

A G E N D A

CITY PLANNING COMMISSION

DECEMBER 14, 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 November 9, 1978.

Announcement:

Satisfaction of Open Meeting Law

OLD BUSINESS:

1. Z-28-77  
Plot Plan Review  
and Change of  
Condition  
(Abeyance Item  
from 11/28/78)

Request of VALLEY HOSPITAL for a Plot Plan Review and to rescind a condition of approval (which limited the building height to one story) 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.

2. Z-100-64(107)  
Plot Plan Review  
(Abeyance Item  
from 11/28/78)

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 resolution of intent to C-2).

NEW BUSINESS:

1. Amendment to the  
Master Plan of  
Streets & Highways  
Lorenzi Boulevard

Amend the Master Plan of Streets and Highways on Lorenzi Boulevard from 100 feet to 80 feet between the Las Vegas Expressway on the south and Rancho Drive on the north.

2. TENTATIVE MAP  
Lewis Homes-Sahara  
No. 7

Property generally located on the southeast corner of O'Bannon Drive and Verdinal Drive, R-1 zone.  
Owner/Subdivider: Lewis Homes of Nevada  
No. of Acres: 5.1922 No. of Lots: 20

3. FINAL MAP  
Lewis Homes-Sahara  
No. 7

Property generally located on the southeast corner of O'Bannon Drive and Verdinal Drive, R-1 zone.  
Owner/Subdivider: Lewis Homes of Nevada  
No. of Acres: 5.1921 No. of Lots: 20

4. TENTATIVE MAP  
Parkwood 7, 8 and 9

Property generally located on the northeast corner of Marion Drive and Stewart Avenue, R-1 zone.  
Owner/Subdivider: Metropolitan Nevada Corp.  
No. of Acres: 40+ No. of Lots: 182

5. EXTENSION OF TIME  
Stagecoach 2D  
Request of BAUGHMAN & TURNER, INC. for a one year extension of time on property generally located east of Jones Boulevard on the south side of Craig Road, R-E zone.
  
6. FINAL MAP  
New West No. 1  
Property generally located on the north side of Smoke Ranch Road between Winwood Street on the west and Michael Way on the east, R-1 zone.  
Owner: George Madsen, et al  
Subdivider: C. E. Kennedy  
No. of Acres: 19.3+ No. of Lots: 86
  
7. VAC-13-78  
Petition of Vacation submitted by LEWIS HOMES OF NEVADA to vacate the easterly 20 ft. of Jones Boulevard, commencing approximately 350 ft. north of Smoke Ranch Road and extending northerly approximately 860 feet.
  
8. A-18-78  
Petition of Annexation submitted by FLOYD DAVIS, ET AL to annex property generally located on the north side of Alexander Road between Lorenzi Boulevard on the east and Rainbow Expressway on the west.
  
9. Z-110-78  
Application of RAINBOW TOWN AND COUNTRY SHOPPING CENTER for reclassification of property generally located on the south side of Westcliff Drive (Las Vegas Expressway) between Rainbow Boulevard and Lorenzi Street, from R-E to C-1.  
Proposed Use: Shopping Center
  
10. Z-111-78  
Application of CHARLESTON CONTINENTAL VILLAGE for reclassification of property generally located on the west side of Lamb Boulevard between Manor Green Lane and Stewart Avenue, from R-1 to R-PD7.  
Proposed Use: Medium Low Density Residential
  
11. Z-112-78  
Application of JOYCE E. SMITH for reclassification of property located at 308 East Sahara Avenue and 2408 Santa Paula, from P-R to C-1.  
Proposed Use: Photo Studio and Office
  
12. Z-113-78  
Application of P & K LIMITED PARTNERSHIP for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E to R-3.  
Proposed Use: 41 Four-Plex Apartments
  
13. Z-6-66(28)  
Plot Plan Review  
Request of BATES & SPRINGER REALTORS OF NEVADA, INC. for a Plot Plan Review to allow a realty office on property located at 4532 West Charleston Boulevard, R-1 zone (under resolution of intent to P-R).

14. Z-102-73  
Plot Plan Review

Request of NEVADA SAVINGS & LOAN ASSOCIATION for a Plot Plan Review to allow a mobile home as a temporary facility on property generally located northwest of Meadows Lane and Valley View Boulevard, under ROI to C-1.

15. Z-74-64  
Plot Plan Review

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to allow a 14 ft. x 48 ft. outdoor advertising structure on property generally located on the west side of Paradise Road between St. Louis Avenue and Sahara Avenue, C-1 zone.

29C33-P69

5-9-78-12-14

Nevada State Library  
Documents Section

MINUTES

FEB 12 1979

CITY PLANNING COMMISSION

DECEMBER 14, 1978

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

PRESENT: Chairman Miller, Mr. Guthrie, Mr. Swessel, Mr. Canul and Mr. Jones (arrived at 8:21 P.M.)

EXCUSED: Mrs. Coleman and Mr. Kennedy

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

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

MINUTES: MR. SWESSEL made a Motion for APPROVAL of the Minutes of the meeting held November 9, 1978. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

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

1. Z-28-77  
PLOT PLAN REVIEW &  
CHANGE OF CONDITION  
(Abeyance Item  
from 11/28/78)  
APPROVED

Request of VALLEY HOSPITAL for a Plot Plan Review and to rescind a condition of approval (which limited the building height to one story) 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 this matter was held in abeyance so that the applicant could bring in an architectural rendering for the 300' long building. Staff recommendation is still in opposition in view of the fact this is a P-R zone, and it would be difficult to have that size of building take on a residential aura.

MILTON SCHWARTZ, Valley Hospital, presented a rendering of what he thought was asked for by the Commission and what he thought the neighbors across the street were asking for. The rendering depicted mature Arizona Cypress trees with the top of the proposed building showing.

MR. SWESSEL asked how tall the building would be.

MR. SCHWARTZ replied approximately 22' in height and that Mr. Barbutti would not be able to see the building. He added he had taken pictures from Mr. Barbutti's property and in view is another two and one-half story building. He presented these pictures to the Commission.

MR. GUTHRIE asked for the size of the entire building.

MR. SCHWARTZ replied it is proposed to be 300' long by 50' in width. Approximately 225' will be on the property in question and another 75' will be on another property to the west.

PETE BARBUTTI, 716 Rose Street, stated that he could see a two and one-half story building from his property, but that was a residential structure and he was not opposed to that. He presented pictures of landscaping of Valley Hospital property directly across Rose Street.

CHAIRMAN MILLER asked if there would be any assurance the proposed landscaping would be maintained.

MR. SCHWARTZ stated he would put in the 10' Arizona Cypress trees.

MR. SWESSEL stated these trees would mature to a height of 40'.

CHAIRMAN MILLER asked if a stipulation could be put in the motion that the landscaping would be maintained and would be put in prior to construction.

MR. BROWN replied that such a stipulation could be made.

MR. SCHWARTZ read a letter sent to the City of Las Vegas regarding Valley Hospital's future plans.

MR. BROWN stated that if this application is approved, it should also be considered a plot plan review for the lot west of the property in question since the proposed building goes into the eastern part of that lot.

MR. SWESSEL made a Motion for APPROVAL of the Plot Plan Review and Change of Condition under Z-28-77, subject to the following conditions:

1. Installation of Arizona Cypress trees along Valerie Street with said plantings to be a minimum of 6½ ft. high and 15 ft. on center with a permanent underground sprinkler system;

2. This action shall constitute a plot plan amendment to Z-60-78.
3. Conformance to the original conditions previously imposed under Z-28-77 and Z-60-78.

Voting was as follows:

"AYES" Chairman Miller, Mr. Guthrie, Mr. Swessel and Mr. Canul  
"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. Z-100-64(107)  
PLOT PLAN REVIEW  
  
(Abeyance Item  
from 11/28/78)  
  
DENIED

Request of FRANKLIN R. PIPER for a Plan Plan Review to allow a 29 unit apartment complex on property located at 922 South 3rd Street, R-4 zone (under resolution of intent to C-2).

MR. BROWN presented the staff report and stated this item had been held in abeyance so the applicant could apply to the Board of Zoning Adjustment for relief from the required 29 parking spaces. The request was denied, the Board stating they felt 29 parking spaces should be provided in this area with the 29 units. The applicant is now asking for a plot plan review. Staff would still recommend that 29 parking spaces be provided for the 29 units.

FRANKLIN PIPER, 922 South 3rd Street, stated he thought this would be a good commercial venture. There are no children in the area and there is an existing apartment building behind the alley of the property in question that does not have the 1/1 parking.

MR. FOSTER stated that complex had been constructed prior to adoption of the ordinance requiring the 1/1 parking.

MR. PIPER said a precedent had been set. He added that New York and San Francisco do not require this much parking.

MR. SWESSEL asked for two good reasons why relief should be granted on the parking requirement.

MR. PIPER said that a precedent has already been set in the neighborhood and this is going to be a metropolitan area, not a cow town.

MR. BROWN stated the 29 parking spaces are required by the Zoning Ordinance and the Planning Commission did not have the authority to approve less; and the BZA did turn down his request.

MR. SWESSEL made a Motion for DENIAL of the Plot Plan Review under Z-100-64(107) because the parking requirements would not be met on the property.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on January 3, 1978 at 2:00 P.M.

NEW BUSINESS:

1. AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS Amend the Master Plan of Streets and Highways on Lorenzi Boulevard from 100 feet to 80 feet between the Las Vegas Expressway on the south and Rancho Drive on the north.

LORENZI BOULEVARD

MR. BROWN stated staff would recommend this item be held in abeyance so that people in the area could be notified.

ABEYANCE

MR. SWESSEL made a Motion for ABEYANCE to the Master Plan of Streets and Highways as recommended by staff.

Voting was as follows:

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

2. TENTATIVE MAP

LEWIS HOMES -  
SAHARA NO. 7

Property generally located on the southeast corner of O'Bannon Drive and Verdinal Drive, R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada  
No. of Acres: 5.1922 No. of Lots: 20

APPROVED

MR. BROWN presented the staff report and stated everything is in order and staff would recommend approval with the normal conditions.

MR. GUTHRIE made a Motion for APPROVAL of the Tentative Map of Lewis Homes - Sahara No. 7, 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 not 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. Street names to be provided in accord with the City's Street Name Policy.

3. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on January 3, 1979 at 2:00 P.M.

3. FINAL MAP

LEWIS HOMES -  
SAHARA NO. 7

APPROVED

Property generally located on the southeast corner of O'Bannon Drive and Verdinal Drive, R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada  
No. of Acres: 5.1921 No. of Lots: 20

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

MR. CANUL made a Motion for APPROVAL of the Final Map of Lewis Homes - Sahara No. 7, subject to the following condition:

1. Approval of the tentative map.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. TENTATIVE MAP

PARKWOOD 7, 8 & 9

APPROVED

Property generally located on the northeast corner of Marion Drive and Stewart Avenue, R-1 zone.

Owner/Subdivider: Metropolitan Nevada Corp.  
No. of Acres: 40+ No. of Lots: 182

MR. BROWN presented the staff report and stated staff has the following conditions: no vehicular access to Stewart; sewer easement to be provided by a separate instrument, if necessary, so that a proper connection is made to an existing sewer; a 6' retaining wall on the Cedar Drainage Channel; a waiver is necessary on the length of Blocks 1 and 8 and also that there be vehicular access to Marion Drive from the lots abutting thereto, and the normal conditions. With those conditions, staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of the Tentative Map of Parkwood 7, 8 and 9, 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 the 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. That there be no vehicular access to Stewart Avenue from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. That a sewer easement be provided by separate instrument if necessary, so that a proper connection is made to an existing sewer.
5. That a six ft. block retaining wall be provided on the Cedar Drainage Channel.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on January 3, 1979 at 2:00 P.M.

5. EXTENSION OF TIME  
 STAGECOACH 2D  
 APPROVED

Request of BAUGHMAN & TURNER, INC. for a one year extension of time on property generally located east of Jones Boulevard on the south side of Craig Road, R-E zone.

MR. BROWN presented the staff report and stated everything is in order and staff would recommend an extension of time for one year.

MR. SWESSEL made a Motion for APPROVAL for a one year Extension of Time for Stagecoach Depot.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. FINAL MAP

NEW WEST NO. 1

APPROVED

Property generally located on the north side of Smoke Ranch Road between Winwood Street on the west and Michael Way on the east, R-1 zone.

Owner: George Madsen, et al  
Subdivider: C.E. Kennedy  
No. of Acres: 19.3+ No. of Lots: 86

MR. BROWN presented the staff report and stated staff would recommend approval inasmuch as the final map does conform to the conditions of approval of the tentative map.

A representative of the applicant was present.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map of New West No. 1, subject to the following condition:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. VAC-13-78

APPROVED

Petition of Vacation submitted by LEWIS HOMES OF NEVADA to vacate the easterly 20 ft. of Jones Boulevard, commencing approximately 350 ft. north of Smoke Ranch Road and extending northerly approximately 860 feet.

MR. BROWN presented the staff report and said staff would recommend approval subject to the normal conditions.

NICK DANE represented the petition.

MR. CANUL made a Motion for APPROVAL of VAC-13-78, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on December 20, 1978 at which time a date for public hearing would be set.

8. A-18-78

APPROVED

Petition of Annexation submitted by FLOYD DAVIS, ETAL to annex property generally located on the north side of Alexander Road between Lorenzi Boulevard on the east and Rainbow Expressway on the west.

MR. BROWN presented the staff report and stated the property involved encompasses approximately 38 acres, is zoned County R-E and staff would recommend approval.

MR. SWESSEL made a Motion for APPROVAL of A-18-78.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on January 3, 1979 at 2:00 P.M.

9. Z-110-78

DENIED

Application of RAINBOW TOWN AND COUNTRY SHOPPING CENTER for reclassification of property generally located on the south side of Westcliff Drive (Las Vegas Expressway) between Rainbow Boulevard and Lorenzi Street, from R-E (Residence Estates) to C-1 (Limited Commercial). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 34, Township 20 South, Range 60 East, MDB&M.

Proposed Use: Shopping Center

MR. BROWN presented the staff report and stated across the street from the property in question is ROI to C-1; to the south and east is R-1 zoning. Westcliff Drive, on the north, is going to deadend on the east so traffic will be considerably lessened along Westcliff with the new Freeway. Staff would recommend this area retain its residential zoning so it will be compatible with that which is already developed on the south and east.

CHAIRMAN MILLER declared the public hearing open.

JAY DOWNEY, 4045 Spencer, represented the application and stated this is a major corner. In developing the property there is no ingress/egress proposed on Lorenzi. There will be a decorative block wall, set back 10', surrounding the property. The set back area would be landscaped. There will be entrances off Rainbow and Westcliff. A 6' wall is also proposed on the south and the building would be set back on the south property line. A total of 4 houses back up to the property and 2 houses side on it. He presented a rendering of similar shopping centers built in California and stated this center would be landscaped similar to the rendering.

(Mr. Jones arrived at 8:21 P.M.)

MR. DOWNEY added they would start construction in six to eight months.

MR. SWESSEL asked how many acres the property encompassed.

MR. DOWNEY replied ten acres

MIKE PERRY, owner of the project and developer, spoke in approval of the application.

MR. DOWNEY stated the building would be 22,000 sq. ft., have approximately 23 stores and 400 parking spaces.

MR. CANUL asked if when construction was started, would the applicants go with the whole center.

MR. PERRY replied yes, if the tenants are available.

MR. CANUL asked when the landscaping would be installed.

MR. PERRY stated it would go in at one time.

CHAIRMAN MILLER stated that good planning is when the shopping centers are constructed before the area is developed and this is happening more all the time.

MR. BROWN stated that four letters of approval and 32 in opposition were on file.

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

BOB CHESTO, 6725 Cabra, appeared in protest, and submitted a petition containing 400 signatures in protest. He cited vandalism, auto accidents, crime, home insurance increases, decrease in property values, stagnation of saleable homes, trash and debris, and food odors as reasons for protesting the application. Additionally, traffic, the traffic speed on Rainbow, safety of children in the area, light pollution, carnivals and garbage collection times were discussed.

NOAH BLACK, 6644 Lowden Lane, appeared in protest. He added as reason for protest that a shopping center would cause the rats,

rodents and mice population to explode.

RAYMOND LAWSON, Bishop of the chapel, appeared in protests.

MR. DOWNEY appeared in rebuttal.

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-110-78 because there was an adequate amount of land zoned commercial in the area.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on January 17, 1979 at 2:00 P.M.

10. Z-111-78

APPROVED

Application of CHARLESTON CONTINENTAL VILLAGE for reclassification of property generally located on the west side of Lamb Boulevard between Manor Green Lane and Stewart Avenue from R-1 (Single Family Residence) to R-PD7 (Residential Planned Development). The above property is legally described as a portion of the East Half (E $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 31, Township 20 South, Range 62 East, MDB&M.  
Proposed Use: Medium Low Density Residential

MR. BROWN presented the staff report and stated that three or four years ago a subdivision plat was submitted with a park for the area in question and small lots around the park. That zoning approval expired. Another submittal without the park and increased lot sizes to almost R-1 was approved but then expired. With this latest submittal, the lots still are smaller than R-1. Staff would recommend the sizes be approximately 6,000 sq. ft. and the design be worked out with staff.

CHAIRMAN MILLER declared the public hearing open.

CHARLEY JOHNSON represented the application and stated this would be similar to the "Pinewood" development. He added there is a need for this type of housing in the community. He added this is a problem piece of property and that is why it has not been developed. He stated that duplexes are proposed and that persons would purchase one-half of the duplex. He added he did agree to work out the problem area with staff.

MR. SWESSEL asked what the price range of the duplexes would be.

CARLOS DEAL, 3341 Remada Trail, developer, stated they would sell around \$43,000/\$44,000. He explained it would be costly to have the soil removed and replaced in order for the houses to be built.

NORM SHIELD, 120 Prince Lane, stated he was opposed to anything but R-1 being developed.

MR. RYAN, 113 Hancock, appeared in protest.

ELIZABETH HALL, 4412 Sunrise, appeared in protest.

VICTOR SHAW, 144 North Lamb, appeared in protest.

MR. SWESSEL stated there is a real problem with alkali in this particular area.

MR. JOHNSON stated that is why the cost of developing the land is so high.

MR. GUTHRIE asked if this development was next to Village Green.

MR. JOHNSON replied that it is.

MR. BROWN stated staff recommendation is for minimum size lots to be 6000 sq. ft.

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

MR. CANUL made a motion for APPROVAL of Z-111-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Redesign the plot plan as required by the Department of Community Planning and 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, Mr. Guthrie, Mr. Jones, Mr. Swessel  
and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on January 3, 1979 at 2:00 P.M.

11. Z-112-78

APPROVED AS  
AMENDED

Application of JOYCE E. SMITH for reclassification of property located at 308 East Sahara Avenue and 2408 Santa Paula, from P-R (Professional Offices & Parking) to C-1 (Limited Commercial). The above property is legally described as Lots 44 and 45, Block 2, Paradise Village Tract #2.

Proposed Use: Photo Studio and Office

MR. BROWN presented the staff report and stated the land abutting Sahara with the exception of the south lot in question is C-1 zoning with P-R zoning behind. The plot plan is as depicted with two lots, and two structures. The applicant wants both lots to be C-1. In view of the fact that the four blocks on the north side of Sahara has only one lot depth zoned C-1, staff would like to keep this pattern of C-1 abutting Sahara with P-R to the north. Staff would recommend the south lot, Lot 45 abutting Sahara be zoned C-1 and the north Lot 44, retain its present zoning of P-R.

CHAIRMAN MILLER declared the public hearing open.

JOYCE SMITH stated she saw no problem with the C-1 on both lots as there is a buffer of P-R, and would appreciate the consideration of the Planning Commission.

MR. JONES stated this could set a precedent which would carry on through the entire length of Sahara.

MR. GUTHRIE asked the applicant why C-1 was wanted.

MS. SMITH said so that a photo studio would be permitted. She further described the plot plan.

MR. JONES suggested the applicant apply for a variance to accomplish the purpose for which the rezoning was sought.

MS. SMITH indicated she would accept the C-1 on the front lot.

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-112-78 on the south lot only (Lot 45) and DENIAL of the north lot, 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, Mr. Swessel  
and Mr. Canul

"NOES" None

Motion carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on January 3, 1979 at 2:00 P.M.

12. Z-113-78

ABEYANCE

Application of P & K LIMITED PARTNERSHIP for reclassification of property generally located on the southwest corner of Bonanza Road and Page Street, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 32, Township 20 South, Range 62 East, MDB&M.

Proposed Use: 41 Four-Plex Apartments

MR. SWESSEL, at the request of the applicant, made a motion for ABEYANCE of Z-113-78.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

13. Z-6-66(28)

PLOT PLAN REVIEW

APPROVED

Request of BATES & SPRINGER REALTORS OF NEVADA, INC. for a Plot Plan Review to allow a realty office on property located at 4532 West Charleston Boulevard, R-1 zone (under resolution of intent to P-R).

MR. BROWN presented the staff report and stated the request is in concert with the development of the area. The plot plan is acceptable with adequate parking, and staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of the Plot Plan Review under Z-6-66(28), 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 if 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. Canul  
 "NOES" Mr. Swessel

Motion for APPROVAL carried by a 4/1 vote.

14. Z-102-73

PLOT PLAN REVIEW

APPROVED

Request of NEVADA SAVINGS & LOAN ASSOCIATION for a Plot Plan Review to allow a mobile home as a temporary facility on property located northwest of Meadows Lane and Valley View Boulevard, under ROI to C-1.

MR. BROWN presented the staff report and stated it has been the policy of the Commission to approve requests such as this. Staff would recommend approval for a period until the building is completed.

CHUCK YATES, Nevada Savings & Loan, stated that site development is proposed to start in the next 15 days and be completed by mid-March and then construction of the building would start.

KENNY GUINN, Nevada Savings & Loan, explained State Statutes procedures with regard to opening new savings and loan sites.

MR. SWESSEL made a Motion for APPROVAL of the Plot Plan Review under Z-102-73, to allow the use of the mobile home as a temporary facility until the bank building is completed.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

15. Z-74-64

PLOT PLAN REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to allow a 14 ft. x 48 ft. outdoor advertising structure on property generally located on the west side of Paradise Road between St. Louis Avenue and Sahara Avenue, C-1 zone.

MR. BROWN presented the staff report and stated this would be a replacement sign. Staff would recommend approval inasmuch as a sign exists at this location. The applicant must comply with the requirements of the sign ordinance.

JIM OVERHOLT, Donrey Outdoor Advertising, represented the application.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-74-64.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. PAWN SHOPS

APPROVED

Proposed amendment to the Zoning Ordinance relative to Pawn Shops.

MR. BROWN stated this would be a concurring recommendation of the Planning Commission with the City Commission by allowing pawn shops with a Use Permit in C-2, C-M, and Industrial zones.

MR. SWESSEL made a Motion for APPROVAL of the Proposed Ordinance Amendment.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. ADMINISTRATIVE  
VARIANCE PROVISIONS

APPROVED

Proposed amendment to the Administrative Variance on building setbacks.

MR. FOSTER stated this would be a new provision to the Administrative Variance portion of the ordinance. It would allow property owners who have additions with setback violations to go before the Planning Commission for an Administrative Variance if the violation has been in existence for over 10 years. This is a much simpler method than applying for a variance. If the Commission feels a public hearing should be held, the surrounding property owners would be notified.

MR. GUTHRIE made a Motion for APPROVAL of the Proposed Ordinance Amendment.

Voting was as follows:

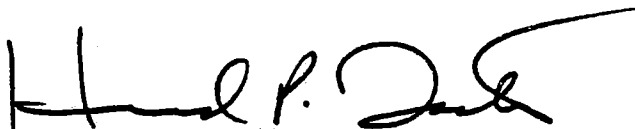
"AYES" Mr. Guthrie, Mr. Jones, Mr. Swessel and Mr. Canul  
"NOES" Chairman Miller

Motion for APPROVAL carried by a 4/1 vote.

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  
AND DEVELOPMENT

  
HAROLD P. FOSTER, Acting Director

/lm