

CITY OF LAS VEGAS  
400 EAST STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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A G E N D A  
CITY PLANNING COMMISSION  
NOVEMBER 28, 1978

CITY CLERK

CALL TO ORDER:

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

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MINUTES:

Approval of the Minutes for the City Planning Commission meetings held October 12, 1978, and October 24, 1978.

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

NEW BUSINESS:

1. TENTATIVE MAP  
WILLOW TREE  
Property generally located on the northeast corner of Rock Springs Drive and Washington Avenue, west of the Rainbow Expressway, R-2 zone (under resolution of intent to R-PD14).  
Owner/Subdivider: Willow Tree Assoc. Ltd.  
No. of Acres: 15.09 No. of Lots: 208
2. FINAL MAP  
WILLOW TREE  
Property generally located on the northeast corner of Rock Springs Drive and Washington Avenue, west of the Rainbow Expressway, R-2 zone (under resolution of intent to R-PD14).  
Owner/Subdivider: Willow Tree Assoc. Ltd.  
No. of Acres: 4.84 No. of Lots: 64
3. FINAL MAP  
AMENDED PLAT OF  
STAGECOACH DEPOT 2-C  
Property generally located on the west side of Bradley Road, south of Craig Road, R-E zone.  
Owner/Subdivider: Consumers Investment Co.  
No. of Acres: 6.96 No. of Lots: 11
4. A-17-78  
Petition of Annexation submitted by PHIL ROBERT ROSEQUIST to annex property generally located on the east side of Maverick Street, north of Smoke Ranch Road.
5. Z-103-78  
Request of RICHARD E. THURMOND for reclassification of property generally located on the west side of Lamb Boulevard, 660 ft. south of Bonanza Road, from R-E to R-T.  
Proposed Use: Trailer Park
6. Z-104-78  
Request of ZUMPFH-HULSE AND WARPINSKI PROFESSIONAL ASSOCIATION for reclassification of property generally located at the northeast corner of Arville Street and West Oakey Blvd., from R-E to R-1.
7. Z-105-78  
Request of B, L, & G, A PARTNERSHIP for reclassification of property located at 601 Bridger Avenue, from C-1 to C-2.  
Proposed Use: Office Building
8. Z-106-78  
Request of VALLEY HOSPITAL, LTD. for reclassification of property generally located on the east side of Rose Street between Valerie Street and Pinto Lane, approximately 300 feet south of Pinto Lane, from R-1 to P-R.  
Proposed Use: Parking Lot
9. Z-28-77  
Plot Plan Review  
and Change of  
Condition  
Request of VALLEY HOSPITAL for a Plot Plan Review and to change a condition of approval (which required a one story building height) to allow for the construction of a two-story medical office building on property generally located southwest of Valerie Street and Rose Street, P-R zone.
10. Z-107-78  
Request of GEORGE AND TANYA STURGEON for reclassification of property located at 3701 Vegas Drive, from R-1 to P-R.  
Proposed Use: Accounting Office
11. Z-108-78  
Request of THOMAS T. BEAM for reclassification of property generally located north of Alta Drive, between Highland Drive and Shadow Lane, from R-4 and R-1 to C-1 and R-3.
12. Z-109-78  
Request of FRANK BURKE, ET AL for reclassification of property located on the south side of Bonanza Road, 800 ft. west of Highland Drive, from R-E to C-2 and C-M.  
Proposed Use: Offices and Warehouses
13. Z-31-73  
Plot Plan Review  
Request of RONALD D. AND JANET SLAY for a Plot Plan Review to allow an office on property located at 1920 South Maryland Parkway, R-1 zone (under ROI to P-R).
14. AR-6-78  
Request of MARION "GIL" NANCE for an Aesthetic Review on property located at 620 Las Vegas Boulevard North, C-2 zone.
15. Z-100-64(107)  
Plot Plan Review  
Request of FRANKLIN R. PIPER for a Plot Plan Review to allow a 29 unit apartment complex on property located at 922 South 3rd Street, R-4 zone (under ROI to C-2).
16. Z-30-75  
Use Review  
Request of GARY VAUSE for a Use Review to allow an additional use on the second story as a real estate office on property located at 2301 West Charleston Boulevard, C-D zone.
17. Z-131-77  
Extension of Time  
Request of B. G. DICKSTEIN for an Extension of Time on an approved rezoning request to R-3 (from R-E) on property generally located on the north side of Stewart Avenue between Lamb Boulevard and Century Drive.
18. AR-7-78  
Request of M. B. DALITZ for an Aesthetic Review to allow a hotel and casino on property generally located at the southeast corner of Third and Fremont Streets, C-2 zone.

19. Z-100-64(108)  
Plot Plan Review  
Request of UNITED BLOOD SERVICES OF NEVADA for a Plot Plan Review to allow a parking lot on property located at 812 and 816 South Casino Center Boulevard, under ROI to C-2.
20. Z-18-68  
C-D Use Review  
Request of ANTHONY PARIS for a C-D Use Review to allow a doctor's office on property located at 3607 West Charleston Boulevard, C-D zone.
21. ZC-86-78  
Extension of Time  
Request of LEWIS HOMES OF NEVADA for an Extension of Time on property generally located on the south side of O'Bannon Drive between Jones Boulevard and Torrey Pines Drive, under ROI to R-1.
22. SO-3-78  
Request of LEWIS HOMES OF NEVADA to allow a sales office on property located at 4932 Harris Avenue, R-1 zone.
23. SO-4-78  
Request of LEWIS HOMES OF NEVADA to allow a sales office on property located at 100 Sunbeam Drive, R-1 zone.
24. Z-124-77  
Extension of Time  
Request of ROBERT PELTON for an Extension of Time on property generally located at the northeast corner of Searles Avenue and Eastern Avenue, R-4 zone (under resolution of intent to C-2).

DIRECTOR'S BUSINESS:

1. Proposed Ordinance Amendment  
(Abeyance Item from November 9, 1978)  
Amend Section 11-1-6, (V), 3 to provide changes to the Aesthetic Review Provisions specifically requiring the screening of air conditioning, roof mechanics and trash containers.

MINUTES

CITY PLANNING COMMISSION

NOVEMBER 28, 1978

RECEIVED

DEC 28 11 21 AM '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, Mr. Guthrie, Mr. Jones and Mr. Swessel

EXCUSED: Mrs. Coleman, 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 A. McIntosh, Recording Secretary

ANNOUNCEMENT: MR. NULL stated that the agenda for this regular meeting of the City Planning Commission had been posted and mailed as required by NRS Chapter 241 and affidavits are on file in the office of the City Clerk.

MINUTES: MR. SWESSEL made a Motion for APPROVAL of the minutes of the City Planning Commission meetings held October 12, 1978 and October 24, 1978. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP  
WILLOW TREE  
APPROVED

Property generally located on the northeast corner of Rock Springs Drive and Washington Avenue, west of the Rainbow Expressway, R-2 zone (under resolution of intent to R-PD14).  
Owner/Subdivider: Willow Tree Associates, Ltd.  
No. of Acres: 15.09 No. of Lots: 208

MR. NULL presented the staff report and stated staff has the following conditions: conformance to the conditions of approval of zoning case Z-69-78; half street improvements to be constructed on Rock Springs as required by Public Services plus the normal conditions. With these conditions, staff would recommend approval. It should be noted that approval of the tentative map does constitute approval of the zoning plot plan as revised.

RICHARD BOCKMAN, 2325 West Charleston, represented the application and agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of the Tentative Map of Willow Tree, 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 (12) months of approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time 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. Conformance to the conditions of approval of zoning case Z-69-78.
3. Half-street improvements to be provided on Rock Springs Drive as required by the Department of Public Services.
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 Sub-division Statutes.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

2. FINAL MAP:  
 WILLOW TREE  
 APPROVED

Property generally located on the northeast corner of Rock Springs Drive and Washington Avenue, west of the Rainbow Expressway, R-2 zone (under resolution of intent to R-PD14).  
 Owner/Subdivider: Willow Tree Associates, Ltd.  
 No. of Acres: 4.84      No. of Lots: 64

MR. NULL presented the staff report and stated this final is in the south part of the tentative map. It is in substantial conformity with the tentative map and staff would recommend approval subject to approval of the tentative map; conformance to the conditions of approval of the tentative map and subject to establishment of finished floor elevations for the subdivision of air space, prior to recordation.

RICHARD BOCKMAN, 1214 West Charleston, represented the application and agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of the Final Map of Willow Tree, subject to the following conditions:

1. Approval of the tentative map.

2. Conformance to the conditions of approval of the tentative map.
3. Subject to the establishment of finished floor elevations for the subdivision of air space, prior to recording.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

3. FINAL MAP

AMENDED PLAT OF  
STAGECOACH DEPOT  
2-C

APPROVED

Property generally located on the west side of Bradley Road, south of Craig Road, R-E zone.

Owner/Subdivider: Consumers Investment Co.  
No. of Acres: 6.96      No. of Lots: 11

MR. NULL presented the staff report and stated this final map was amended to provide a 20' easement for Nevada Power Company. This has resulted in shifting of lot lines and a slight adjustment in the west boundary. The final map is in substantial conformity with the tentative map and staff would recommend approval.

MR. JONES asked if the cul-de-sac was within ordinance requirements.

MR. NULL stated the cul-de-sac had been approved at the time of approval of the tentative map.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map of the Amended Plat of Stagecoach Depot 2-C.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

4. A-17-78

APPROVED

Petition of Annexation submitted by PHIL ROBERT ROSEQUIST to annex property generally located on the east side of Maverick Street, north of Smoke Ranch Road.

MR. NULL presented the staff report and stated the property in question comprises 5 acres and is zoned County Low Density Residential.

PHIL ROBERT ROSEQUIST, 2867 North Jones, represented the application, and stated the property has been sold and the purchaser will be developing R-1 homes on it. The reason for annexation is availability of sewer.

MR. SWESSEL made a Motion for APPROVAL of A-17-78.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

MR. BROWN read the normal conditions which would apply to any approved rezoning requests at this meeting.

5. Z-103-78

APPROVED

Application of RICHARD E. THURMOND for reclassification of property generally located on the west side of Lamb Boulevard, 660 feet south of Bonanza Road, from R-E (Residence Estates) to R-T (Trailer Residence). The above property is legally described as the North Half (N $\frac{1}{2}$ ) of the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 62 East, MDB&M.  
Proposed Use: Trailer Park

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff is in accordance with this request for rezoning and would recommend approval subject to the normal conditions plus 10 ft. of right-of-way on Lamb and compliance with the plot plan.

CHAIRMAN MILLER declared the public hearing open.

CHARLES ETTENSPERGER, 2540 10th Avenue, Arcadia, California, represented the application.

CHAIRMAN MILLER asked if Mr. Ettensperger if he understood and agreed to staff recommendations.

MR. ETTENSPERGER replied that he did.

MR. SWESSEL asked where the ingress and egress would be.

MR. BROWN stated on Lamb Boulevard.

MR. SWESSEL asked how deep the property in question is.

MR. ETTENSPERGER replied 1260 feet deep.

MR. BROWN stated that a wall would be required on all four sides.

MR. SWESSEL asked how many spaces would be constructed.

MR. ETTENSPERGER replied 86 spaces and a total of two parking spaces for each.

MR. SWESSEL stated all the traffic would go out onto Lamb Boulevard.

BRUCE HALSEY, 5269 Cloud, stated this parcel is right next to a trailer park that is identical to this one and that it does ingress/egress onto Lamb. He stated the street within the park will be 32' in width as is required.

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-103-78, 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 as required by the Department of Public Services, within sixty days after approval of the zoning.
3. Construction of a 6 ft. block wall on the east, west, north and south property lines.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan as amended to reflect the above conditions.
8. Securing 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, Mr. Guthrie and Mr. Jones  
"NOES" Mr. Swessel

Motion for APPROVAL carried by a 3/1 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

6. Z-104-78

DENIED

Application of ZUMPFT-HULSE AND WARPINSKI PROFESSIONAL ASSOCIATION for reclassification of property generally located at the northeast corner of Arville Street and West Oakey Boulevard, from R-E (Residence Estates) to R-1 (Single Family Residence). The above property is legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 6, Township 21 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and stated the applicant did not have a plot plan. Staff would recommend approval subject to 10' of right-of-way on Oakey, 15' on Arville and a 10' radius corner.

CHAIRMAN MILLER declared the public hearing open.

VINCENT VICELLO, 550 East Oakey, represented the application. He stated there would be 10 R-1 lots, approximately 9500 sq. ft. in area and custom homes would be built, ranging from \$79,000 up in price.

MR. SWESSEL asked how many acres are involved.

MR. VICELLO stated 2.67 acres approximately. He added they hoped to begin construction in January, 1978. He added that although they did not have a plot plan, two lots would front on Arville and the balance would be built on two cul-de-sacs with public streets 51' in width with the proper radius. He added the access would be off Oakey.

MR. SWESSEL asked the depth of the cul-de-sac.

MR. VICELLO stated 145' approximately.

MR. BROWN stated the Commission would have the right to review the plot plan under subdivision control.

JAMES QUISENBERRY, 4115 Del Monte, appeared in protest, and stated this is an R-E area and he could see no reason to change it

CHAIRMAN MILLER stated it is hard to keep an area R-E due to the growth of the City.

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 DENIAL of Z-104-78.

Voting was as follows:

"AYES" Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" Chairman Miller

Motion for DENIAL carries by a 3/1 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

7. Z-105-78

APPROVED

Application of B, L, & G, A PARTNERSHIP for reclassification of property located at 601 Bridger Avenue, from C-1 (Limited Commercial) to C-2 (General Commercial). The above property is legally described as Lots 1 and 2, Block 6, Wardie Addition.  
Proposed Use: Office Building

MR. BROWN presented the staff report and stated staff is recommending approval of this request with the thought that the zoning would not continue to the south. The main reason for the request is to reduce the parking requirements of the present zone. Staff would recommend approval with the normal conditions and the Uniform Building Code requirements be met by bringing the structure up to Code.

CHAIRMAN MILLER declared the public hearing open.

MIKE LEAVITT, Attorney, represented the application, and stated he is one of the persons occupying the building and they have run out of space and want to put on a 4000 sq. ft. addition. They have purchased a lot down the street for parking and will increase the parking from 8 to 22 spaces. He stated the current building is only two years old and they would have no trouble conforming to staff conditions. He added the use is compatible with the other three corners.

MR. GUTHRIE asked if the parking would present a problem.

MR. LEAVITT stated that it would not and will alleviate the parking they now have.

MR. JONES asked if the C-2 zoning was necessary.

MR. LEAVITT replied that it was and that they had gotten with staff who felt this would be the best way to go and they were happy to go along with it.

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

MR. JONES made a Motion for APPROVAL of Z-105-78, 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, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

8. Z-106-78

DENIED

Application of VALLEY HOSPITAL, LTD. for reclassification of property generally located on the east side of Rose Street between Valerie and Pinto Lane, approximately 300 feet south of Pinto Lane, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as a portion of the North Half (N $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Parking Lot

MR. BROWN presented the staff report and stated this property has been discussed before. In October of 1974 a variance was issued to this parcel for three years. The time has expired and discussion at two meetings ago revealed the west side of this parcel has not been expunged. The applicant is requesting P-R for a parking lot for the total area and staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

DON DAVIDSON, Attorney for Valley Hospital, stated the use would only be for a parking lot and they are requesting the rezoning to comply with the present use. He added there is already trees and a block wall, etc.

MR. GUTHRIE asked where the access was.

MR. DAVIDSON replied to the east and west, through Shadow and Tonopah.

PETE BARBUTTI, 716 Rose, appeared in protest, and gave an oral history of the property. He added this rezoning request should not be granted.

MILTON SCHWARTZ, appeared representing Valley Hospital.

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-106-78.

Voting was as follows:

"AYES" Mr. Swessel

"NOES" Chairman Miller, Mr. Guthrie and Mr. Jones

Motion for APPROVAL failed due to lack of a majority vote; therefore, the application was denied.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

9. Z-28-77

PLOT PLAN REVIEW  
& CHANGE OF  
CONDITION

ABEYANCE

Request of VALLEY HOSPITAL for a Plot Plan Review and to change a condition of approval (which required a one story building height) to allow for the construction of a two-story medical office building on property generally located southwest of Valerie Street and Rose Street, P-R zone.

MR. BROWN presented the staff report and stated the request is for a proposed medical building, 50' x 300', two stories in height, in lieu of the approved one story building. Public Services has a couple of observations. Valerie is to be dedicated and Public Services has not yet received that dedication. The applicant is wanting to put this cul-de-sac on someone else's property and this will take dedication from non-hospital people for that purpose. Therefore, the observations from Public Services are as follows: the cul-de-sac is on adjacent property and no agreement has been received from the property owner; a turn-around is not warranted or authorized at this time due to the existing commitments on Z-60-78; dedication on Valerie plus improvements of a half-street have not been made which are required by Z-28-77. Should Valley Hospital request the vacation of Valerie Drive, they must submit an acceptable design for the cul-de-sac and appropriate right-of-way requirements from other property owners. It is conceivable that the cart is before the horse in this request. The Community Development staff is opposed to the proposed 300' x 50' building in a P-R district in which the ordinance specifically states the building should be a residential character. To staff's thinking, this has no residential character and would recommend denial of the request.

MILTON SCHWARTZ, Valley Hospital, stated they would not request the cul-de-sac at this time, but would request it in the future. He added the residents wished to have Valerie closed.

MR. SWESSEL suggested it would be best for the applicant to get with his architect and come back when they are more prepared.

PETE BARBUTTI, 713 Rose Street, appeared in protest.

MR. SWESSEL made a Motion for APPROVAL of the Plot Plan Review and Change of Condition request under Z-28-77.

Voting was as follows:

"AYES" Mr. Swessel and Mr. Guthrie  
"NOES" Chairman Miller and Mr. Jones

Motion for APPROVAL failed by virtue of a tie vote.

MS. DAINES suggested this item be held until the next meeting as the foregoing vote resulted in no action being taken.

MR. JONES made a Motion for ABEYANCE of the Plot Plan Review and Change of Condition Request under Z-28-77, and for the applicant to bring in an artist's rendering of the proposed building and landscaping.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for ABEYANCE carried unanimously.

10. Z-107-78

APPROVED

Application of GEORGE AND TANYA STURGEON for reclassification of property located at 3701 Vegas Drive, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lot 1, Block 19, Twin Lakes Village #3.

Proposed Use: Accounting Office

MR. BROWN presented the staff report and stated the request is located in the middle of an R-1 District, with an ROI to P-R on the next two lots west. The plot plan is as depicted, with three parking spaces. Everything is in order. A 10' right-of-way dedication is needed on Vegas Drive, a 15' radius corner, plus the normal conditions. With that, staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

JAY DOWNEY represented the application, asked with regard to the dedication requested on Vegas Drive, would it be necessary to tear out the existing curb and gutter.

MR. BROWN stated that could be worked out with Public Services.

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-107-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of a 10 ft. right-of-way on Vegas Drive and a 15 ft. radius corner as required by the Department of Public Services, within sixty 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 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, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

11. Z-108-78

DENIED

Application of THOMAS T. BEAM for reclassification of property generally located north of Alta Drive, between Highland Drive and Shadow Lane, from R-4 (Apartment Residence) and R-1 (Single Family Residence) to C-1 (Limited Commercial) and R-3 (Limited Multiple Residence). 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 Section 33, Township 20 South, Range 61 East, MDB&M.

MR. BROWN presented the staff report and stated the property in question encompasses 40 acres, three quarters of which is R-1 and the remainder is R-4. Forty acres to the north is zoned C-1 and is undeveloped. The plot plan is as depicted. Staff is not in agreement with this proposal, and feels in view of the 40 acres zoned C-1 to the north, there is no need for an additional 30 acres and would recommend the south half be zoned to P-R, leaving the north-east 10 acres for commercial and not go multiple family in the northwest because of the R-1 across the street.

CHAIRMAN MILLER declared the public hearing open.

CHAIRMAN MILLER asked when the 40 acres to the north was zoned C-1.

MR. FOSTER replied early in the 1960's.

GEORGE HARRIS, 1611 East Charleston, represented the application and stated it is typical for cities to have commercial enterprises in a general area. The commercial use is needed as it will be close to apartments. To the west of Shadow Lane there are a lot of office buildings. He added this land would not remain vacant and would be developed. Further, in this area, the cost of developing R-1 is uneconomical.

MR. SWESSEL asked if there would be a problem with the houses west of Shadow Lane.

MR. HARRIS stated this area has been studied by successful developers and architects and engineers and that Weyerhaeuser has given their approval for this development.

CHAIRMAN MILLER asked Mr. Harris if he was involved in the 40 acre commercial property to the north.

MR. HARRIS stated it belongs to Frank Scott, Harris Sharp and Walter Zick.

LELAND WARD, purchaser and developer, additionally represented the application.

EDITH WILLIAMS, 501 South Shadow Lane, appeared in protest, citing the traffic is very bad in the area currently.

MARILYN TEAL, 417 Arnold, appeared in protest.

JAMES BURN, 426 Deuville, appeared in protest.

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 DENIAL of Z-108-78 because the proposed development would not be compatible with the R-1 area to the northwest.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

12. Z-109-78

APPROVED

Application of FRANK BURKE, ET AL for reclassification of property located on the south side of Bonanza Road, 800 ft. west of Highland Drive, from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial Industrial). The above property is legally described as a portion of the North Half (N $\frac{1}{2}$ ) of the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 28, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Offices and Warehouse

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff would recommend approval subject to moving the north line of the offices south three feet to provide for 3' of landscaping. Fifteen feet of right-of-way is requested for Bonanza plus the normal conditions. With those, staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

STEVE HINKLE, 4734 Marlborough Court, represented the application and agreed to staff stipulations.

MR. SWESSEL asked if this property was located across the street from the proposed Fitzsimmons House.

MR. BROWN replied that it is.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-109-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedication of a 15 ft. right-of-way on Bonanza Road as required by the Department of Public Services, within sixty days after approval of the zoning.
3. Move north building line south three feet to provide for a landscaped planter.
4. Installation of a row of Arizona Cypress trees along the south property line as required by the Department of Community Planning and Development.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Conformance to the plot plan as amended to reflect the above conditions.
9. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie and Mr. Jones

"NOES" Mr. Swessel

Motion for APPROVAL carried by a 3/1 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

13. Z-31-73

PLOT PLAN  
REVIEW

APPROVED

Request of RONALD D. AND JANET SLAY for a Plot Plan Review to allow an office on property located at 1920 South Maryland Parkway, R-1 zone (under ROI to P-R).

MR. BROWN presented the staff report and stated the request is located in the middle of an R-1 district. Three other lots are zoned to P-R on the west side. The plot plan is as submitted. There is adequate parking, everything is in order and staff would recommend approval

RON SLAY, 2495 Paradise Village Way, represented the application.

MR. GUTHRIE made a Motion for APPROVAL of the Plot Plan Review

under Z-3j-73, subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

14. AR-6-78

DENIED

Request of MARION "GIL" NANCE for an Aesthetic Review on property located at 620 Las Vegas Boulevard North, C-2 zone.

MR. BROWN presented the staff report and stated the applicant is asking to eliminate the landscaping. Staff sees no reason for this. The landscaping can be provided in planters. Staff would recommend the landscaping stipulation be retained.

The applicant or a representative was not present.

MR. SWESSEL made a Motion for DENIAL of the Aesthetic Review - AR-6-78 - because landscaping should be provided as this property is across from a residential area.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

15. Z-100-64(107) Request of FRANKLIN R. PIPER for a Plot Plan Review to allow a 29 unit apartment complex on property located at 922 South 3rd Street, R-4 zoned (under ROI to C-2).
- PLOT PLAN REVIEW
- ABEYANCE
- MR. BROWN presented the staff report and stated the applicant has submitted a request to the Board of Zoning Adjustment to decrease the required number of parking spaces from 29 to 10. Staff would recommend this be held in abeyance pending the BZA decision.
- The applicant or a representative was not present.
- MR. JONES asked if this request fell within the 1 to 3 parking ratio zone.
- MR. BROWN replied it does not.
- ADLENE BARTLETT, 1825 Bracken, representing the Las Vegas Metropolitan Beautification Committee, appeared seeking clarification of screening requirements and landscaping.
- MR. BROWN indicated the landscaping on the plot plan.
- MR. GUTHRIE made a Motion for ABEYANCE of the Plot Plan Review under Z-100-64(107) until the Board of Zoning Adjustment acts on the parking variance.
- Voting was as follows:
- "AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None
- Motion for ABEYANCE carried unanimously.
16. Z-30-75 Request of GARY VAUSE for a Use Review to allow an additional use on the second story as a real estate office on property located at 2301 West Charleston Boulevard, C-D zone.
- USE REVIEW
- DENIED
- MR. BROWN presented the staff report and stated a child care center was approved at this location in 1975. There were objections from the neighbors on the zoning of this facility. In view of the objections on this, staff would recommend this request be held in abeyance for a public hearing.
- GARY VAUSE stated he was already using the second story as an office.
- MR. SWESSEL asked when this was approved as an office.
- MR. VAUSE replied it was approved by the City Commission for such.
- MR. FOSTER stated the City Commission approved offices in conjunction with the nursery operation. This is a request for an additional use. There would be additional traffic, etc.
- MR. VAUSE stated the use would be a real estate office and that he does now discuss real estate at this location.

MR. FOSTER stated the applicant could not be licensed at this location and must go through this procedure.

MR. SWESSEL made a Motion for DENIAL of the Use Review under Z-30-75 because the applicant was not in agreement to holding this item in abeyance so the surrounding property owners could be notified of the request.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for DENIAL carried unanimously.

17. Z-131-77

EXTENSION OF  
TIME

APPROVED

Request of B.G. DICKSTEIN for an Extension of Time on an approved rezoning request to R-3 (from R-E) on property generally located on the north side of Stewart Avenue between Lamb Boulevard and Century Drive.

MR. BROWN presented the staff report and stated the applicant is seeking an extension of time and staff would recommend approval.

B.G. DICKSTEIN represented the application.

MR. JONES made a Motion for APPROVAL of the Extension of Time under Z-131-77, subject to the following condition:

1. The extension of time shall be granted for a one year time period.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

18. AR-7-78

APPROVED

Request of M.B. DALITZ for an Aesthetic Review to allow a hotel and casino on property generally located at the southeast corner of Third and Fremont Streets.

MR. BROWN presented the staff report and stated the applicant is in agreement with the recommendations of staff. Staff recommended that the vacation of the alley be recorded; portable landscaping be planted as per Community Planning and Development and that compliance with Public Services guidelines for commercial development be met.

HERB TOBMAN represented the applicant and agreed to staff stipulations.

ADELENE BARTLETT, Las Vegas Metropolitan Beautification Committee, asked that the required landscaping be installed.

MR. TOBMAN indicated they would comply with City requirements.

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

1. Portable landscape planters be installed in the sidewalk area as required by the Department of Community Planning & Development.
2. Vacation of the alley being recorded.
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.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

19. Z-100-64(108)

PLOT PLAN  
REVIEW

APPROVED

Request of UNITED BLOOD SERVICES OF NEVADA for a Plot Plan Review to allow a parking lot on property located at 812 and 816 South Casino Center Boulevard, under ROI to C-2.

MR. BROWN presented the staff report and stated staff would recommend approval subject to: normal conditions, paving of the alley and informing the applicant that the entire structure must be brought up to code per the UBC when the addition is built.

The representative of the applicant was present.

ADELENE BARTLETT, Las Vegas Metropolitan Beautification Committee, asked for clarification of the landscaping.

MR. BROWN pointed out the landscaping as shown on the plot plan.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-100-64(108), subject to the following conditions:

1. The alley be paved as required by the Department of Public Services.
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 City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for APPROVAL carried unanimously.

20. Z-18-68

C-D USE REVIEW

APPROVED

Request of ANTHONY PARIS for a C-D Use Review to allow a doctor's office on property located at 3607 West Charleston Boulevard, C-D zone.

MR. BROWN presented the staff report and stated the plot plan is as depicted. There is lots of landscaping and parking. Everything is in order. It is necessary to inform the applicant that a change of use will require compliance with the UBC.

ANTHONY PARIS, 2973 Palma Vista, represented the applicant.

MR. SWESSEL made a Motion for APPROVAL of the C-D Use Review under Z-18-68, 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, Mr. Guthrie, Mr. Jones and Mr. Swessel  
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

21. ZC-86-78

EXTENSION OF  
TIME

Request of LEWIS HOMES OF NEVADA for an Extension of Time on property generally located on the south side of O'Bannon Drive between Jones Boulevard and Torrey Pines Drive, under ROI to R-1.

APPROVED

MR. BROWN presented the staff report and stated the applicant is seeking an extension of time and staff would recommend approval.

NICK DANE stated they would like a one year extension of time.

MR. JONES made a Motion for APPROVAL of the Extension of Time under ZC-86-78, subject to the following condition:

1. This extension shall be limited to a one year time period.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

22. SO-3-78

APPROVED

Request of LEWIS HOMES OF NEVADA to allow a sales office on property located at 4932 Harris Avenue, R-1 zone.

MR. BROWN presented the staff report and stated the applicant is seeking permission for a one year period of time for this use and staff would recommend approval.

MR. JONES made a Motion for APPROVAL of SO-3-78 for a period of one year.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

23. SO-4-78

APPROVED

Request of LEWIS HOMES OF NEVADA to allow a sales office on property located at 100 Sunbeam Drive, R-1 zone.

MR. BROWN presented the staff report and stated the applicant is seeking permission for a one year period of time for this use and staff would recommend approval.

MR. JONES made a Motion for APPROVAL of SO-4-78 for a period of one year.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

24. Z-124-77

EXTENSION OF  
TIME

APPROVED

Request of ROBERT PELTON for an Extension of Time on property generally located at the northeast corner of Searles Avenue and Eastern Avenue, R-4 zone (under resolution of intent to C-2).

MR. BROWN presented the staff report and stated a one year extension of time is recommended.

MR. GUTHRIE made a Motion for APPROVAL of the Extension of Time under Z-124-77, subject to the following condition:

1. The extension of time shall be granted for a one year time period.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at 2:00 P.M.

DIRECTOR'S BUSINESS:

1. Proposed  
Ordinance  
Amendment

(Abeyance Item  
from 11/9/78)

APPROVED

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.

BARBARA BLUMER, Las Vegas Metropolitan Beautification Committee, appeared in favor of the proposed amendment.

ADELENE BARTLETT, Las Vegas Metropolitan Beautification Committee, appeared in favor of the proposed amendment.

MR. FOSTER stated that staff has revised the wording of the proposed amendment as follows: screening of air conditioning units, roof mechanics, and trash containers from abutting streets and elevated streets in the immediate vicinity.

MR. JONES stated the Commission never intended to do without the screening, but wanted the wording clarified.

MR. GUTHRIE made a Motion for APPROVAL of the Proposed Ordinance Amendment as submitted by staff.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Jones and Mr. Swessel  
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission the meeting was adjourned at 9:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

  
HAROLD P. FOSTER, Acting Director

/lm