the appliance business in town have had some problems.

MRS. COLEMAN asked if the applicant had talked to the abutting home owner.

MR. O'VALLERA said he had not, but would be willing to do so.

CHAIRMAN MILLER asked how tall the building would be.

MR. O'VALLERA stated about 20/22'.

CHAIRMAN MILLER asked if it would just be a block building in the back.

MR. O'VALLERA replied that it would.

MRS. COLEMAN said before she did that to a home owner, she would want to hear from him.

MR. TIBERTI stated he would move for approval as long as the abutting property owner had no objections.

CHAIRMAN MILLER asked what the time schedule for this project was.

MR. O'VALLERA said it might be a year.

MRS. COLEMAN suggested the applicant talk to the abutting property owner and get his approval.

MR. GUTHRIE made a Motion for ABEYANCE of Z-77-78, to determine if the property owner to the west on Mesquite Avenue has any objection to the proposed building being located on the property line. The applicant is to obtain a letter from the property owner regarding his preference.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

18. Z-78-78

APPROVED

Application of JERRY D. & JOYCE L. HOLTZ for reclassification of property located at 2600 East Bonanza Road, from R-E (Residence Estates) to P-R (Professional Offices & Parking) and R-3 (Limited Multiple Residence). The above property is legally described as Lots 7 through 12, and the east 11' of Lots 13 through 18, Block 13, Tankels North Addition No. 2.

MR. BROWN presented the staff report and stated staff has talked with the applicant regarding the application. The plot plan is as depicted. Staff felt that to request the R-3 to the rear and the P-R to the front and having part of one building in each zoning district would not be too wise. Staff has talked to the applicant and suggested going to R-3 for the whole property. He agreed this would be acceptable and staff would therefore

recommend the total area be zoned R-3 with the following conditions: that the applicant at time of development construct curb, gutter, sidewalk, street lighting and paving on Bonanza plus the normal conditions.

CHAIRMAN MILLER declared the public hearing open.

JERRY HOLTZ stated he does have an existing variance for the duplex that exists on the property at this time for P-R which has been in existence for approximately three years. He stated his concern was not so much of offices on the front and utilization of what is there at the current time. He added he felt the front of the property was too valuable to use as R-3 as the property is 300' in depth. He said the property is six lots and the street which would give access to the rear five lots had been vacated by the City. He said he wanted a family-run business run from offices in the front. He said he would have no objection to the R-3 if he was allowed to maintain his variance for the one particular building as a P-R office. He added he did not see how he could be responsible for the off-site improvements on the front of the property and that this improvement would be isolated in this particular area.

MR. TIBERTI asked how much curb and sidewalk existed on Bonanza.

MR. HOLTZ replied none, only that which the new shopping center is putting in. The only existing sidewalk is that put in at the Housing Authority development.

MRS. COLEMAN said as development occurs and land is improved, off-site improvements must be furnished.

CHAIRMAN MILLER said that it would not look too good to have off-site improvements with a strip between Bonanza and them being unimproved but that he did think the applicant was responsible for putting them in. Perhaps they could be put in when the street is widened.

MR. TIBERTI asked the applicant if he planned on building any new buildings.

MR. HOLTZ replied he would convert the existing duplex into an office and would like to build a new four or five plex on the rear as soon as he could obtain the financing. He stated his first obligation is to hook into the City sewer.

MR. BROWN stated the applicant could post a bond for the off-site improvements to be put in when they are needed. Staff still recommends the entire area be zoned R-3.

MRS. COLEMAN asked what the situation would be with the variance if the zoning went to R-3.

MR. BROWN said the variance would still apply. He asked the applicant if the property had been used for the purpose for which the variance was granted.

MR. HOLTZ stated it had not been used for that purpose for the past year.

MR. BROWN stated then the variance had expired. It would be necessary to apply for another variance.

CHAIRMAN MILLER stated the applicant would have to go before the Board of Zoning Adjustment for a new variance for the P-R use.

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-78-78, 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 with the location and fire-flow compatible to construction and use of buildings as required by the Department of Fire Services.
3. The P-R portion of this application be amended to R-3.
4. Approval of the applicant's request to defer construction of curb, gutter, sidewalk and street lighting until East Bonanza Road is widened as a Regional Streets and Highways project.
5. Resubmittal and approval of parking plan to the Traffic Engineer.
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 as amended to reflect the above conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

19. Z-70-70

REVIEW OF
CONDITIONS &
PLOT PLAN
REVIEW
DENIED

Request of UNITED OUTDOOR ADVERTISING for a Review of Condition #6 - (no off-premise signs to be constructed on the property) and a request for a Plot Plan Review to allow a 14' x 48' off-premise sign on property located at the northwest corner of East Sahara Avenue and Santa Clara, C-1 zone.

MR. BROWN presented the staff report and stated the plot plan was approved and no off-premise sign was identified on the plot plan. The applicant is

19. Z-70-70 con't.

DENIED

now seeking to put a large sign on the property. Staff sees that nothing has changed and would, as was done previously, recommend denial.

JAY DOWNEY stated the condition was put on in 1970 and boards have been approved on Sahara since that time, which are now existing. He added there is a service station to the west and this would not be a detriment to the area. He said they were asking permission to have the same use as the adjoining property owners and sign companies have.

MR. KENNEDY said he was surprised the other signs had been permitted.

MR. TIBERTI said they had not had the approval of the Planning Commission but had received approval by the City Commission.

MR. TIBERTI made a motion for DENIAL of the Review of Condition and Plot Plan Review under Z-70-70 because no need was demonstrated to cause the plot plan to be changed to the extent of allowing an off-premise sign.

Voting was as follows:

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

Motion for DENIAL carried by a 5/1 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

20. Z-6-66(27)

PLOT PLAN
REVIEW

APPROVED

Request of UPLAND ASSOCIATES for a Plot Plan Review to allow a shopping center on property located at the northwest corner of West Charleston Boulevard and Upland Boulevard, C-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as depicted. He added that the conditions in Z-6-66 were that there be no access to Alpine and that a 6' block wall be erected on the property abutting Alpine. The developer said he would agree with the 6' block wall. It was suggested also to the builder that the building be moved 20'/25' to provide for trash, etc. and he agreed. Staff would recommend approval subject to plot plan review by staff.

FRANK BERK and FRANK CANUL were present representing the applicant.

MR. BERK stated they would do whatever was required by staff.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-6-66(27), subject to the following conditions:

1. Dedication of 40 ft. of right-of-way on Upland Boulevard and 50 ft. of right-of-way on Charleston Boulevard frontage plus a radius corner as required by the Department of Public Services with dedication to be made within sixty (60) days after approval of the zoning.
2. Construction of sidewalk and driveways on Charleston Boulevard and half-street improvements on Upland Boulevard at the time of development as required by the Department of Public Services.
3. Redesign of the plot plan as required by the Department of Community Planning and Development.

4. Conformance to the amended plot plan and original conditions imposed at the time of zoning approval of Z-6-66.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

21. Z-62-72
PLOT PLAN
REVIEW
APPROVED

Request of W.R. GRACE DEVELOPMENT CORPORATION for a Plot Plan Review to allow a shopping center on property generally located on the northwest corner of Nellis Boulevard and Bonanza Road, C-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as depicted with landscaping. Staff talked with the developer and recommended that only one curb cut be permitted on Lillian Street and that be within 200' of Bonanza. The rest of the west side would be a wall. Staff would recommend the plot plan be approved complying with the curb cut stipulations and complying with Traffic Engineering on ingress/egress plus the normal conditions.

DON BENEDICT, W.R. Grace Development Corporation, stated they would agree to staff stipulations.

MR. BROWN stated the applicant had agreed to other conditions of putting a split face wall on the west side with Arizona Cypress being planted inside the west wall, one every 30', but if they wish to cluster them, staff has no objection.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-62-72, subject to the following conditions:

1. Dedication of 30 ft. of right-of-way for Lillian Street as required by the Department of Public Services with dedication to be made within sixty days after approval of the zoning. The driveway opening and location on Lillian Street shall be approved by the Traffic Engineer. Parking spaces and layout on the shopping center site shall conform to City standards.
2. Only one access way shall be allowed on Lillian Street and it is to be within 200 ft. of Bonanza Road.
3. A split-faced six foot wall shall be constructed on the west boundary with a minimum of twenty Arizona Cypress trees to be planted in clusters along the inside of the wall.
4. A six ft. block wall shall be constructed on the north property line.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan as amended to reflect the above conditions.
9. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City department.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

22. AR-2-78
APPROVED

Request of VEGAS WORLD HOTEL for an Aesthetic Review to allow the construction of a hotel (seven story) and casino on property located at 2000 Las Vegas Boulevard South, C-2 zone.

MR. BROWN presented the staff report and stated the layout is as shown. There is landscaping along Las Vegas Boulevard. Traffic Engineering has a problem with the ingress/egress and staff would recommend approval subject to approval by the Traffic Engineering Departments.

MRS. COLEMAN asked if the Commission had the right to approve casinos.

MR. FOSTER stated only the aesthetic review was before the Commission, not the uses permitted.

MR. BROWN stated the following stipulations are required: construct sidewalk on Las Vegas Boulevard; construct sidewalk and street lighting on Commerce frontage; Public Services further requires that Vegas World dedicate any needed right-of-way for Main and Las Vegas Boulevard, and the driveway be a maximum of 32'.

BOB STUPAK, 3015 Bel Air, stated the last time he came before the Board of Zoning Adjustment, he had to dedicate 30' for a Use Permit for a used car lot.

MR. BROWN stated since Public Services could not tell from the plan submitted where the right-of-way line is, they are requiring only needed dedication. It is possible the applicant may have already dedicated the necessary amount.

CHAIRMAN MILLER asked if Traffic had any problems.

MR. BROWN said there is a minor problem with ingress and egress and staff would recommend approval subject to Traffic Engineering approval.

MRS. COLEMAN stated she thought there would have to be exits on Commerce.

MR. STUPAK stated there are currently two exits on Commerce. He added when the Use Permit was approved he had to construct a new sidewalk and curb on Las Vegas Boulevard. The wide drive that was existing had to be turned into a smaller driveway which made the property difficult to get in and out of especially from Main Street. He said he did not think a 32' driveway would be adequate.

MR. BROWN stated if the applicant did not agree with this, he could appeal the matter to the Traffic and Parking Commission.

MR. TIBERTI said the Commission did not have anything to say about the curb cut.

MRS. COLEMAN made a Motion for APPROVAL of the Aesthetic Review under AR-2-78, subject to the following conditions:

1. Construction of sidewalk on Las Vegas Boulevard and sidewalk and street lighting on Commerce frontage as required by the Department of Public Services.
2. Ingress and egress to be worked out with Traffic Engineering prior to August 16, 1978 City Commission meeting.
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.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on August 16, 1978 at 2:00 P.M.

23. Z-27-77

REINSTATEMENT
OF RESOLUTION
& DEVELOPMENT
PLAN REVIEW

DENIED

Request of VIRGINIA A. HART for a Reinstatement of a resolution of intent to C-2 on property located on the west side of 13th Street between Stewart Avenue and Mesquite Avenue, R-2 zone. The resolution of intent to C-2 was granted in May, 1977, for a multiple family use - applicant now is applying for a convenience market with gasoline pumps.

MR. BROWN presented the staff report and stated the development plan review is not to be considered. The applicant is simply seeking consideration of an extension of time.

MRS. COLEMAN stated the Commission originally denied the request.

UNIDENTIFIED WOMAN stated the resolution of intent expired and that she had never applied for a Stop and Go.

MR. TIBERTI asked if the applicant was seeking reinstatement of the apartments.

UNIDENTIFIED WOMAN stated no, that the zoning was for apartments, but Stop and Go wanted to build on the property.

MR. TIBERTI asked if anything had been built.

UNIDENTIFIED WOMAN states no.

MRS. COLEMAN said the applicant came in and asked for C-2 and the Planning Commission objected to the lack of parking and denied the request. The City Commission, however, approved it.

MR. TIBERTI made a Motion for DENIAL of the Reinstatement of Resolution of Intent and Development Plan Review under Z-27-77 because sufficient justification was not presented to the Commission to warrant the reinstatement.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

24. AV-9-78
APPROVED

Request of F.J. PERAZZO, ARCHITECT, AIA, on behalf of J. HUGHES for an Administrative Variance to allow construction of a laundry room to a non-conforming eight unit apartment building located at 507 West Jackson Avenue, C-2 zone.

MR. BROWN presented the staff report and stated the plot plan is as submitted. Staff recommends approval.

MR. TIBERTI made a Motion for APPROVAL of the Administrative Variance under AV-9-78, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

25. R-1-78

RESIDENTIAL
USE REVIEW

APPROVED

Request of MRS. A.C. JEWELL for a Residential Use Review to allow a six months extension for the storage and repair of an automobile on property located at 529 South Mallard, R-1 zone.

MR. BROWN presented the staff report and stated the applicant has had the truck in question on the property for some time and they are asking for a year's extension of time to continue to have it on the property. Staff sees no reason to warrant something like this in the front yard and recommends denial.

A.C. JEWELL stated the truck had been on the property since last November and that it belongs to his son who is rejuvenating it. He added the truck is not hurting anybody or anything.

MR. TIBERTI asked if the truck could not be worked on inside the garage and the car moved outside.

MR. JEWELL stated the garage has been converted and further you can only see the back end from the street. He added his son is working on it as quickly as possible, but it is a question of economics.

MR. JONES asked if the Commission were to grant the request, would it be possible to cover the vehicle in some manner.

MR. JEWELL stated they could do that.

MR. KENNEDY said if the vehicle was covered, they would probably still want to use it after it is refurbished.

MR. JONES made a Motion for APPROVAL of R-1-78, subject to the following conditions:

1. This use shall be allowed for a six months period of time and will expire on February 10, 1979.
2. The automobile is to be covered with a tarp or equal when not being worked on.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

26. SO-2-78

APPROVED

Request of WATKINS DEVELOPMENT CORPORATION to allow a temporary sales office on property located at 1807 Parkchester Drive, R-1 zone.

MR. BROWN presented the staff report and stated the applicant wishes to put the sales office in one of the houses (indicated on display map). Staff would recommend approval subject to approval being for a minimum of two years or until the last unit is sold in the subdivision.

MRS. COLEMAN made a Motion for APPROVAL of SO-2-78, subject to the following condition:

1. The request shall be granted until the last unit is sold or for not more than two years.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

27. Z-10-76
PLOT PLAN
REVIEW

ABEYANCE

Request of JUAN CARLOS LABORATI, M.D. for a Plot Plan Review to allow construction of a six ft. slumpstone wall along the front of the building located at 1809 South Eastern Avenue, P-R zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. The addition is in the front of the structure. The whole street has nothing like this and supposedly the landscaping required is to be seen by the traffic, not covered by a fence and staff would recommend denial.

MITCH COBEAGA, representing the applicant, stated there were several reasons the wall was wanted. Among them noise, which would be cut down, and it would prevent cars coming off from Canosa running into the building. He said across the street there is a similar wall.

MRS. COLEMAN said she could see no reason why the landscaping was not done in front.

MR. COBEAGA said they are in the process of landscaping and some had been done in the back and the wall was a part of the overall concept.

MRS. COLEMAN said there was a place just north of this that has a small slumpstone wall, right against the sidewalk, which is very attractive, and of normal height, with wrought iron. She added she thought something like that would be very attractive.

MR. COBEAGA said he could not speak for the applicant in this regard.

MRS. COLEMAN made a Motion for ABEYANCE of the Plot Plan Review under Z-10-76, because the applicant was not present to properly explain the reason for the request.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

28. Z-28-77
REVIEW OF
CONDITIONS

APPROVED

Request of VALLEY HOSPITAL for a Review of Conditions concerning condition #4 which limited access from Shadow Lane only. Applicant wishes to rescind this condition in order to provide access from Pinto Lane (1823 Pinto Lane) to an existing driveway for physicians use only, P-R zone.

DON DAVIDSON, Attorney, stated that in the five properties that were rezoned, one property has a small driveway. He stated they wished to

use the driveway for just the physicians.

MRS. COLEMAN made a Motion for APPROVAL of the Review of Condition #4 in Z-28-77, subject to the following condition:

1. Physicians only to use driveway and the driveway to be marked "For Physicians Only".

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

29. Z-100-64(63)

PLOT PLAN
REVIEW

APPROVED

Request of DAVID F. WELLES, ARCHITECT for a Plot Plan Review to allow an addition to the existing Harrington-Horsey Insurance Agency building located at 930 South Fourth Street, C-2 zone.

MR. BROWN presented the staff report and stated staff would recommend approval subject to including the parking lot in the overall concept.

MR. KENNEDY asked that if prior to the addition was there adequate parking and is there going to be adequate parking now.

MR. BROWN replied that there would be sufficient parking.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-100-64(63), subject to the following conditions:

1. Conformance to the amended plot plan and those conditions originally imposed at the time of zoning approval of Z-100-64.
2. The approval is to include the north 50 feet which is the existing parking area.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

30. Z-73-77

EXTENSION
OF TIME

APPROVED

Request of CHRISTINA M. HIXSON, ET AL for a twelve months Extension of Time on property generally located on the north side of Bonanza Road between Pecos Road and Sandhill Road, under ROI to R-1, R-3 and C-1.

MR. BROWN presented the staff report and stated staff has no recommendation.

ANDREW SKURSKI was present representing the applicant.

MR. TIBERTI asked if the requested extension was for 12 more months.

MR. SKURSKI replied yes, and that there are about 8 or 9 people in this and the applicant is buying them out. There are still 3 or 4 people left. He added there is also a problem with the property as it is in the FHA noise zone and they are attempting to resolve that also.

MR. TIBERTI made a Motion for APPROVAL of the Extension of Time under Z-73-77, subject to the following conditions:

1. Extension of time on the approved zoning be restricted to a twelve month time limit and will expire on August 10, 1979.
2. Conformance to the conditions originally imposed at the time of approval of Z-73-77.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

31. FINAL MAP
RAINBOW
WEST #2

Property generally located north of Washington Avenue between Tenaya on the west and Rainbow on the east, R-1 zone.

Owner/Subdivider: Charles M. & Carma Brown
No. of Acres: 6.248 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.

MR. KENNEDY made a Motion for APPROVAL of the Final Map of Rainbow West #2.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

32. Z-49-75
DEVELOPMENT
PLAN REVIEW

Request of PLASTER-BECKER COMPANY for a Development Plan Review to allow detached single family dwellings with zero side setbacks on property generally located south of Smoke Ranch Road and west of Jones Boulevard, R-PD8 zone.

APPROVED

MR. BROWN presented the staff report, described the plot plan, and stated that staff recommends approval as the request meets the requirements.

MRS. COLEMAN made a Motion for APPROVAL of the Development Plan Review under Z-49-75, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

33. Z-47-71
PLOT PLAN
REVIEW
APPROVED

Request of STANSBERRY CONSTRUCTION INC. for a Plot Plan Review to allow a carport on property located at 2029 West Bonanza Road, C-2 zone.

MR. BROWN presented the staff report and stated staff has no objections. With the stipulation no repair work be done in the carport, staff would recommend approval.

MR. KENNEDY made a Motion for APPROVAL of the Plot Plan Review under Z-47-71, subject to the following conditions:

1. No repair work to be conducted in the carport.
2. Conformance to the plot plan as amended to reflect the above condition.
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" None

Motion for APPROVAL carried unanimously.

34. AV-10-78
APPROVED

Request of W.R. AND SANDRA L. OLSON for an Administrative Variance to allow a room addition to encroach approximately one and one-half feet into the required 20' setback on property located at 2017 Denby Avenue, R-1 zone.

MR. BROWN presented the staff report and stated the applicant wishes to add a room. Staff would recommend approval.

MR. TIBERTI made a Motion for APPROVAL of AV-10-78, subject to the following conditions:

1. Conformance to the plot plan.

MRS. COLEMAN made a Motion for APPROVAL of the Development Plan Review under Z-49-75, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

33. Z-47-71

PLOT PLAN
REVIEW

APPROVED

Request of STANSBERRY CONSTRUCTION INC. for a Plot Plan Review to allow a carport on property located at 2029 West Bonanza Road, C-2 zone.

MR. BROWN presented the staff report and stated staff has no objections. With the stipulation no repair work be done in the carport, staff would recommend approval.

MR. KENNEDY made a Motion for APPROVAL of the Plot Plan Review under Z-47-71, subject to the following conditions:

1. No repair work to be conducted in the carport.
2. Conformance to the plot plan as amended to reflect the above condition.
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" None

Motion for APPROVAL carried unanimously.

34. AV-10-78

APPROVED

Request of W.R. AND SANDRA L. OLSON for an Administrative Variance to allow a room addition to encroach approximately one and one-half feet into the required 20' setback on property located at 2017 Denby Avenue, R-1 zone.

MR. BROWN presented the staff report and stated the applicant wishes to add a room. Staff would recommend approval.

MR. TIBERTI made a Motion for APPROVAL of AV-10-78, subject to the following conditions:

1. Conformance to the plot plan.

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

35. AV-11-78

APPROVED

Request of R.L. STAYNER CONSTRUCTION on behalf of MRS. HILDEGARD ZACHARIAS FURNESS for an Administrative Variance to allow an existing non-conforming staircase and to allow construction of a two-story addition to the existing structure on property located at 319 South 10th Street, R-4 zone.

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

MRS. COLEMAN asked if the request would affect the parking.

MR. BROWN replied it would not.

MRS. COLEMAN made a Motion for APPROVAL of AV-11-78, subject to the following conditions:

1. The addition shall not interfere with the required parking.
2. Conformance to the 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" None

Motion for APPROVAL carried unanimously.

36. AR-4-78

APPROVED

Request of SIERRA CONSTRUCTION CORP. for an Aesthetic Review to allow a high-rise parking garage for the Horseshoe Club on property generally located at the northeast corner of Ogden Avenue and Casino Center Boulevard, C-2 zone.

MR. BROWN presented the staff report and stated staff would recommend approval of the request as long as they keep the rendering in mind, with the landscaping, etc. and the screening to cover the cars.

GUS RAPONE, Sierra Construction, stated the garage would be similar to that of the Golden Nugget.

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

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on September 6, 1978 at 2:00 P.M.

37. AR-3-78
DENIED

Request of BALDWIN ENTERPRISES for an Aesthetic Review to allow "color coordinated" paint in lieu of required screening for roof mechanics on property located at 325 South Decatur Boulevard, C-2 zone.

MR. BROWN presented the staff report and stated the request is located in a C-2 area. Slides of the building were shown to the Commission. One of the conditions of approval was screening of the air conditioning. The applicant has painted it purple. The applicant is requesting the condition of screening be waived and staff is recommending denial as it is a normal condition on a commercial building and painting this purple is not within the context of screening air conditioning.

STAN BALDWIN stated that it is blue and not purple. He stated he brought the plans in for this to the Building Department in December and they sat there for three months with no comment regarding this condition. He said he found this out the day he took the permit out. He added it would be a hardship to honor this condition. He presented photos of the building to the Commission. He added no houses face the street, and screens around swamp coolers would affect their operation.

MR. TIBERTI suggested expanded metal be used for screening.

MRS. COLEMAN asked the applicant how long he had been a builder.

MR. BALDWIN replied he had built 8 similar buildings without screening and that he had never built in the City.

CHAIRMAN MILLER stated of all the buildings in the area, the one in question was probably the most least objectionable looking.

MR. TIBERTI said if the Commission let one go, they would have to let them all go and the applicant should make some arrangements for a cover of the units.

MR. JONES made a Motion for DENIAL of AR-3-78 because the screening of roof mechanics was a condition of rezoning and such a condition should not be waived.

Voting was as follows:

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

Motion for DENIAL carried by a 5/1 vote.

38. CC-1-78
APPROVED

Request of NEVADA INDUSTRIAL PARKS INC. to allow a commercial condominium development under the provisions of Section 11-1-6 on property generally located on the east side of Highland Drive, north of Edna "M" zone.

MR. BROWN presented the staff report and stated the plot plan is as depicted, with landscaping in the front and interior. Staff would recommend approval.

MR. GUTHRIE made a Motion for APPROVAL of CC-1-78, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

Proposed
Ordinance
Amendment

Amend Section 11-1-6, (V), 3 to provide changes to the Aesthetic Review Provisions specifically requiring the screening of air conditioning, roof mechanics and trash containers.

ABEYANCE

MR. FOSTER stated staff would like this matter held in abeyance.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 11:33 P.M.

DEPARTMENT OF COMMUNITY PLANNING
& DEVELOPMENT



HAROLD P. FOSTER, Acting Director

/lm