

S.V.

A G E N D A

BOARD OF ZONING ADJUSTMENT

OCTOBER 26, 1978

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

ROLL CALL: EMMETT, DUNCAN & SWESSEL EXCUSED: Myers & Segretti

PLEDGE OF ALLEGIANCE:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment meeting held September 28, 1978.

NEW BUSINESS:

1. V-77-78
DENIED Application of CAROLINE C. McCUE for a Variance to allow two dwelling units where one is permitted on property located at 6425 El Campo Grande Avenue in Zoning District R-E.
2. V-78-78
APPROVED Application of MAE MARTIN for a Variance to allow a fifty (50) seat restaurant where this use is not permitted on property located on the southeast corner of 6th Street and Lewis Avenue in Zoning District R-4.
3. V-79-78
APPROVED Application of RICHARD LANE DIXON for a Variance to allow a room addition ten feet (10') from the rear property line where fifteen feet (15') is required on property located at 7220 Tempest Place in Zoning District R-1.
4. V-80-78
APPROVED Application of RICHARD H. JACOBSON for a Variance to allow the construction of a garage and laundry room addition five feet six inches (5' 6") from the rear property line where fifteen feet (15') is required on property located at 1300 Douglas Drive in Zoning District R-1.
5. V-81-78
APPROVED Application of LEROY A. WOLEVER, M.D. for a Variance to allow a room addition twenty-eight feet (28') from the rear property line where fifty feet (50') is required and five feet (5') from the side property line where ten feet (10') is required on property located at 204 Campbell Drive in Zoning District R-E.
6. U-74-78
APPROVED Application of C. R. CLELAND, ETAL for a Use Permit to operate a minor automotive repair facility on property generally located on the east side of Decatur Boulevard, 400 feet north of Vegas Drive in Zoning District C-1.
7. U-75-78
APPROVED Application of NELLIS MINI STORAGE for a Use Permit to operate a Class III secondhand dealership on property located at 1441 N. Nellis Boulevard in Zoning District C-2.
8. U-4-61
PLOT PLAN REVIEW
APPROVED Request of ALL SAINTS EPISCOPAL CHURCH for a Plot Plan Review on an approved Use Permit to allow a church facility on property generally located on the south side of Washington Avenue between Decatur Boulevard and Algiers in Zoning District R-E.

9. U-76-78(HO)
APPROVED
Application of BEN H. SMITH for RAYMOND BENITES at 2600 Arville Road, Apartment A-11, in Zoning District R-3 for a Home Occupation Permit - Allow a janitorial office.
10. U-77-78(HO)
APPROVED
Application of RAYMOND D. MITCHELL at 120 Redstone Street in Zoning District R-1 for a Home Occupation Permit - Operate an off-premise candy vending machine business.
11. U-78-78(HO)
WITHDRAWN
Application of FREDERICK L. MOON at 209 Antelope Way in Zoning District R-1 for a Home Occupation Permit - Operate a vending machine business office.
12. U-81-78(HO)
APPROVED
Application LaRAYN HARDY at 5617 W. Bartlett Avenue in Zoning District R-1 for a Home Occupation Permit - Allow a decorating business.
13. U-82-78(HO)
APPROVED
Application of LOUISE ARMSTRONG at 1301 West Van Buren in Zoning District R-1 for a Home Occupation Permit - Allow a cleaning service.
14. U-83-78(HO)
APPROVED
Application of THOMAS AND CHRISTINE HARDY at 4445 Marlana Circle in Zoning District R-D for a Home Occupation Permit - Arrange for the sale of phonograph records and tapes.
15. U-84-78(HO)
APPROVED
Application of LaBAN ALVERGUE at 2037 Franklin Avenue in Zoning District R-1 for a Home Occupation Permit - Allow the counseling and demonstration of the latest scientific techniques for the control of smoking and weight.
16. U-85-78(HO)
APPROVED
Application of JAMES F. CLARK at 204 Courtney Circle in Zoning District R-1 for a Home Occupation Permit - Allow a consulting firm office.

S U P P L E M E N T A L A G E N D A

BOARD OF ZONING ADJUSTMENT

OCTOBER 26, 1978

1. U-86-78(HO) Application of JAMES E. RAND at 4308 Lake Tahoe
APPROVED Street in Zoning District R-E for a Home
 Occupation Permit - Allow the use of home
 telephone for business.

MINUTES

BOARD OF ZONING ADJUSTMENT

OCTOBER 26, 1978

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

PRESENT: Chairman Emmett, Mr. Duncan and Mr. Swessel

EXCUSED: Mrs. Segretti and Mrs. Meyers

STAFF PRESENT: Harold P. Foster, Acting Director, Department
Of Community Planning and Development
Ira John Gardner, Planning Assistant
Linda A. McIntosh, Recording Secretary

LEGAL STAFF PRESENT: Audrey Daines, Deputy City Attorney

ANNOUNCEMENT: MR. FOSTER stated the the agenda for this regular meeting of the Board of Zoning Adjustment has been posted and mailed as required by NRS Chapter 241 and affidavits are on file in the office of the City Clerk.

MINUTES: MR. DUNCAN made a Motion for APPROVAL of the Minutes of the Board of Zoning Adjustment meeting held September 28, 1978. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. V-77-78

DENIED

Application of CAROLINE C. McCUE for a Variance to allow two dwellings units where one is permitted on property located at 6425 El Campo Grande Avenue in Zoning District R-E (Residence Estates). The above property is legally described as Lot 3 of Parcel Map 23-77.

MR. FOSTER presented the staff report and stated the location of the request is in the northwest area of the City. The applicant is in the process of constructing a single family residence and would like to make a duplex out of it. One unit would be smaller in size. The parcel is 139' x 287'. A similar request about two miles to the southwest was heard in April of this year and there were some protests to that. Staff recommended denial of that request as it is not felt this type of pattern should be started in this low density residential area. There are two letters of protest on file.

CHAIRMAN EMMETT declared the public hearing open and asked to hear from the applicant.

CAROLYN McCUE stated she would like to put a small dwelling attached to her house to accommodate her mother.

MR. CAUNDAN asked if the second unit would have kitchen facilities.

MR. McCUE replied it would have a very small kitchen facility.

MR. McCUE stated this would not be a rental.

MR. DUNCAN asked if something happened to the mother, what would happen to the unit.

MR. McCUE stated it would be used by one of his sons. He added they would agree to any type of stipulation that prohibited rental of the unit.

STEVE BURNS, 5728 North Torrey Pines Drive, stated he had purchased his property for a single family dwelling. He said to allow this use would set a precedent in the area and there would be no way of stopping it from being rented out. He submitted a letter from Robert Manzie, 5750 North Torrey Pines in protest to the application.

LeROY COLEMAN, 5712 North Torrey Pines, appeared in protest.

IRWIN WRIGHT, El Campo Grande and North Torrey Pines, appeared in protest.

MRS. McCUE appeared in rebuttal and stated she agreed she did not want to see the area become commercial in nature; but what she wished to contract was not two units, but one solid building. She stated they would agree to any stipulation that would prohibit rental of the second unit.

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

MR. SWESSEL made a Motion for DENIAL of V-77-78 because there was insufficient justification presented to deviate from the provisions of the City Code.

Voting was as follows:

"AYES" Mr. Swessel, Chairman Emmett and Mr. Duncan
"NOES" None

Motion for DENIAL carried unanimously.

2. V-78-78

APPROVED

Application of MAE MARTIN for a Variance to allow a fifty (50) seat restaurant where this use is not permitted on property located on the southeast corner of 6th Street and Lewis Avenue in Zoning District R-4 (Apartment Residence). The above property is legally described as Lots 1 and 2; and the north 10.21 feet of Lot 3, Block 5, Wardie Addition.

MR. FOSTER presented the staff report and stated the applicant is proposing a 50 seat restaurant. The applicant initially applied for a rezoning to C-1 on the basis that the other 3 corners were C-1. When it went to the Planning Commission staff recommended denial because staff did not want to start a C-1 pattern on this particular block and felt that it would continue south and felt Lewis was the logical stopping point for C-1 on the east side of 6th Street. During the discussion of the Planning Commission the question of a variance came up because the parking arrangement did not meet the Code for a 50 seat restaurant. Tandem parking was proposed off the alley and the applicant felt this would be workable as they were proposing valet parking. This would involve a variance action to meet the Code in a C-1 zone. The Planning Commission recommended that a variance be pursued on the entire operation and the zoning application was held in abeyance pending the outcome of this request. The plot plan is as depicted. The existing house will be converted to the restaurant. There is an existing accessory building in the rear which will be a supply room. With regard to the parking, if it is valet, staff feels this would be a workable arrangement. Staff has no particular feelings either way on this application and think that maybe this is a logical request in terms of a variance. It is felt the use would be compatible with the uses around the area. If the application is approved, there should be a stipulation that valet parking be required in connection with this operation and Public Services recommend that the easterly driveway off Lewis be closed; one street light installed on Lewis Avenue; replace any damaged sidewalk and provide bond and engineering plans at the time of development. Public Services is further asking if the application is approved the parking in front be revised to meet their requirements. There were no protests on the rezoning or the requested variance.

CHAIRMAN EMMETT declared the public hearing open and asked to hear from the applicant.

KEITH FERRIS, architect representing the applicant, stated staff had described the proposed operation very well. He stated the applicant does not wish to change the character of the street or the house or surrounding area. This will be a very low key type of restaurant. Valet parking will be utilized with this operation.

CHAIRMAN EMMETT asked if they were aware of staff stipulations.

MR. FERRIS replied that they were and that they are willing to stipulate to any changes requested by the City.

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

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

1. Close the existing driveway on Lewis Avenue at the east end of the lot at the time of development as required by the Department of Public Services.

2. Install one street light on Lewis Avenue, replace any damaged sidewalk, and provide bond and engineering plans at the time of development as required by the Department of Public Services.
3. Valet parking shall be provided during all hours the restaurant is in operation.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning & Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Swessel, Chairman Emmett and Mr. Duncan
 "NOES" None

Motion for APPROVAL carried unanimously.

3. V-79-78
 APPROVED

Application of RICHARD LANE DIXON for a Variance to allow an addition ten feet (10') from the rear property line where fifteen feet (15') is required on property located at 7220 Tempest Place in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 15, Block 7, Charleston Rainbow Unit 12-E.

MR. FOSTER presented the staff report and stated the request is for an addition in the rear yard area. The plot plan is as depicted. Some time ago the City amended the Zoning Ordinance reducing the required rear yard setback from 25' to 15' because of receiving a number of requests for additions in the rear yard area and there were also a number of variance applications.

MR. DUNCAN asked what size the lot in question is.

MR. FOSTER replied it is 67' x 107', just slightly larger than the typical 65' x 100' lot. Many of the homes constructed on the minimum size lots have the 25' setback. In the past they could not construct additional floor space. Because of this, it was felt the rear yard area could be reduced and the ordinance was subsequently amended to the 15' requirement. Staff feels the 15' setback should

be adhered to and cannot see any unusual circumstances about this application and would recommend denial. There are no protests on record; however, there are 11 letters of approval.

CHAIRMAN EMMETT declared the public hearing open and asked to hear from the applicant.

RICHARD DIXON, 7220 Tempest Place, was present.

MR. SWESSEL asked why the variance should be granted.

MR. DIXON stated when they moved into the house, they wanted a den, but could not afford one, and had purchased this house thinking they would be able to build a den. When inquiring about their addition, they found out about the setback requirements.

MRS. DIXON stated that the room would only be 15' x 18'.

MR. DUNCAN asked if construction had started.

MR. DIXON replied it had not.

MR. DUNCAN asked if the land around was vacant.

MR. DIXON replied no, that it is almost totally developed.

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

MR. DUNCAN made a Motion for APPROVAL of V-79-78, 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" Mr. Duncan and Chairman Emmett

"NOES" Mr. Swessel

Motion for APPROVAL carried by a 2/1 vote.

4. V-80-78
APPROVED

Application of RICHARD H. JACOBSON for a Variance to allow the construction of a garage and laundry room addition five feet six inches (5' 6") from the rear property line where fifteen feet (15') is required on property located at 1300 Douglas Drive in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 1, Block 13, Westlight Tract #4.

MR. FOSTER presented the staff report and stated the request is located in an R-1 area. The plot plan is as depicted. This is a typical rectangular shaped lot. Staff can see no unusual circumstances surrounding this application and would recommend denial. There is one letter of approval on record.

CHAIRMAN EMMETT declared the public hearing open.

RICHARD JACOBSON, 1300 Douglas Drive, was present.

CHAIRMAN EMMETT asked if there was an alley directly behind the proposed addition.

MR. JACOBSON replied that there is, and that it runs through all of the homes. He added the garage would be entered from the alley and that it would be setback 5'6" from the edge of the alley.

CHAIRMAN EMMETT asked if there were quite a few structure such as this in this area.

MR. JACOBSON replied that there is, some garages being built to the alley and some to the property line.

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

MR. DUNCAN made a Motion for APPROVAL of V-80-78, 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" Mr. Duncan and Chairman Emmett
"NOES" Mr. Swessel

Motion for APPROVAL carried by a 2/1 vote.

5. V-81-78
APPROVED

Application of LEROY A. WOLEVER, M.D. for a Variance to allow an addition twenty-eight feet (28') from the rear property line where fifty feet (50') is required and five feet (5') from the side property line where ten feet (10') is required on property located at 204 Campbell Drive in Zoning District R-E (Residence Estates). The above property is legally described as Lot 14, Block 3, Rancho Nevada Estate #2.

MR. FOSTER presented the staff report and stated the request is located in an R-E area. A number of variances have been approved in this area because of the zoning situation and odd shaped lots. This property is an odd shaped lot. The plot plan is as depicted. This would be a judgment call on the part of the Board as to whether or not a variance is justified. Staff has no particular recommendation. There is no record of protests or approvals.

CHAIRMAN EMMETT declared the public hearing open and asked to hear from the applicant.

ZENITH WOLEVER, 204 Campbell, stated the proposed addition would

be used as a recreation room.

WENDELL MILLER, General Contractor, stated he had built similar additions in the area by means of a variance.

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

MR. SWESSEL made a Motion for APPROVAL of V-81-78, 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" Mr. Swessel, Chairman Emmett and Mr. Duncan
"NOES" None

Motion for APPROVAL carried by a unanimous vote.

6. U-74-78

ABEYANCE

Application of C.R. CLELAND for a Use Permit to operate a minor automotive repair facility on property generally located on the east side of Decatur Boulevard, 400 feet north of Vegas Drive in Zoning District C-1 (Limited Commercial). The above property is legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 20 South, Range 61 East, MDB&M.

CHAIRMAN EMMETT announced she must abstain from participating and voting on this item.

DEPUTY CITY ATTORNEY DAINES stated that with Chairman Emmett abstaining, a quorum was not present and, therefore, this matter should be held in abeyance for a quorum.

MR. SWESSEL made a Motion for ABEYANCE of V-74-78.

Voting was as follows:

"AYES" Mr. Swessel and Mr. Duncan
"NOES" None
"ABSTAIN" Chairman Emmett

Motion for ABEYANCE carried by a 2/1 vote.

7. U-75-78

APPROVED

Application of NELLIS MINI STORAGE for a Use Permit to operate a Class III Secondhand Dealership on property located at 1414 North Nellis Boulevard in Zoning District C-2 (General Commercial). The above property is legally described as Lot 38, Block 2, Happy Valley Ranchos #1.

MR. FOSTER presented the staff report and stated the request is located in a C-2 zone. The Zoning Ordinance was recently amended to allow secondhand dealerships if it was limited to one specific item. The applicant is proposing the sale of used furniture on this property. The plot plan indicates the existing building and two new buildings, which are to be mini warehouse facilities. There are other commercial uses along the west side of Nellis. Staff feels that this use is compatible with the area and would recommend approval. Public Services would like an Assessment District signed for sidewalks and street lighting and also a parking layout to be indicated on the plot plan. Staff would request the entire operation be conducted within the enclosed building and no outside storage be allowed.

CHAIRMAN EMMETT declared the public hearing open and asked to hear from the applicant.

MARY COOK stated they have a small antique store and would like to operate a small secondhand store. She stated it is needed in the area and in the City.

MR. SWESSEL asked Mrs. Cook if she understood the conditions set forth by staff.

MRS. COOK replied that she did and they would abide by them.

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

MR. SWESSEL made a Motion for APPROVAL of U-75-78, subject to the following conditions:

1. Fire hydrant to be installed within 300 feet of the building or existing hydrant as required by the Department of Fire Services.
2. A parking plan to be submitted and approved as required by the Department of Public Services.
3. The entire operation is to be conducted in an enclosed building.
4. No outside storage of equipment or supplies allowed.
5. Sign an Assessment District Agreement for sidewalk and street lighting as required by the Department of Public Services.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning & Development 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.

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan.
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" Mr. Swessel, Chairman Emmett and Mr. Duncan
 "NOES" None

Motion for APPROVAL carried by a unanimous vote.

8. U-4-61
 PLOT PLAN
 REVIEW
 APPROVED

Request of ALL SAINTS EPISCOPAL CHURCH for a Plot Plan Review on an approved Use Permit to allow a church facility on property generally located on the south side of Washington Avenue between Decatur Boulevard and Algiers in Zoning District R-E.

MR. FOSTER presented the staff report and stated the change is a result from the changes in the approved plot plan which involved a much larger piece of property. The entire area is now subdivided around this property and was formerly the church's property. When the plot plan was approved for the church, it included the entire property. The parking area is located on the site to the west which they are selling and they are now relocating it around the church. There will be a street along the west side of the property and a row of lots which will front on the street. As a result of the subdivision the occupants will be looking at the church property. They are proposing a parking lot between the building and the new street and staff feels that there should be some type of screening from the street for the parking area and would recommend that a 4' decorative wall be constructed along the westerly boundary adjacent to the parking area. They also have two driveways off the west residential street that should be located to one. Staff would recommend a driveway that should be within 100' of Washington Avenue. With the decorative wall and relocation of the driveway, staff would recommend approval.

RANDY BLOOD, representing the applicant, was present.

MR. SWESSEL asked if he had heard and agreed to staff stipulations.

MR. BLOOD stated they would agree to staff stipulations and had planned on doing it anyway.

MR. DUNCAN made a Motion for APPROVAL of the Plot Plan Review under U-4-61, subject to the following conditions:

1. Conformance to the conditions originally imposed at the time of approval of U-4-61.
2. Close the two proposed driveways on the west property line and provide one new driveway on the west property line within

100 feet of Washington Avenue as required by the Department of Community Planning and Development.

3. Construct a four foot (4') high decorative masonry wall along the west property line on the portion adjacent to the parking lane.

Voting was as follows:

"AYES" Mr. Duncan, Mr. Swessel and Chairman Emmett
"NOES" None

Motion for APPROVAL carried by a unanimous vote.

9. U-76-67(HO) Application of BEN H. SMITH for Raymond Benites at 2600 Arville Road. Apartment A-11, in Zoning District R-3 for a Home Occupation Permit - Allow a janitorial office.
APPROVED
10. U-77-78(HO) Application of RAYMOND D. MITCHELL at 120 Redstone Street in Zoning District R-1 for a Home Occupation Permit - Operate an off-premise candy vending machine business.
APPROVED
11. U-78-78(HO) Application of FREDERICK L. MOON at 209 Antelope Way in Zoning District R-1 for a Home Occupation Permit - Operate a vending machine business office.
WITHDRAWN -
APPROVED
WITHDRAWAL
12. U-81-78(H) Application of LaRAYN HARDY at 5617 West Bartlett Avenue in Zoning District R-1 for a Home Occupation Permit - Allow a decorating business.
APPROVED
13. U-82-78(HO) Application of LOUISE ARMSTRONG at 1301 West Van Buren in Zoning District R-1 for a Home Occupation Permit - Allow a cleaning service.
APPROVED
14. U-83-78(HO) Application of THOMAS AND CHRISTINE HARDY at 4445 Marlana Circle in Zoning District R-D for a Home Occupation Permit - Arrange for the sale of phonographs records and tapes.
APPROVED
15. U-84-78(HO) Application of LaBAN ALVERGUE at 2037 Franklin Avenue in Zoning District R-1 for a Home Occupation Permit - allow the counseling and demonstration of the latest scientific techniques for the control of smoking and weight.
APPROVED
16. U-85-78(HO) Application of JAMES F. CLARK at 204 Courtney Circle in Zoning District R-1 for a Home Occupation Permit - Allow a consulting firm office.
APPROVED
17. U-86-78(HO) Application of JAMES E. RAND at 4308 Lake Tahoe Street in Zoning District R-E for a Home Occupation Permit - Allow the use of home telephone for business.
APPROVED

MR. FOSTER presented the staff report and stated that Item 11, U-78-78, has been withdrawn. All other applications meet the criteria in the Ordinance for a Home Occupation Permit and staff

would recommend approval subject to the usual conditions. With regard to U-86-78, the applicant did have one "yes" answer, for advertising for mailing to an address other than the home address. They will use the telephone to correspond from that location. Staff would recommend approval as it does conform to the criteria.

MR. DUNCAN made a Motion for APPROVAL of Items 9 through 17, subject to the following conditions:

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

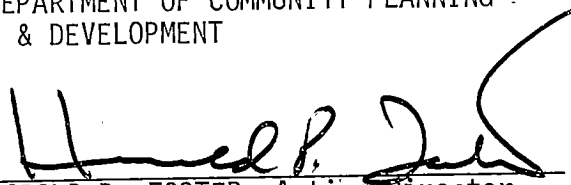
"AYES" Mr. Duncan and Chairman Emmett
"NOES" Mr. Swessel

Motion for APPROVAL carried by a 2/1 vote.

ADJOURNMENT:

There being no further business to come before the Board of Zoning Adjustment, the meeting was adjourned at 8:12 P.M.

DEPARTMENT OF COMMUNITY PLANNING
& DEVELOPMENT


HAROLD P. FOSTER, Acting Director

/lm