

A G E N D A

CITY PLANNING COMMISSION

SEPTEMBER 26, 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:

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

MINUTES:

Approval of the Minutes for the City Planning Commission meetings held July 13, 1978, and August 10, 1978.

OLD BUSINESS:

1. NEW STREET ALIGNMENT
MANUEL DRIVE
(Abeyance Item from 9-14-78)
New Street Alignment for Manuel Drive located east of Durango Drive between Hammer Lane on the north and Washburn Road on the south.
2. A-9-78
(Abeyance Item from 9-14-78)
Petition of Annexation submitted by LAS VEGAS MORTGAGE CO., INC. to annex property located on the east side of Cypress Trail south of Coran Lane and west of Rancho Drive.
3. AMENDMENT - MASTER PLAN OF STREETS & HIGHWAYS - JONES BOULEVARD
Amend the Master Plan of Streets and Highways for Jones Boulevard between Vegas Drive and Moccasin Road for the portions located within the City limits.
4. Z-80-78
(Abeyance Item from 9-14-78)
Application of LIED FAIRACRES CO., ET AL for reclassification of property generally located on the north side of West Charleston Boulevard, west of Lorenzi Street, east of Rockaway Street, extending north 4,000 feet to within 100 feet of White Sands Avenue, from R-E to R-1 and C-1.
Proposed Use: Detached Single Family Residences and Commercial
5. Z-82-78
(Abeyance Item from 9-14-78)
Application of VER-LEN CORP., ET AL for reclassification of property generally located south of Palomino Lane, north of Charleston Boulevard, approximately 660 feet east of Shetland Road, from R-E to R-1 and C-D.
6. Z-24-67
Review of Conditions
(Abeyance Item from 9-14-78)
Request of ROBERT E. JONES for a Review of Conditions to rescind the condition requiring the six ft. block wall along the northerly boundary on property generally located on the northeast corner of Sahara Avenue and South 6th Street, C-1 zone.

NEW BUSINESS:

1. TENTATIVE MAP
NEW WEST
Property generally located on the northeast corner of Smoke Ranch Road and Winwood Street, R-1 zone.
Owner: George J. Madsen
Subdivider: C. E. Kennedy
No. of Acres: 20.7 No. of Lots: 86
2. Z-86-78
Application of C. L. RONNOW for reclassification of property generally located on the north side of Bonanza Road between Page Street and Marion Drive, from R-E to R-1.
Proposed Use: Single Family Homes
3. TENTATIVE MAP
SUNWOOD
Property generally located on the northwest corner of Bonanza Road and Marion Drive, R-E zone (proposed R-1).
Owner/Subdivider: Nevada Land Company
No. of Acres: 37.4 No. of Lots: 192
4. Z-71-78
Application of E. A. BECKER, JR. for reclassification of property generally located on the northwest corner of Cheyenne Avenue and Lorenzi Blvd., from N-U to R-E, R-D, R-1, R-PD20, and C-1.
5. Z-84-78
Application of SOUTHERN NEVADA MEMORIAL HOSPITAL for reclassification of property generally located on the south side of Hastings Avenue between Tonopah Avenue and Rose Street, from R-E to C-V.
Proposed Use: Parking Lot
6. Z-85-78
Application of LAS VEGAS YMCA for reclassification of property generally located at the southwest corner of Casino Center Boulevard and Bonanza Road, from R-4 to C-2.
7. Z-87-78
Application of VALLEY GROUP CONSTRUCTORS, INC. for reclassification of property located at 621 Rose Street, from R-1 to P-R.
Proposed Use: Physicians Office
8. Z-88-78
Application of GRAYCE HECKER for reclassification of property located at 2525 West Charleston Boulevard, from R-1 to P-R.
Proposed Use: Office
9. Z-65-78
Review of Conditions
Request of BECKER INVESTMENT CO. for a Review of Conditions to rescind condition #1 (resolution of intent condition) on an approved reclassification request from R-1 to C-2 on property generally located at the southeast corner of Meadows Lane and Decatur Boulevard.
10. Z-12-77
Plot Plan Review
Request of FEDERATED EMPLOYERS INC. for a Plot Plan Review to allow a two-story office building on property located at 2301 East Sahara Avenue, C-1 zone.

11. Z-63-63
Plot Plan Review

Request of THE FAMILY CENTER for a Plot Plan Review to allow a Sirloin Stockade restaurant on property generally located at the southwest corner of Decatur Boulevard and Charleston Boulevard, C-1 zone.

DIRECTOR'S BUSINESS:

1. Proposed Ordinance Amendment
(Abeyance Item from 9-14-78) 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.

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CITY CLERK

MINUTES

CITY PLANNING COMMISSION

SEPTEMBER 26, 1978

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. Guthrie, Mr. Jones, Mr. Swessel, Mr. Kennedy and Mr. Canul

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

LEGAL STAFF PRESENT: Audrey Daines, Deputy City Attorney

ANNOUNCEMENT: It was stated that the agenda for this regular meeting of the City Planning Commission had been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of the City Clerk.

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the City Planning Commission meetings held July 13, 1978 and August 10, 1978. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. NEW STREET ALIGNMENT
MANUEL DRIVE
(Abeyance item from 9/14/78)
APPROVED

New Street Alignment for Manuel Drive located east of Durango Drive between Hammer Lane on the north and Washburn Road on the south.

MR. NULL stated this was a new street alignment proposal heard at the last meeting. It was held in abeyance so that the applicant or his surveyor could meet with staff concerning the layout of the lots. They have now moved Manuel Drive to the east and the lots are about 195' deep fronting on Lisa and Manuel. The lots fronting on the east side of Manuel are 200' deep. Staff would recommend approval. There will be a 200' offset between Royer Ranch Road and Manuel Drive.

MR. GUTHRIE made Motion for APPROVAL of the new street alignment of Manuel Drive.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. A-9-78

(Abeyance Item
from 9/14/78)

APPROVED

Petition of Annexation submitted by LAS VEGAS MORTGAGE CO., INC.
to annex property located on the east side of Cypress Trail
south of Coran Lane and west of Rancho Drive.

MR. NULL stated this involved approximately one-half acre of
land southwest of Rancho Drive. The applicant was not present
at the last meeting and this item was, therefore, held in
abeyance.

JERRY BRENNER, 144 Mt. Blanc, Mt. Charleston, stated he owns
the property in question and two acres to the north and one to
the south.

CHAIRMAN MILLER asked if the applicant planned to do anything
with the property.

MR. BRENNER stated he would like to develop the parcels that are
not shown on the display map which are in the City and would like
to incorporate the parcel in question with them; and he would,
therefore, only have to deal with one governmental agency.

CHAIRMAN MILLER asked if the property would have one zoning.

MR. BRENNER replied that the zoning would be C-2. The property
in question is zoned County H-2 which is the equivalent of the
C-2 on the other two properties.

MR. KENNEDY asked for staff's recommendation.

MR. NULL said staff has no objection and would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of A-9-78.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City
Commission on October 18, 1978 at 2:00 P.M.

3. AMENDMENT - MASTER
PLAN OF STREETS AND
HIGHWAYS

APPROVED

Amend the Master Plan of Streets and Highways for Jones Boulevard between Vegas Drive and Moccasin Road for the portions located within the City limits.

MR. NULL stated staff recommended approval of the reduction in width of Jones from 100' to 80', but also as a condition indicated if Public Services had an objection to the proposal, it would be brought back before the Commission. Public Services wishes to maintain the 100' right-of-way north of Rancho. Staff concurs and, therefore, recommends 80' right-of-way from Vegas Drive to Rancho Drive and 100' of right-of-way north of that. Staff had initially recommended the entire distance, but Public Services wanted to study the proposal further as they received it too late to do so before the last meeting. Staff has met with them and it is felt the 100' is needed north of Rancho. It is felt the Expressway being located south of Rancho would carry a lot of traffic and the full 100' width on Jones would not be needed.

MRS. COLEMAN asked what would happen to the little County parcels through there.

MR. NULL stated he has talked with the Regional Streets and Highways staff and they are going to consult the County on its portions. He added when the Engineer for Regional Streets and Highways first talked to the County Planning Director, it had been indicated there wouldn't be a problem.

MRS. COLEMAN said she thought it would be wise to approve this conditioned upon the County doing likewise.

MR. NULL stated the majority of the street is in the City, but if the County did not approve the reduction, it could put the City in an awkward position.

CHAIRMAN MILLER stated he agreed with Mrs. Coleman, that he would like to have the street uniform in width.

MRS. COLEMAN, after further discussion, made a Motion for APPROVAL of the Amendment to the Master Plan of Streets and Highways.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. Z-80-78

(Abeyance Item
from 9/14/78)

ABEYANCE

Application of LIED FAIRACRES CO., ET AL for reclassification of property generally located on the north side of West Charleston Boulevard, west of Lorenzi Street, east of Rockaway Street, extending north 4,000 feet to within 100 feet of White Sands Avenue, from R-E to R-1 and C-1.

Proposed Use: Detached Single Family Residences & Commercial

MR. BROWN stated this item had been discussed at the previous meeting and the comments at that time by a couple of the members of the Planning Commission were: let's consider going on the east side of Rainbow up to where the R-3 abuts on the east (1100' north of Charleston) with the commercial and reduce the commercial on the west side to 200'. The applicant want 650' commercial depth; and staff recommends 450' commercial depth on each side. The applicant's representative, Mr. Skurski, stated at the last meeting he would like to discuss the proposal with the applicant and is here to report on that discussion.

ANDY SKURSKI, 4404 Thompson, stated he had had a difficult time getting with Mr. Lied but had finally done so and has presented the proposal to him that the Commission had recommended. Mr. Lied would like a little more time to think this over and also to consult additional expertise and would like the application held for a month.

MR. SWESSEL stated he is the Commissioner representing the district in question and that he recognized the hardship of holding this matter in abeyance for those persons concerned with the application, but in all fairness he thought the applicant should be given the additional time and perhaps at that time, would come back with a practical plan which everyone could accept. This matter would be heard at the October 24th meeting.

MRS. COLEMAN requested the applicant bring in the exact measurements of the current zoning and property in question to the next meeting.

MR. SWESSEL made a Motion for ABYEVANCE of Z-80-78 to allow the applicant additional time to consider the various options discussed in the meeting of September 14, 1978.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

5. Z-82-78

(Abeyance Item
from 9/14/78)

APPROVED WITH
CHANGES

Application of VER-LEN CORP., ET AL for reclassification of property generally located south of Palomino Lane, north of Charleston Boulevard, approximately 660 feet east of Shetland Road, from R-E to R-1 and C-D.

MR. BROWN presented the staff report and stated this matter was held in abeyance at the last meeting in order for the applicant to meet with the neighbors, his engineer and staff to determine if some kind of compromise could not be worked out. The applicant is requesting C-D on the south and initially R-1 on the north and comments at the last meeting indicated he would like to change the R-1 to R-D and rezone the requested C-D to P-R. Staff's stand at that time was there is no reason

why R-E zoning should be changed. The area is developed and is developing on that density. To decrease the zoning to R-D or R-1 would be incompatible with the present development in the area. Staff has no objection to the P-R. The new plot plan is as depicted.

MADISON GRAVES, II, 2323 Palomino Lane, stated he was not able to get together with the neighbors, although he has discussed it with a few, some of whom are present at the meeting. He added they are proposing R-D in lieu of the R-1 because of the input from the neighborhood. The smallest lots would be 11,000 sq. ft. and the prices of the homes would be \$100,000 and up. He distributed a map prepared for the Planning Commission.

MRS. COLEMAN asked how many acres were involved.

MR. GRAVES replied 10½ total, and that they would like to have R-E lots on Palomino and have moved the entrance to the east on Palomino where it will only affect one person, Mr. Kokos, where it would encroach about 10' on one of his driveways and would also face a vacant lot owned by someone who lives out-of-state. He added the R-D area would be a walled community and he did not think the request was incompatible. He said the property is now a trash dump and development would enhance it, and would also be a good buffer zone between the R-E and the P-R. He added there are some non-conforming lots in the R-E area which have a width of 70' rather than 100'. He said there would be deed restrictions against horses on the R-E lots on Palomino.

GEORGE KOKOS, 2426 Palomino, appeared in protest. He stated he had talked to Barbara Speck at the School District who had promised to contact one of the Commissioners regarding the safety factor with regard to the school children and it was his understanding she had contacted one of the Commissioners.

CHAIRMAN MILLER asked if any one of the Commissioners had been contacted by the School District.

MR. KOKOS suggested the street access be on Shetland and that a four-way stop be provided.

MR. KENNEDY said there could not be a four-way stop as only three streets are involved.

HOMER HANSEN 2600 Pinto Lane, appeared in protest, and stated the density of the proposed project would be too great for the area and he would prefer the property remain R-E.

BRUCE SALADIN, 721 Shetland, appeared in protest...

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

NORMA BROWN, 2501 Palomino, stated she had been one of the persons referred to as having a non-conforming lot. She added her property is 75' wide plus an additional 150'.

ROBERT C. LaPALM, owner of property at 2622 West Charleston, appeared in favor of the application.

MR. GRAVES appeared in rebuttal.

MR. JONES stated there is an established pattern of R-E in the area and that he could not see why it could not be developed R-E.

MR. GRAVES stated it was a matter of economics.

MRS. COLEMAN asked why P-R was requested in lieu of the C-D

MR. GRAVES stated they did not need the C-D, that P-R would be the sensible zoning.

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 as follows: "Mr. Chairman: What we have in this request for rezoning is exactly what I anticipated when the portion of this property fronting Rancho was presented for rezoning to C-1 - leaving this large, valuable, but land-locked acreage with no plans for development, and this was one of the principal reasons I voted against the C-1, as did this Commission. While I realize this property should be developed, the presented zoning is too dense for this neighborhood. This country-like residential area has been established in this life-style for 25 years that I know of, and I feel it would be an injustice to the present residents to throw an R-D density into their midst. The owners of this acreage will certainly not be hurt financially if this portion if developed in R-E and P-R or C-D. The necessary ingress and egress, even with R-E will cause some discomfort to present residents, but not as much as an R-D, and the plans to subdivide should reflect this concern for them. The present C-D to the immediate west of this property which extends 475' north from Charleston is a quasi-residential use, so the argument for extending this requested P-R to that depth is, in my estimation, specious; therefore, Mr. Chairman, I move that we grant P-R zoning on the Charleston frontage to a depth of 280', deny the R-D request, and retain the right of plot plan review on both developments, subject to the following conditions:"

1. The P-R be approved to a depth of 280 ft. north of West Charleston Boulevard.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan to reflect the above conditions.
6. Securing of all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

6. Z-24-67

REVIEW OF CONDITIONS

(Abeyance Item
from 9/14/78)

APPROVED

Request of ROBERT E. JONES for a Review of Conditions to rescind the condition requiring the six ft. block wall along the northerly boundary on property generally located on the northeast corner of Sahara Avenue and South 6th Street, C-1 zone.

MR. BROWN stated this item was held in abeyance in order that the residents on the west side of 6th Street could be notified. The applicant wishes to reduce the wall on the north side from 6' to 3'. The area directly north of the shopping center is zoned R-1 and then there is a radio station. Staff sees no basis on which to reduce the height of the wall and recommends denial. Photographs of the wall in question were presented.

R.E. JONES, representing the applicant, Doctors Rheen Call and Vaughn Holt, stated they had received approval of the zoning eight years ago, one of the conditions of approval was a 6' block wall. He said that conditions have changed in the area and although the lot next door is R-1, who would build a home between a shopping center and a radio station. He added that the wall is at the rear of the shopping center, and burglary has become a problem. He cited various police reports, and then presented photographs of the alley, the wall and the doors which have been destroyed.

MRS. COLEMAN asked who had knocked holes in the wall.

DR. CALL stated he had after losing one tenant and having experienced four burglaries. He added it is now possible to see in the space from 6th Street, but that if he had to put the wall back, he would.

CHAIRMAN MILLER stated this is not a unique situation, that shopping centers all over town are required to have a 6' block wall. He suggested additional lighting be put in.

MRS. COLEMAN suggested that gates be placed at each end of the building.

DR. CALL stated the burglars go over the wall and they just want the wall low enough so the door knobs could be seen from 6th Street.

ATTORNEY JONES stated everything has been tried except for a night watchman.

MR. BROWN stated there are no protests on record.

CHAIRMAN MILLER suggested that the wall be reduced on a trial basis of one year and that if the problem did not stop, the wall be replaced to its original height.

ATTORNEY JONES indicated this would be agreeable.

MR. JONES made a Motion for APPROVAL of the Review of Condition under Z-24-67, subject to the following condition:

1. A review shall be conducted in one year from the date of approval to determine if the wall should remain at a height of four feet or should be increased back to six feet for needed protection of the R-1 area to the north.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

NEW WEST

APPROVED

Property generally located on the northeast corner of Smoke Ranch Road and Winwood Street, R-1 zone.

Owner: George J. Madsen
Subdivider: C.E. Kennedy

No. of Acres: 20.7 No. of Lots: 86

MR. NULL presented the staff report and stated staff would recommend approval subject to no vehicular access to Smoke Ranch Road or Michael Way from the abutting lots; a wall statement to be provided, plus the normal conditions.

JERRY WILSON, 387 No. 2nd Street, Upland, California, agreed to staff stipulations.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map of New West, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is recorded for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. That there be no access to Smoke Ranch Road or Michael Way from the abutting lots.
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. 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. Guthrie, Mr. Swessel,
Mr. Kennedy and Mr. Canul

"NOES" None

(MR. JONES did not vote - temporarily absent.)

Motion for APPROVAL carried by a 6/0 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

2. Z-86-78

APPROVED

Application of C.L. RONNOW for reclassification of property generally located on the north side of Bonanza Road between Page Street and Marion Drive, from R-E (Residence Estates) to R-1 (Single Family Residence). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 29, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Single Family Homes

MR. BROWN presented the staff report and stated that the plot plan is as depicted. Everything is in order and staff would recommend approval subject to dedication of 30 ft. of right-of-way for Page Street; half street improvements for the perimeter streets and full street improvements on the interior streets.

CHAIRMAN MILLER declared the public hearing open.

CARSTON BRONKEN, consulting engineer, agreed to staff stipulations.

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-86-78, subject to the following condition:

1. Dedication of 30 ft. of right-of-way for Page Street as required by the Department of Public Services within sixty days after approval of the zoning.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

3. TENTATIVE MAP

SUNWOOD

APPROVED

Property generally located on the northwest corner of Bonanza Road and Marion Drive, R-E zone (proposed R-1).

Owner/Subdivider: Nevada Land Company

No. of Acres: 37.4

No. of Lots: 192

MR. NULL presented the staff report and stated approval of this tentative map is recommended with the following conditions: approval of zoning case Z-86-78; no vehicular access to Bonanza Road from the abutting lots; a wall statement to be provided; a 6' block wall to be provided on the west right-of-way line of the floor channel where it abuts the plat boundary, plus the normal conditions.

CARSTON BRONKEN, consulting engineer, agreed to staff stipulations.

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

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve months of approval of the tentative map, a new tentative map must be filed. If a final map is

recorded within twelve months of the approval of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.

2. Approval of zoning request Z-86-78.
3. That there be no vehicular access from Bonanza Road to the abutting lots.
4. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and for the ground area at the exterior base of the wall.
5. That a six ft. block wall be provided on the west right-of-way line of the flood channel where it abuts the plat boundary.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

4. Z-71-78

APPROVED

Application of E.A. BECKER, JR. for reclassification of property generally located on the northwest corner of Cheyenne Avenue and Lorenzi Street, from N-U (Non-Urban) to R-E (Residence Estates, R-D (Single Family Residence Restricted), R-1 (Single Family Residence), R-PD20 (Residential Planned Development) and 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 Section 10, Township 20 South, Range 60 East, MDB&M.

MR. BROWN presented the staff report and stated the plot plan is as depicted. There are some problems with the design of the parcel. Zoning wise, staff thinks the proposal is compatible with the area. There is County property to the east side. The applicant has talked to the neighbors to the east and they are talking about a bridle path. Public Services feels a bridle path would be unwise on the east side. Environmental

problems would evolve and cause problems. To locate a bridle path adjacent to lots where residents cannot have horses could prove to be adverse. Staff would recommend approval of the zoning as submitted and the design to be worked out with staff.

CHAIRMAN MILLER declared the public hearing open.

ERNIE BECKER presented photographs of the area to the Commission.

MR. BROWN stated that as conditions of approval, Public Services requires access from the east; sewer connections to be provided; dedication of 20' of right-of-way on Cheyenne; 50 ft. for Lorenzi; 80' for Gowan Road plus radius corners as required and the normal conditions.

MR. BECKER stated that having met with officials of the City it was the concensus of opinion that dedication of right-of-way could not be required until the property was developed.

MR. FOSTER stated that the City Commission directed the City Manager to meet with the Southern Nevada Home Builders to come up with a solution on the sixty day requirement but the present policy still requires dedication within sixty days after approval of the zoning.

MS. DAINES stated that case law researched by the City was that the dedication is something that has to be determined on a case by case basis.

MR. BECKER stated he was protesting the dedication. He then described the proposed zoning change. He stated he had met with some of the neighbors and they had attempted to work something agreeable out including moving a street to the south. Some people who were invited to participate in this discussion did not attend. After a bridle path was suggested, he added he went to the State and found out they are providing a bridle path on Gowan.

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

DAVE KENT appeared in protest and stated the proposed development is not compatible with the area and that the zoning should remain R-E.

TERRY HAMMOND, 3360 Serene Drive, appeared in protest.

RICHARD HIBBS, Gareheim and Cheyenne, appeared in protest.

JOSEPH KROSETTI, 3284 Serene Drive, appeared in protest.

MR. BECKER appeared in rebuttal.

MR. KEN asked how many acres were involved in the application before the Commission.

MR. BECKER replied eighty acres.

MR. KENT stated this would bring too many people into the area and the residents did not deserve that.

CHAIRMAN MILLER stated the property was currently zoned in a holding zone and that it was impossible to keep it that way.

MR. JONES stated that one million residents were projected in the valley and that the Commission would not deprive the protestants of anything but it was necessary to consider the whole area in regard to what is developing.

MR. BROWN, Atwood and Lorenzi, stated he was concerned with having four tract homes across from his and that he would like to see something worked out so the property values are not degraded.

MRS. COLEMAN said the Commission tries not to hurt anyone else when recommending rezoning to the Board of City Commissioners.

CHARLES VENETTI, 6655 Atwood, appeared seeking clarification of the location of the property in question, and indicated he had been considering the wrong property.

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

MR. CANUL made a Motion for APPROVAL of Z-71-78, subject to the following conditions:

1. Drainage from the west shall be distributed on the Gowan Road and Cheyenne Avenue alignments as required by the Department of Public Services.
2. Right-of-way dedications to include 20 ft. additional right-of-way for Cheyenne Avenue; 50 ft. right-of-way for Lorenzi Boulevard, 80 ft. for Gowan Road and radius corners as required by the Department of Public Services, within sixty days after approval of the zoning.
3. Development plans to be approved on the C-1 portion by the Planning Commission prior to construction.
4. The layout of the residential areas shall be revised as required by the Department of Community Planning & Development.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/3 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 4, 1978 at 2:00 P.M.

5. Z-84-78

APPROVED

Application of SOUTHERN NEVADA MEMORIAL HOSPITAL for reclassification of property generally located on the south side of

Hastings Avenue between Tonopah Avenue and Rose Street, from R-E (Residence Estates) to C-V (Civic). The above property is legally described as Lots 4 and 5, Block 2, Woodland Park.
Proposed Use: Parking Lot

MR. BROWN presented the staff report, stated everything is in order. and staff would recommend approval with the condition there be a block wall on the east and west.

CHAIRMAN MILLER declared the public hearing open.

KENNETH PRESSER, representing Southern Nevada Memorial Hospital, was present.

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

MR. SWESSEL made a Motion for APPROVAL of Z-84-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Installation of fire hydrant within 300 feet of existing hydrant at Hastings and Rose Streets as required by the Department of Fire Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler 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. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

"ABSTAIN" Mr. Kennedy

Motion for APPROVAL carried by a 6/1 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

6. Z-85-78

APPROVED

Application of LAS VEGAS YMCA for reclassification of property generally located at the southwest corner of Casino Center Boulevard and Bonanza Road, from R-4 (Apartment Residence) to C-2 (General Commercial). The above property is legally described as a portion of Section 27, Township 20 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report, stated everything is in order and staff would recommend approval as the proposal is consistent with the development of the area.

CHAIRMAN MILLER declared the public hearing open.

GEORGE HARRIS and MR. YOUNG were present representing the applicant.

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

MR. KENNEDY made a Motion for APPROVAL of Z-85-78, subject to the following conditions:

1. The zoning be under a resolution of intent with no time limit.
2. Dedication of right-of-way as required on Bonanza Road per the Master Plan as required by the Department of Public Services.
3. Plot Plan must be approved by the Planning Commission prior to development.
4. Securing of all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

7. Z-87-78

DENIED

Application of VALLEY GROUP CONSTRUCTORS, INC. for reclassification of property located at 621 Rose Street, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as a portion 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: Physicians Office

MR. BROWN presented the staff report and stated the plot plan is as depicted with parking on the south. Approval is recommended with the condition that provision be made for a "physicians only" driveway and a block wall on the north and east side plus the normal conditions.

CHAIRMAN MILLER declared the public hearing open.

DON DAVIDSON, Attorney for Valley Hospital, stated that 2/3rds of the land area in two blocks is P-R and the Hospital now needs more space. Access will be from Shadow Lane and the traffic will be reduced on Rose Street. The exterior of the property will be upgraded and landscaping will be put in. He added the neighbor to the east is in favor of the application and a tier will be added on that block wall. The property will be kept up and maintained. He submitted four petitions in favor of the application.

PETE BARBUTTI, Rose Street, appeared in protest of the application. He cited past rezoning application histories. He stated that the west half of the parking lot across from his property has reverted to R-1 zoning.

MR. FOSTER stated this would be researched by staff.

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

MRS. COLEMAN made a Motion for DENIAL of Z-87-78 because this property was not contiguous to the hospital's existing development.

Voting was as follows:

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

"NOES" Mr. Swessel

Motion for DENIAL carried by a 6/1 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

8. Z-88-78

APPROVED

Application of GRAYCE HECKER for reclassification of property located at 2525 West Charleston Boulevard, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lot 1, Block 1, McNeil Tract #2.

Proposed Use: Office

MR. BROWN presented the staff report and stated the plot plan is as depicted. There is parking on the north side. Staff would recommend approval with a 6' block wall on the south.

CHAIRMAN MILLER declared the public hearing open.

HAZAEEL HEDGES, 1210 East St. Louis, stated they wished to make the structure on the property into a real estate office and that it would look like the residence as it now exists.

MRS. COLEMAN asked if parking was visualized on Strong and if so, perhaps a decorative fence should be put in which would make it difficult to park on Strong.

MR. JONES asked if there are entrances on Strong.

MR. BROWN replied that there are.

MRS. HEDGES stated there are existing driveways, two on Strong and one on Charleston. She added they wished to keep as much of the existing landscaping as possible.

MR. JONES asked if there are plans for future parking.

MRS. HEDGES stated there are no immediate plans for that.

MRS. COLEMAN asked how many cars would be parking at this location.

MRS. HEDGES stated 12/15 at the maximum and that no staff meetings would be held at this location as they are held at the offices of title companies.

MRS. COLEMAN suggested that additional parking be provided. She asked why C-D zoning was not required.

MRS. HEDGES stated they did not need C-D.

MR. SWESSEL stated there was some concern on the part of the Commission of cars parking on Strong Drive.

RON DOMONICK, Jack Matthews Realty, appeared in favor of the application. He stated there would only be four or five salesmen at this location at one time.

MR. JONES suggested that the back section of the property be used for additional parking.

MRS. COLEMAN suggested angle parking be provided in the rear.

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-88-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Installation of additional parking on the southeast portion of the property as required by the Department of Community Planning and Development.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

9. Z-65-78

REVIEW OF
CONDITIONS

APPROVED

Request of BECKER INVESTMENT CO. for a Review of Conditions to rescind condition #1 (resolution of intent condition) on an approved reclassification request from R-1 to C-2 on property generally located on the southeast corner of Meadows Lane and Decatur Boulevard.

MR. BROWN presented the staff report and stated the property is currently under a resolution of intent and the applicant would like it zoned by ordinance. Staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of the Review of Conditions under Z-65-78.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

10. Z-12-77

PLOT PLAN REVIEW

APPROVED

Request of FEDERATED EMPLOYERS INC. for a Plot Plan Review to allow a two-story office building on property located at 2301 East Sahara Avenue, C-1 zone.

MR. BROWN presented the staff report and stated the applicant wants to add a building to the rear of the property. Everything is in order, there is lots of parking and staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-12-77, 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 of all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Coleman, Mr. Guthrie, Mr. Jones, Mr. Swessel and Mr. Canul

"NOES" None

"ABSTAIN" Mr. Kennedy

Motion for APPROVAL carried by a 5/1 vote.

(Chairman Miller did not vote - temporarily absent.)

11. Z-63-63

PLOT PLAN REVIEW

APPROVED

Request of THE FAMILY CENTER for a Plot Plan Review to allow a Sirlain Stockade restaurant on property generally located at the southwest corner of Decatur Boulevard and Charleston Boulevard, C-1 zone.

MR. BROWN presented the staff report and stated that with landscaping around the building and on the street side, staff would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of the Plot Plan Review under Z-63-63, 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 of all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

12. FINAL MAP

SHADOW ACRES UNIT I

APPROVED

Property generally located on the east side of Thom Boulevard south of Alexander Road, R-E zone (under resolution of intent to R-PD2).

Owner/Subdivider: C & S Enterprises

No. of Acres: 4.651

No. of Lots: 9

MR. NULL presented the staff report and stated the final map is in substantial conformity with the tentative map and staff would recommend approval subject to conformance to the conditions of approval of the tentative map.

DAVID CAUSEY agreed to staff conditions.

MR. SWESSEL made a Motion for APPROVAL of the Final Map of Shadow Acres Unit I, 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. Guthrie, Mr. Jones,
Mr. Swessel, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

13. FINAL MAP
RANCHO DE ORO
APPROVED

Property generally located on the south side of Oakey Boulevard between Decatur Boulevard on the west and Arville Street on the east, R-1 and C-1 zone (under resolution of intent to R-PD6 and R-PD8).

Owner: Margaret E. Elardi
Subdivider: Elardi Construction Co.
No. of Acres: 8.474 No. of Lots: 54

MR. NULL presented the staff report and stated the final map is in substantial conformity with the tentative map and staff would recommend approval subject to conformance to the conditions of approval of the tentative map.

MR. SWESSEL made a Motion for APPROVAL of the Final Map of Rancho De Oro, 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. Guthrie, Mr. Jones,
Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

14. FINAL MAP
WESTOAK PARK
APPROVED

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

Owner: Henry A. Swaab, Inc.
Subdivider: Versatile Development
No. of Acres: 5.494 No. of Lots: 19

MR. NULL presented the staff report and stated the final map is in substantial conformity with the tentative map and staff would recommend approval subject to conformance to the conditions of approval of the tentative map and that there be no vehicular access to Oakey from the abutting lots.

MR. JONES made a Motion for APPROVAL of the Final Map of Westoak Park, 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. Guthrie, Mr. Jones,
Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

15. Z-108-63
PLOT PLAN REVIEW
APPROVED

Request of JOHN H. MIDBY & ASSOCIATES for a Plot Plan Review to allow offices and retail sales on property generally located on the north side of Sahara Avenue between Richfield Boulevard and Rancho Drive, C-1 zone.

MR. BROWN presented the staff report and stated that some time ago this was approved for a shopping center with a major department store. Now the zoning has been decreased by half which negates the requirements for the department store. Everything is in order, it has been attractively done, and staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-108-63, subject to the following conditions:

1. Condition #2 of the original approval of Z-108-63 requiring at least one major department store be rescinded.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of all City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 4, 1978 at 2:00 P.M.

16. CV-1-74
STATUS REVIEW
APPROVED

Status Review of the ECHOES OF FAITH MINISTRIES operation on property located at 1401 East Washington Avenue, C-V zone.

MR. BROWN presented the staff report and stated that to the best of staff's knowledge in checking this item out, nothing untoward was found and unless there is something to be reported by someone else, staff would recommend the use be continued.

MRS. COLEMAN stated it looks like the property needs a cleanup.

MR. BROWN added there are no adverse reports from Metro on this use.

MR. SWESSEL made a Motion for APPROVAL of the Status Review under CV-1-74, to allow this use to continue.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

17. Z-13-76

EXTENSION OF TIME &
PLOT PLAN REVIEW

ABEYANCE

Request of JACK MATTHEWS & CO. REALTY for an Extension of Time and Plot Plan Review to allow a restaurant and office building on property generally located on the south side of Sahara Avenue between Richfield Boulevard and Teddy Drive, C-1 zone.

MR. BROWN presented the staff report and stated the applicant wishes to add an office complex which is different from before. Staff would recommend that this item be held in abeyance so the people on the south side of the property can be notified.

RON DOMONICK, Jack Matthews & Co. Realty, was present.

GEORGE ENOMOTO, Architect, was present.

MRS. COLEMAN stated there had been concern and discussion with regard to the lack of sufficient parking.

MR. DOMONICK stated they would have more than the minimum required parking spaces.

MR. SWESSEL made a Motion for ABEYANCE of the Extension of Time and Plot Plan Review under Z-13-76 so the property owner abutting on the south side could be notified of the revised plot plan.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

18. Z-38-76

PLOT PLAN REVIEW

DENIED

Request of CHARLESTON HEIGHTS SHOPPING CENTER for a revised plot plan for the construction of a two-story office building and garage structure on property generally located at the southeast corner of Jones Boulevard and the Las Vegas Expressway, P-R zone.

MR. BROWN presented the staff report and stated the location of

the buildings have been changed. Staff would recommend approval subject to dedication of 3' of right-of-way on Upland.

ERNIE BECKER stated that appliances, etc. would be stored in the proposed garage.

MR. SWESSEL asked if construction has been started.

MR. BECKER stated that they have started to grade.

MRS. COLEMAN asked if this would be Beckers' offices.

MR. BECKER replied that it would.

MRS. COLEMAN stated that by angling the building, this would eliminate some of the complaints the Commission had heard before.

LINDA SCHMIDT, 5924 Harmony, asked if the garage would be open.

MR. BECKER stated it would be fully enclosed.

MS. SCHMIDT stated that with the building being raised 2', it would overlook her living room.

MR. BECKER stated that it was necessary to raise it somewhat to provide for drainage. He added they could add more blocks to the wall.

HAROLD EVANS, 5920 Harmony, stated he objected to the garage, but did not object to the office building.

MR. SWESSEL stated if the applicant was willing to go with the block wall, the proposal was better than a 7-Eleven or a Circle K.

MRS. COLEMAN stated that as this is a P-R zoning, nothing could take place after 9 P.M. or prior to 7:30 A.M.

MR. KENNEDY stated that construction work begins at 7:00 A.M. presently and at 6:00 A.M. in the summer.

VERLEEN SHADINGY, 195 Upland, stated she did not realize that a warehouse was an approved P-R use to which she objected but did not object to the office building.

MR. BROWN stated that storage is not permitted in the P-R District. He added if the applicant wants to store anything, he would have to obtain a variance.

MR. BECKER stated he had gotten permission from the City Commission to store in this area.

MR. BROWN stated the Planning Commission did not approve the P-R. Mr. Becker did talk with the City Commission about the storage of appliances for 20 houses. The City Commission was aware of that request. He said staff was of the opinion

that a request for a variance should be required for the storage in the P-R.

DAVID RAWLINGS, 116 Jones, gave a brief history of the property in question.

MR. BECKER stated without the storage area the office would be no good to them in this location and that he thought they had had approval all the time.

MR. SWESSEL stated evidentially, there has been a misunderstanding.

MR. BECKER stated he would rather have this request turned down and have it heard before the City Commission as time was of essence.

MR. JONES made a Motion for DENIAL of the Plot Plan Review under Z-38-76 because the applicant intends to use the "garage" for the storage of equipment and/or supplies which is not permitted in the P-R district.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on October 18, 1978 at 2:00 P.M.

DIRECTOR'S BUSINESS:

1. Proposed Ordinance
Amendment

(Abeyance Item
from 9/14/78)

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.

The following was proposed as an amendment to the Code:

"The data and specifications submitted shall be considered in terms of appearance, provisions for open space, landscaping, screening of air conditioning and roof mechanics, and trash containers, compatibility with existing design characteristics and any other factors deemed advisable in order to provide aesthetically pleasing, orderly, and harmonious development of the City and to prohibit the construction of buildings, structures, or other improvements that are unsightly, undesirable or obnoxious in appearance. Conditions may be imposed on any approval of development in order to accomplish the purposes of this section." (That which is underlined is new.)

MR. FOSTER described the amendment requested by staff and endorsed by the Beautification Committee. He added this does not include single family residence.

STAN JONES, Stanton Construction, and a member of the Board of Directors of the Southern Nevada Home Builders Association reiterated his comments from the previous meeting. He cited the price of these requirements, the additional costs to the purchaser's, etc., as reasons for not including this amendment in the ordinance and stated that each project should be reviewed on an individual basis.

CHAIRMAN MILLER stated he agreed with Mr. Jones.

MRS. COLEMAN stated that sooner or later someone would say they would not do this and if it isn't in the ordinance, there wouldn't be a leg to stand on.

CHAIRMAN MILLER stated he did not want business governed so strongly. He added he was not talking about the trash containers.

MRS. COLEMAN stated that in an urban society some type of regulation is expected. She said she would rather have it in the ordinance rather than the applicants asking for waivers or variances.

MR. CANUL stated it would be hard to get a variance.

MR. SWESSEL stated that although he was a charter member of the Beautification Committee, in looking around town there are instances where the screening provided is a disgrace.

MRS. COLEMAN stated that those are isolated instances.

MR. SWESSEL said the type of screening should be specified.

MR. KENNEDY said that could not be done.

MR. GUTHRIE stated there is some ambiguity in the screening. He added he would like to see the amendment written more clearly.

ERNIE BECKER orated at length in not including this amendment in the ordinance.

MRS. COLEMAN stated there is a certain quality of life that is important and that there should be a compromise.

MR. JONES stated that the Board is concerned with regard to commercial development.

MR. CANUL made a Motion to DENY the proposed ordinance amendment requiring screening of air conditioning and roof mechanics unless staff can come up with something better.

MR. GUTHRIE stated he could not vote on the motion as stated.

Voting was as follows:

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

Motion for DENIAL carried by a majority vote.

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