

A G E N D A

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CITY PLANNING COMMISSION

NOVEMBER 9, 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 meeting held September 26, 1978.

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

NEW BUSINESS:

1. FINAL MAP

PRESTIGE ESTATES

Property generally located on the east side of "N" Street between Madison Avenue on the north and Jefferson Avenue on the south, R-1 Zone.
Owner/Subdivider: George B. Kline
No. of Acres: 2.30 No. of Lots: 10

2. TENTATIVE MAP
EXTENSION

PARK OLIVER

Extension of time on the one-year time period for recordation of final maps on property located at the southeast corner of Washington Avenue and Pecos Street in Zoning District R-1.

3. A-16-78

Petition of Annexation submitted by MICHAEL-VEGAS PLAZA, INC. to annex property generally located at the northeast corner of Vegas Drive and Michael Way.

4. Z-99-78

Application of HARTLEY AND SHIRLEY ALEXANDER for reclassification of property located at 3707 Vegas Drive, from R-1 to P-R.
Proposed Use: Office

5. Z-100-78

Application of EDITH W. STARKER for reclassification of property located at 2416 Ogden Avenue, from R-2 (under resolution of intent to P-R) to C-1.
Proposed Use: Class III Secondhand Dealer

6. Z-101-78

Application of EVERETT AND DOROTHY MOORE for reclassification of property generally located on the west side of Lamb Boulevard, 330 feet north of Stewart Avenue, from R-E to C-1 and R-PD16.
Proposed Use: Shopping Center and Residential Condominium Development

7. Z-102-78

Application of VICTOR AND IRMA MASTIN for reclassification of property located on the east side of Lamb Boulevard, 230 feet north of Harris Avenue, from R-T to C-1.
Proposed Use: Child Care Center
50 to 100 Children

8. Z-19-74
Z-157-77
Z-78-76
Z-133-77-77

Request of CHARLESTON HEIGHTS DEVELOPMENT COMPANY and BECKER & SONS to rescind the resolution of intent condition and grant permanent zoning by Ordinance.

RESCIND ZONING
RESOLUTIONS

9. Z-122-77

RESCIND ZONING
RESOLUTION

Request of MUSCIANS CLUB OF LAS VEGAS to Rescind the resolution of intent condition and grant the permanent zoning by Ordinance on property generally located on the south side of Bonanza Road, 800 feet west of Lamb Boulevard, under resolution of intent to C-1 from R-E-E.

10. Z-131-77

PLOT PLAN REVIEW

Request of B. G. DICKSTEIN for a Plot Plan Review to allow four four-plex units on property generally located on the north side of Stewart Avenue, between Lamb Boulevard and Century Drive, R-E zone (under resolution of intent to R-3.

MINUTES
CITY PLANNING COMMISSION

NOVEMBER 9, 1978

RECEIVED
DEC 7 12 49 PM '78
CITY CLERK

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

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

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 September 26, 1978. Motion for APPROVAL carried unanimously.

ANNOUNCEMENT: MR. NULL stated that this regular meeting of the City Planning Commission had been posted and mailed in accordance with N.R.S. Chapter 241 and affidavits are on file in the office of the City Clerk.

NEW BUSINESS:

1. FINAL MAP
PRESTIGE ESTATES
APPROVED

Property generally located on the east side of "N" Street between Madison Avenue on the north and Jefferson Avenue on the south, R-1 zone.
Owner/Subdivider: George B. Kline
No. of Acres: 2.30 No. of Lots: 10

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

MR. JONES made a Motion for APPROVAL of the Final Map of Prestige Estates, 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.

2. TENTATIVE MAP
EXTENSION

PARK OLIVER

APPROVED

Extension of time on the one-year time period for recordation of final maps on property located at the southeast corner of Washington Avenue and Pecos Street in Zoning District R-1.

MR. NULL presented the staff report and stated this tentative map was approved by the City Commission on October 26, 1977 for Unit I to October 18, 1978, but the map was not recorded due to the fact that FHA had not approved it and there was trouble with the financing, which has now been resolved. If a final map is not recorded in 12 months after approval of the tentative, it (tentative) must be resubmitted. The applicants are asking for a one year extension of time from this condition. Staff would recommend this be done.

MRS. COLEMAN asked if the applicant needed the entire year.

MR NULL stated the Planning Commission has the authority to give up to a year.

MRS. COLEMAN made a Motion for APPROVAL of a one year extension of time.

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.

3. A-16-78

APPROVED

Petition of Annexation submitted by MICHAEL-VEGAS PLAZA, INC. to annex property generally located at the northeast corner of Vegas Drive and Michael Way.

MR. NULL presented the staff report and stated the property in question consists of 1 and 1/2 acres and is zoned County Low Density Residential. Staff would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of A-16-78.

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 December 6, 1978 at 2:00 P.M.

MR. BROWN read the normal conditions which would apply to any approved zoning matters heard at this meeting.

4. Z-99-78

APPROVED

Application of HARTLEY AND SHIRLEY ALEXANDER for reclassification of property located at 3707 Vegas Drive, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lot 57, Block 19, Twin Lakes Village Unit 4.

Proposed Use: Office

MR. BROWN presented the staff report and stated the plot plan is as depicted. There are two parking spaces in front and one to the side. Staff feels this is not inconsistent with the developing P-R pattern in the area and would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

HARTLEY ALEXANDER, 3707 Vegas Drive, represented the application.

CHAIRMAN MILLER asked how the property would be used.

MR. ALEXANDER said it would be used by himself for an architectural office.

MR. GUTHRIE asked if there would be sufficient parking.

MR. ALEXANDER stated it would be more than sufficient as he has little client traffic and has only one employee. He added he would keep the existing landscaping.

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-99-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently 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, airconditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. 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 December 6, 1978 at 2:00 P.M.

5. Z-100-78

ABEYANCE

Application of EDITH W. STARKER for reclassification of property located at 2416 Ogden Avenue, from R-2 (Two Family Residence) - Under Resolution of Intent to P-R (Professional Offices & Parking) to C-1 (Limited Commercial). The above property is legally described as Lot 10, Block 1, Moss Tract #3.

Proposed Use: Class III Secondhand Dealer (Used Clothing Sales)

MR. BROWN presented the staff report and stated the plot plan is as depicted. The property is already paved for parking. Staff does recommend the expanding of the C-1 on Eastern into this area. This is not a necessity and would recommend denial.

CHAIRMAN MILLER declared the public hearing open.

VIRGINIA HEALTY, 3729 South Eastern, represented the application.

CHAIRMAN MILLER asked what the Class III secondhand operation would entail.

MS. HEALTY stated it would be a used ladies clothing resale shop.

MR. BROWN stated that Class III means it can be used for one commodity only.

MRS. COLEMAN asked if this operation could not be accomplished by means of a variance rather than expanding the C-1 zoning.

MR. BROWN stated that the applicant could request a variance through the Board of Zoning Adjustment.

MS. HEALTY stated there is a need for this type of use in this area.

CHAIRMAN MILLER stated that the Commission would not like to see the C-1 zoning, but did not object to the proposed use.

MRS. COLEMAN explained that C-1 zoning permits many uses and if the proposed use was not successful, other uses may be introduced that would not be compatible with the area.

MS. HEALTY agreed to seek a variance from the Board of Zoning Adjustment.

MR. SWESSEL made a Motion for ABEYANCE of Z-100-78 so the applicant could pursue a variance for the proposed used clothing operation in the existing 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 ABEYANCE carried unanimously.

6. Z-101-78

APPROVED AS
AMENDED

Application of EVERETT AND DOROTHY MOORE for reclassification of property generally located on the west side of Lamb 330 feet north of Stewart Avenue, from R-E (Residence Estates) to C-1 (Limited Commercial) and R-PD16 (Residential Planned Development). The above property is legally described as the North Half (N $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Shopping Center & Residential Condominium Development

MR. BROWN presented the staff report and stated the plot plan is as depicted. C-1 is requested for the east 200'. Staff does not object to the multiple family use; however, in view of the fact there are forty plus acres adjacent to this parcel zoned C-1, staff does not see the need for additional C-1. Staff would recommend the multiple family use be permitted and would recommend the commercial be denied, and the plot plan resubmitted to staff for staff approval.

CHAIRMAN MILLER declared the public hearing open.

GARY WILSON was present representing the application.

MRS. COLEMAN asked where the entrance would be to the property.

MR. BROWN replied there is only one entrance, that being off Lamb.

MRS. COLEMAN inquired about the parking.

MR. BROWN described the proposed parking and stated it is adequate. Further, a small park and a pool are indicated on the plot plan.

MR. WILSON stated the parcel in question is 10 acres in size, and is a narrow, long strip of land. The applicant thought that with the activity on Lamb, the commercial would be appropriate.

CHAIRMAN MILLER asked what would happen if the commercial was eliminated.

MR. WILSON stated the applicant would probably still go ahead with the development. He added the applicants felt strongly about the commercial.

MR. BROWN stated that staff would want RPD zoning on the entire parcel, the C-1 being amended to an RPD classification. He added that Public Services required 10 right-of-way dedication on Lamb, and a wall on the north and west sides is requested.

MRS. COLEMAN stated that the single access could and probably would be a problem. Coming from Lamb would be much better.

PAUL GARLAND, 424 Balsa, stated he would oppose the application if the buildings were to be two story. He also cited additional traffic as being a problem unless the entrance was blocked off to the rear of the property. He presented three additional signatures in opposition to the application.

MR. WILSON stated there would be no access to the R-1 as a crash gate is being provided and that the buildings would be one story.

MR. GARLAND indicated he could live with that.

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-101-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The C-1 portion of the application be amended to R-PD16.
3. The plot plan must be redesigned to conform to the requirements of the Department of Community Planning and Development.
4. A six ft. block wall shall be constructed on the north and west property lines. A six ft. high locked gate shall be provided at Orion Avenue for secondary fire access.
5. Dedication of 10 ft. of right-of-way on Lamb Boulevard as required by the Department of Public Services within sixty (60) days after approval of the zoning.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan to reflect the above conditions.
10. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City Departments.

Voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. 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 December 6, 1978 at 2:00 P.M.

7. Z-102-78
APPROVED

Application of VICTOR AND IRMA MASTIN for reclassification of property located on the east side of Lamb Boulevard, 230 feet north of Harris Avenue, from R-T (Trailer Residence) to C-1 (Limited Commercial). The above property is legally described as the north 100 feet of the south 330.00 feet of the west 265 feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 29, Township 20 South, Range 62 East, MDB&M.
Proposed Use: Child Care Center - 50 to 100 Children

MR. BROWN presented the staff report and stated the plot plan is as depicted with parking in the front with landscaping and on two sides. There is adequate parking. Staff feels this request is in concert with the development in the area and would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

VICTOR MASTIN was present representing the application.

MRS. COLEMAN asked how close the proposed facility would be to the mobile home park.

MR. BROWN stated it would be adjacent to it and further, that the property in the past had been approved as commercial.

MR. MASTIN stated the whole area had been C-1 but had not been used and added this would be the first piece out of the property to be developed and that there would be a block wall between this use and the mobile home park.

CHAIRMAN MILLER asked Mr. Mastin if he would develop the property.

MR. MASTIN replied that he owns the property but that someone else would develop it.

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-102-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of 10 ft. of right-of-way on Lamb Boulevard as required by the Department of Public Services within sixty (60) days after approval of the zoning.

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.
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. Guthrie
"NOES" None

Motion for APPROVAL carried unanimously.

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

8. Z-19-74
Z-157-77
Z-78-76
Z-133-77

RESCIND ZONING
RESOLUTIONS

APPROVED AS
RECOMMENDED

Request of CHARLESTON HEIGHTS DEVELOPMENT COMPANY and BECKER & SONS to rescind the resolution of intent condition and grant permanent zoning by Ordinance.

MR. BROWN stated this is a request from Becker and Sons to rescind the resolution of intent condition on four different cases. Staff has since talked to the applicant and has suggested that rather than rescind, their real need was to eliminate the time limit on the resolution of intent. Mr. Becker concurred. Staff recommends the time limit be removed on all other "Z" numbers.

BARRY BECKER represented the application and agreed to staff recommendations with regard to the time limits.

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

1. Expunge the R-3 portion on Z-157-77.
2. Expunge the resolution of intent to R-D on the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 13, Township 20 South, Range 60 East, MDB&M.
3. Conformance to original conditions previously imposed at the time of zoning approval of Z-19-74, Z-157-77, Z-78-76 and Z-133-77.

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 December 6, 1978 at 2:00 P.M.

9. Z-122-77

RESCIND ZONING
RESOLUTION

APPROVED AS
RECOMMENDED

Request of MUSICIANS CLUB OF LAS VEGAS to rescind the resolution of intent condition and grant the permanent zoning by Ordinance on property generally located on the south side of Bonanza Road, 800 feet west of Lamb Boulevard, under resolution of intent to C-1 from R-E.

MR. BROWN presented the staff report and stated staff is a little apprehensive about approving the request in this manner by completely eliminating the time limit. He suggested that a specific time limit of two years be given the applicant rather than going to ordinance or reducing the time.

GEORGE ENOMOTO represented the applicant and stated he had anticipated coming in for an extension of time, but staff had recommended this method. He added he is the architect and development is intended for this property and he has been given authority to seek funding on it.

CHAIRMAN MILLER asked if Mr. Enomoto could live with the two year stipulation.

MR. ENOMOTO replied that he could and would take the two years.

MR. KENNEDY made a Motion for APPROVAL of the Extension of the Resolution of Intent for Two Years (until November 1, 1980), subject to the following condition:

1. Conformance to previous conditions originally imposed at the time of zoning approval of Z-122-77.

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 December 6, 1978 at 2:00 P.M.

10. Z-131-77

PLOT PLAN REVIEW

APPROVED

Request of B.G. DICKSTEIN for a Plot Plan Review to allow four four-plex units on property generally located on the north side of Stewart Avenue, between Lamb Boulevard and Century Drive, R-E zone (under Resolution of Intent to R-3).

MR. BROWN presented the staff report and stated the plot plan is as depicted. This is a long lot, 278'. The applicant wishes to put four four-plexes on it. This is a rather unique lot for the introduction of four-plexes. Staff is concerned about the access on the private easement as far as parking and fire protection are concerned.

GEORGE SMITH, 2201 Industrial Road, represented the application, and stated when this project was first conceived about six years ago, both the Fire and Traffic Engineering people were contacted and they indicated they had no objections other than some concern about the parking. A representative of the Fire Department said as long as there is a fire hydrant within 300' of the rear of the building, there would not be a problem. There will be signs indicating a fire lane and this could be a stipulation in the CC&R's or rental agreements. There is more than adequate parking. He presented elevations of the proposed units.

MR. BROWN stated this would require an access easement to all four lots.

MR. CANUL made a Motion for APPROVAL of the Plot Plan Review under Z-131 -77, subject to the following conditions:

1. Conformance to the plot plan and any ordinance requirements enacted subsequent to the original approval.
2. A perpetual easement of access be provided for the four lots as required by the Department of Community Planning & Development.
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. 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 December 6, 1978 at 2:00 P.M.

11. Z-10-76

PLOT PLAN REVIEW

APPROVED IN PART

Request of HON AND ASSOCIATES REALTORS to allow an addition onto an existing office building and to allow artificial landscaping in lieu of landscaping with a permanent underground sprinkler system.

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff does not object to the addition but does

object to the request for artificial landscaping and would recommend that that request be denied and the rest of the plot plan approved.

BOB HANSBERRY, 5030 Paradise Road, represented the application, and stated there had been a sprinkler system at one time, that the building will be leased, and that people will not take care of the landscaping..

CHAIRMAN MILLER stated the Planning Commission has gone over artificial landscaping many times and is not comfortable with it. He asked if the applicant owned the building.

MR. HANSBERRY replied that they did.

CHAIRMAN MILLER stated than it would be the obligation of the owners to take care of the landscaping.

MRS. COLEMAN suggested that underground system be provided with shrubs and ground cover.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-10-76, subject to the following conditions:

1. Live landscaping and a permanent underground sprinkler system be provided as required by the Department of Community Planning and Development.
2. Conformance to previous conditions originally imposed at the time of zoning approval of Z-10-76.

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 December 6, 1978 at 2:00 P.M.

12. Z-23-67

PLOT PLAN REVIEW

DENIED

Request of DONREY OUTDOOR ADVERTISING COMPANY to allow a 14' x 48' billboard where none was shown on the approved plot plan.

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff does not feel, in view of the character of the neighborhood and the R-1 so close to the south and since the plot plan was approved without the billboard, that such a sign is warranted and would recommend denial.

The applicant or a representative was not present.

MR. SWESSEL made a Motion for DENIAL of the Plot Plan Review under Z-23-67 because the billboard would not be compatible with the development in the immediate area of this site.

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 December 6, 1978 at 2:00 P.M.

(See Page 14 for applicant's presentation).

13. Z-64-78

PLOT PLAN REVIEW
WAIVER

APPROVED

Request of GEORGE A. SMITH AND COMPANY for a waiver of the required 25' setback along the front of the proposed trailer park as set forth in the original plot plan.

MR. BROWN presented the staff report and stated the plot plan is as depicted and submitted. Staff does not have any objections to the request and would recommend the 5' setback in lieu of the 25' setback.

The applicant was present.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review Waiver under Z-64-78, subject to the following condition:

1. Conformance to previous conditions originally imposed at the time of zoning approval of Z-64-78.

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 December 6, 1978 at 2:00 P.M.

14. FINAL MAP

CHARLESTON HEIGHTS
TRACT NO. 55-B

APPROVED

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

Owner/Subdivider: Becker & Sons
No. of Acres: 13.6322 No. of Lots: 58

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 Charleston Heights Tract No. 55-B, 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.

DIRECTOR'S BUSINESS:

1. 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.

Reconsideration

ABEYANCE

MR. FOSTER stated this matter is before the Commission for a vote. There was some question on what the motion was originally and at the last meeting it was moved to reconsider this matter and that motion passed. The Home Builders have indicated they do not want this amendment in the ordinance and the Beautification Committee endorses the proposal. This proposed amendment is now required through policy.

MR. CANUL asked if this was required on everything but single family residences.

MR. FOSTER replied that is correct.

MRS. COLEMAN stated it has been the policy for several years and it has been very effective and that the proposal should go in the ordinance. She added she felt one of the main problems was the use of the word screening, as it does not allow for any variations or creative thinking. She explained how air conditioners could be re-located on apartment buildings so that they would not be in view of the public right-of-way.

MR. CANUL asked if there had been any problems.

MR. FOSTER said yes, occasionally, as staff sometimes runs across a developer who does not wish to screen.

MR. CANUL suggested the matter remain as it.

BARRY BECKER represented the Home Builders and cited reasons for not having this proposal in the ordinance.

CHAIRMAN MILLER said he did not want to see the Home Builders hands tied on this.

MR. JONES stated the wording should be more explicit.

MR. GUTHRIE indicated his concern with regard to roof mechanics on apartment buildings.

MR. JONES made a Motion that the proposed ordinance amendment be held in ABEYANCE for staff to come up with wording that is useable and workable.

Voting was as follows:

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

Motion for ABEYANCE carried by a 4/3 vote.

12. Z-23-67 Con't.

Request of DONREY OUTDOOR ADVERTISING COMPANY to allow a 14' x 48' billboard where none was shown on the approved plot plan.

JOE OVERHOLT, Lease Manager for Donrey, stated the firm has lost 56 signs on the Interstate because of the BLM; therefore, it is necessary to advertise in Las Vegas. He stated the location of the property is on a major artery, there are apartment buildings adjacent, and felt the sign would be compatible with the area. He added he would see that the necessary landscaping was put in.

MR. SWESSEL stated it was his feeling the original motion would stand.

MR. JONES stated he could see no reason to take another vote.

MR. FOSTER stated this matter is scheduled to be heard by the City Commission on December 6, 1978 at 2:00 P.M.

DIRECTOR'S BUSINESS CON'T.:

2. ITEM

Regular meeting of the Planning Commission scheduled for December 26, 1978.

MR. SWESSEL made a Motion that the December 26, 1978 meeting of the City Planning Commission be canceled.

Voting was as follows:

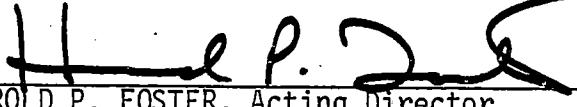
"AYES" Chairman Miller, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
Mr. Swessel, Mr. Kennedy and Mr. Canul
"NOES" None

Motion carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 8:53 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, Acting Director

/lm