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CITY PLANNING COMMISSION

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JANUARY 11, 1979

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 28, 1978.

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. Amendment to the Master Plan of Streets & Highways
Lorenzi Boulevard
(Abeyance Item from 12/14/78)
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. Z-113-78
(Abeyance Item from 12/14/78)
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

NEW BUSINESS:

1. TENTATIVE MAP
BIG SKY RANCH
ESTATES UNIT
NO. 4
Property generally located at the southeast corner of Alexander Road and Torrey Pines Drive, R-E zone.
Owner/Subdivider: Steven S. Miller
No. of Acres: 19.18 No. of Lots: 33
2. TENTATIVE MAP
GRAND TETON
VENTURE
Property generally located at the northwest corner of Grand Teton Drive and Decatur Boulevard, R-E zone.
Owner/Subdivider: Francis Laws
No. of Acres: 38.52+ No. of Lots: 66
3. FINAL MAP
PARKWOOD UNIT 7
Property generally located on the northeast corner of Marion Drive and Stewart Avenue, R-1 zone.
Owner/Subdivider: Metropolitan Nevada Corp.
No. of Acres: 14.885 No. of Lots: 61
4. WAIVER OF SIDEWALKS
FOR TERRY STREET
CHARLESTON HEIGHTS
TRACT NO. 55-B
FINAL MAP
Request for a waiver of sidewalks for Terry Street in Charleston Heights Tract No. 55-B.

5. AV-13-78 Request of DALTON PROPERTIES for an Administrative Variance to allow for the creation of three parcels each at 6,450 square feet where 6,500 square feet is required on property generally located at the southeast corner of Monroe and "N" Street.
6. AV-14-78 Request of DALTON PROPERTIES for an Administrative Variance to allow for the creation of four parcels each at 6,450 square feet where 6,500 square feet is required on property generally located on the south side of Monroe between "N" Street on the west and "J" Street on the east.
7. NEW STREET ALIGNMENT
(PM-64-78 AND PM-65-78) New Street Alignment and Waiver of 400 ft. maximum length requirement for cul-de-sac on property generally located on the west side of Torrey Pines Drive, 423.59 feet north of Ann Road.
8. VAC-14-78 Petition of Vacation submitted by JOHN R. HIMES, ET AL to vacate Rigel Avenue (80 ft. in width) extending from the north right-of-way line of Meade Avenue northerly a distance of 300 feet + including radius corners at the northwest and northeast intersections of Rigel Avenue and Meade Avenue.
9. A-19-78 Petition of Annexation submitted by BECKER & SONS to annex property generally located on the north side of Vegas Drive approximately 673 feet east of Lorenzi Boulevard (a portion of Charleston Heights Tract No. 61).
10. Z-114-78 Application of T. E. MITTON for reclassification of property located at 1306-1308 Rexford Place, from R-2 to R-3.
Proposed Use: Three Dwelling Units
11. Z-115-78 Application of CENTRAL TELEPHONE COMPANY for reclassification of property generally located at the northwest corner of Lorenzi Boulevard and Lone Mountain Road, from R-E and C-2 to C-2.
Proposed Use: Telephone Exchange Facility
12. Z-116-78 Application of BISHOP OF NEVADA, EPISCOPAL CHURCH for reclassification of property generally located on the northeast corner of Eastern Avenue and Harris Avenue, from R-E to R-3.
Proposed Use: 115 Unit Senior Citizens Apartment
13. Z-117-78 Application of WILLIAM AND CHARLOTTE KNUDSEN for reclassification of property generally located at the northeast corner of Del Rey Avenue and Arville Street, from R-E to P-R.
Proposed Use: Offices

14. Z-20-78 Request of JAMES WEBER & ASSOCIATES for an Aesthetic Review to allow the modification of the approved elevations on property generally located on the east side of 28th Street, between Valley Street and Charleston Boulevard, R-1 zone (under resolution of intent to R-PD39).
15. AR-8-78 Request of JOE'S SERVICE STATION MAINTENANCE, INC. for an Aesthetic Review to allow an industrial use adjacent to a residential district on property located at 3132 Meade Avenue, "M" zone.
16. Z-131-77
Plot Plan Review Request of B. G. DICKSTEIN for a Plot Plan Review to allow construction of 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).
17. Z-136-77
Extension of Time Request of GARY E. SILVA for an Extension of Time on an approved rezoning request to P-R (from R-1) on property located at 2101 East Oakey Boulevard.
18. Z-118-77
Extension of Time Request of GARY DAVIS for an Extension of Time on an approved rezoning request to C-1 (from R-E) on property generally located on the south side of Bonanza Road between Page Street and Nellis Boulevard.

DIRECTOR'S BUSINESS:

1. GENERAL PLAN Annual evaluation and discussion of General Plan and effectuation of programs.
2. Election of Officers 1979 City Planning Commission Election of Officers.
3. Amendment to the By-Laws Discussion on an Amendment to the By-Laws on voting procedures and consideration of the Chairman being allowed to make a motion.
4. Proposed Ordinance Amendment Proposed Subdivision Ordinance Amendment relative to "roll" type curbs and gutters in rural and residential districts.

RECEIVED

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MINUTES

CITY PLANNING COMMISSION

JANUARY 11, 1979

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. Kennedy and Mr. Canul

EXCUSED: Mr. Swessel

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning & Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Rick Sweet, Planner
Linda McIntosh, Personnel & Employee Relations

MINUTES: MR. CANUL made a Motion for APPROVAL of the minutes of the meeting held November 28, 1978. Motion for APPROVAL carried unanimously.

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

OLD BUSINESS:

1. AMENDMENT TO THE MASTER PLAN OF STREETS & HIGHWAYS-
LORENZI BOULEVARD
(Abeyance Item from 12/14/78)
APPROVED
- 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.
- MR. NULL stated that this item was held in abeyance because staff wished to notify abutting property owners along Lorenzi. When this matter was first submitted, it was requested that Lorenzi be reduced from 100' to 60' north and south of Cheyenne. Public Services feels the minimum width should be 80' to carry the traffic between the several interchanges on the Freeway. Planning feels the width should be reduced from the Expressway north to Rancho. The County Public Works Department has been contacted and they have no objection to a minimum width of 80'.
- MR. JONES asked if everyone was in accord with this proposal.
- MR. NULL replied that Public Services does not feel that the 100' width is needed and the County is in accord with that.
- MRS. COLEMAN asked if Lorenzi was going to go across Rancho.

MR. NULL replied that the reason for reducing this street width is due to the Freeway located to the west.

ERNIE BECKER, SR., 4401 West Washington, stated within 1100' of Lorenzi there is going to be a Freeway with limited access and further Michael is an 80' street and he could not understand why 80' on Lorenzi was needed in a half mile area. He added the majority of the dwellings in the area will only be two lots to the acre and, therefore, will not generate much traffic. He added he could not see the area expanding to anything more than R-1 subdivision in density. Further, a 60' street has the same amount of land as an 80' street.

MR. FOSTER stated that a 60' street does have less lanes.

MR. GUTHRIE asked for staff's recommendation.

MR. NULL stated that Public Services/Traffic Division had done a thorough analysis on this and the main concern was the increase in residential density in the area which will cause a lot of traffic between the interchanges on the Expressway.

MRS. COLEMAN stated that it appeared there would be requests for higher density and that she personally felt it might be short-sighted to cut down the street any more than the 80' at this time.

MRS. COLEMAN made a Motion to follow staff's recommendation of reducing the width of Lorenzi from 100' to 80'.

Voting was as follows:

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

"NOES" Chairman Miller

Motion for APPROVAL carried by a 5/1 vote.

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

2. Z-113-78

(Abeyance Item
from 12/14/78)

APPROVED AS
AMENDED

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

MR. BROWN presented the staff report and stated this item was held in abeyance at the request of the applicant. The subdivision desired is as depicted. There are four lots in the interior with less than 7000 sq. ft. Staff must take exception to the design of the subdivision. If this is approved, staff would recommend it be done without approval of the design of the subdivision. Further, 30' of right-of-way is required for Diamond Head. In view of the zoning in the area, staff feels this property should remain residential and would recommend the R-3 be denied.

CHAIRMAN MILLER declared the public hearing open.

MRS. COLEMAN asked if the entire subdivision would consist of four-plex development.

MR. BROWN replied that it would.

PAUL SPRAUGE, part-owner of the property in question, stated they would follow staff's suggestion with regard to the engineering. He added it was also felt with the road frontages on this property, high density was in order. Further they have talked to the people at the school in the immediate area and the principal stated he would welcome new students and further, this particular request would be compatible with the area.

KENNETH HUFF, 615 Park Paseo, appeared in approval of the application.

MRS. COLEMAN asked how many acres were involved in the rezoning request.

MR. SPRAGUE replied approximately nine.

CHAIRMAN MILLER asked how many four-plexes were proposed.

MR. SPRAGUE replied thirty-four or thirty-five.

MRS. COLEMAN asked if the four-plexes would be sold and then rented out individually or would they have the same owner.

MR. SPRAGUE stated they are for resale and that they would develop and sell to others.

MRS. COLEMAN stated there would be no master plan, each developer would do something different.

MR. SPRAGUE stated they would have a specific plan and the others would have to do the same or better.

NORMAN MOTT, 4792 East Utah, appeared in favor of the application and presented photographs to the Commission.

MR. JONES inquired as to the parking adequacy.

MR. MOTT stated there would be six as required on each lot.

NICK HORN, Assemblyman from District 15, appeared in favor of the application.

R. KOCHER, 3361 South Verdezer, stated he did not object to the density and felt it was fairly compatible, but did question whether it was too high a density and that he was concerned about the view across Diamond Head.

MRS. COLEMAN stated the roof mechanics would be screened from view.

MR. KOCHER asked if Diamond Head would be fully improved.

MR. BROWN stated that would be part of the approval.

MRS. COLEMAN asked the applicant if he would agreed to RPD 10.

MR. SPRAGUE stated it would be easier to work with R-2 and R-3 to make the project economically feasible.

MR. BROWN stated some indication of the zoning was needed from the Planning Commission.

MRS. COLEMAN stated that R-1 would be hard to develop, but the R-3 was much too dense and there should be a happy medium.

MR. SPRAGUE suggested the density be reduced to R-2.

MR. MOTT stated the R-2 would reduce the number of units to 84.

MR. BROWN stated staff would be receptive to R-2 with 10 units per acre.

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-113-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Application be amended to R-2 and have a maximum density of ten dwellings units per acre.
3. The design of the site plan shall conform to the requirements of the Department of Community Planning and Development.
4. Dedication of 30 ft. of right-of-way on Diamond Head Drive as required by the Department of Public Services.
5. Conformance to the plot plan as amended to reflect the above conditions.
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. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on February 7, 1979 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

BIG SKY RANCH
ESTATES UNIT NO. 4

Property generally located at the southeast corner of Alexander Road and Torrey Pines Drive, R-E zone.

Owner/Subdivider: Steven S. Miller
No. of Acres; 19.18 No. of Lots: 33

APPROVED

MR. NULL presented the staff report and stated staff recommended that proper drainage be provided as required by the Department of Public Services plus the normal conditions. With those conditions, staff would recommend approval.

The applicant was present.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Big Sky Ranch Estates Unit No. 4, 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 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. Proper drainage to be provided as determined by the Department of Public Services.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on February 7, 1979 at 2:00 P.M.

2. TENTATIVE MAP

GRAND TETON VENTURE

Property generally located at the northwest corner of Grand Teton Drive and Decatur Boulevard, R-E zone.

Owner/Subdivider: Francis Laws
No. of Acres: 38.52+ No. of Lots: 66

APPROVED

MR. NULL presented the staff report and stated staff has the following conditions: the applicant has applied to the State of Nevada

for a community well permit and staff is concerned there be sufficient water and pressure; therefore, an adequate water supply should be supplied to each lot; a protective berm be provided adjacent to the west boundary street; proper drainage and paved access be provided plus the normal conditions. With those conditions, staff would recommend approval.

A waiver has been requested for sidewalks and street lights. Public Services has no objection to this as long as the street lights are provided at all intersections involving collector and large width streets. Planning is in agreement.

MRS. COLEMAN stated she was concerned with the whole length of Decatur having street lights. She asked what would happen when Decatur is developed, for the provision for street lights.

MR. NULL stated it could be done by an assessment district agreement.

WARREN JAUBERT was present representing the applicant and stated the owners agreed to staff recommendations. He asked for clarification of the paved access.

MR. NULL quoted that section of the Code which requires a minimum of 30' of paving asphalt be provided from the development to the nearest paved street. He stated this could be worked out with Public Services.

MR. JAUBERT indicated his clients would probably agree to the paving.

MRS. COLEMAN asked why City water was not available.

MR. JAUBERT stated the closest connection was 4 to 5 miles away.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Grand Teton Venture, 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. An adequate water supply is to be provided as required by the Departments of Fire Services and Community Planning & Development.
3. A flood protective berm is to be provided adjacent to the west boundary street per Public Services' requirements.

4. That proper drainage be provided as determined by the Department of Public Services.
5. That paved access be provided to this plat as determined by the Department of Public Services.
6. Street names to be provided in accord with the City's Street Name Policy.
7. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on February 7, 1979 at 2:00 P.M.

3. FINAL MAP

PARKWOOD UNIT 7

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: 14.885 No. of Lots: 61

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 the following conditions: conformance to the conditions of approval of the tentative map.

MR. KENNEDY made a Motion for APPROVAL of the Final Map of Parkwood Unit 7, 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. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

4. WAIVER OF SIDEWALKS-
FOR TERRY STREET

CHARLESTON HEIGHTS
TRACT NO. 55-B
FINAL MAP

APPROVED

Request for a waiver of sidewalks for Terry Street in Charleston Heights Tract No. 55-B.

MR. NULL presented the staff report and stated the request is for a waiver of sidewalks. The area to the west of Terry is zoned County R-3 and sidewalks would not be required, but Public Services pointed out that on the east side, in the City, there is R-1 and sidewalks would be required. Staff would agree and recommends denial of the waiver.

MRS. COLEMAN asked if the request was for Terry Street only.

MR. NULL replied that it was.

ERNIE BECKER, SR. stated this is an area where the City requires larger lots and he felt this request would be compatible with the lots across the street.

MRS. COLEMAN asked how much larger the lots are.

MR. FOSTER replied they are close to 10,000 sq. ft. Everything else will have regular City improvements.

MRS. COLEMAN made a Motion for APPROVAL of the request for Waiver of Sidewalk for Terry Street in Charleston Heights Tract No. 55-B Final Map.

Voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
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 February 7, 1979 at 2:00 P.M.

5. AV-13-78

APPROVED

Request of DALTON PROPERTIES for an Administrative Variance to allow for the creation of three parcels each at 6,450 square feet where 6,500 square feet is required on property generally located at the southeast corner of Monroe and "N" Street.

6. AV-14-78

APPROVED

Request of DALTON PROPERTIES for an Administrative Variance to allow for the creation of four parcels each at 6,450 square feet where 6,500 square feet is required on property generally located on the south side of Monroe between "N" Street on the west and "J" Street on the east.

MR. BROWN presented the staff report and stated that there is a strip of land along Hart that the applicant wanted to split into three lots. The City will waive the 30' right-of-way in this situation and require a 6' block wall along the south line of these lots. The wall is required so there will only be access to Monroe and not Hart. A wall of short distance is required under AV-14-78.

DOUG BOLSKY, Grim Engineering, stated that his client did not agree to the block wall stipulation as it would be excessive in cost. He added the proposed homes will be equal to the Monroe Subdivision across the street.

MR. GUTHRIE asked how access would be restricted from the rear of the property.

MRS. COLEMAN asked if the houses would front on Monroe.

EARL WILLIAMS replied that they would and that there would be no

entrance off from Hand as it is small with no curb cuts.

MR. GUTHRIE asked how people would be prevented from parking on Hand and entering that way.

MR. WILLIAMS stated Hand is no different than having an alley.

MRS. COLEMAN asked how many feet of wall was requested by staff.

MR. BROWN stated approximately 258'.

MR. CANUL stated he did not think a hardship would be created if the wall was required.

MR. JONES made a Motion for APPROVAL of AV-13-78 and AV-14-78, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/2 vote.

7. NEW STREET
ALIGNMENT

(PM-64-78 and
PM-65-78)

APPROVED

New Street Alignment and Waiver of 400 ft. maximum length requirement for cul-de-sac on property generally located on the west side of Torrey Pines Drive, 423.59 feet north of Ann Road.

MR. NULL presented the staff report and stated this is a new street alignment involving two parcel maps. No cul-de-sac waiver is necessary. This is only to bring to the attention of the Commission that the street exceeds the required length by 74'.

MR. GUTHRIE made a Motion for APPROVAL of the New Street Alignment (PM-64-78 and PM-65-78).

Voting was as follows:

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

8. VAC-14-78
ABEYANCE

Petition of Vacation submitted by JOHN R. HIMES, ET AL to vacate Rigel Avenue (80 ft. in width) extending from the north right-of-way line of Meade Avenue northerly a distance of 300 feet + including radius corners at the northwest and northeast intersections of Rigel Avenue and Meade Avenue.

MR. NULL presented the staff report and stated this area is commercial in nature although there is a single family subdivision to the north. There is a wide drainage ditch that runs east and west across the back of the single family lots. The area requested for vacation is the extension of Rigel. It will not be used for vehicle traffic. The utility companies and city departments have no objections to this request. Staff would recommend approval subject to the following condition: because of the school in the area and children needing access, that 10' of right-of-way be retained for a pedestrian access with location to be determined by Public Services, plus the normal conditions.

MR. GUTHRIE asked if part of Meade had not been vacated.

MR. NULL stated there have been some vacation on Meade, but not in the industrial area.

ROD CONNOR represented the application and stated he would have no objection to the 10' walkway for the children as long as it was on the easterly most boundary.

MR. NULL stated the location would have to be determined by Public Services, and this could be looked at with staff.

MR. CONNOR said he needed to know now where it would be located.

MR. GUTHRIE suggested the request be held in abeyance pending the location of the 10' of right-of-way.

MR. NULL stated staff would prefer to meet with the applicant and Public Services and he was sure this matter could be worked out prior to the next Commission meeting.

MR. JONES made a Motion for ABEYANCE of VAC-14-78.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

RECESS:

CHAIRMAN MILLER declared the 10-minute recess at 8:50 P.M. and reconvened the meeting at 9:00 P.M.

8 . VAC-14-78:

RECONSIDERATION

APPROVED

Petition of Vacation submitted by JOHN R. HIMES, ET AL to vacate Rigel Avenue (80 ft. in width) extending from the north line right-of-way line of Meade Avenue northerly a distance of 300 feet + including radius corners at the northwest and northeast intersections of Rigel Avenue and Meade Avenue.

MR. CANUL made a Motion for RECONSIDERATION and APPROVAL of VAC-14-78, subject to the following conditions:

1. That 10 ft. of right-of-way is to be provided for a pedestrian access with the location to be determined by the Department of Public Services.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to Code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been made.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be before the City Commission on January 17, 1979 at 2:00 P.M., at which time a date for public hearing would be set.

9. A-19-78
APPROVED

Petition of Annexation submitted by BECKER & SONS to annex property generally located on the north side of Vegas Drive approximately 673 feet east of Lorenzi Boulevard (a portion of Charleston Heights Tract No. 61).

MR. NULL presented the staff report and stated the property in question encompasses approximately 8 acres, is zoned County Low Density Residential, and staff would recommend approval.

MR. CANUL made a Motion for APPROVAL of A-19-78.

Voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
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 February 7, 1979 at 2:00 P.M.

10. Z-114-78
ABEYANCE

Application of T.E. MITTON for reclassification of property located at 1306-1308 Rexford Place, from R-2 (Two Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as Lot 22, Paradise Grove.

Proposed Use: Three Dwelling Units

MR. BROWN presented the staff report and stated staff has had a number of requests along Rexford for duplexes. This request is for R-3 in the middle of R-2, next to C-2 and is more unique than any lot in the area and staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

ED MITTON, 1300 Rexford, stated the smaller building on the plot plan is an existing cottage and is a complete living unit and has been in existence for 14½ years. The larger building depicted on the plot plan is two dwelling units. All three units are occupied. He added he had purchased the property 2½ years previously.

CHAIRMAN MILLER stated this would really open a can of worms in this area.

MRS. COLEMAN suggested the applicant apply to the BZA and added that granting this request would be precedent setting.

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 ABEYANCE of Z-114-78 so the applicant could file a Variance application for the additional dwelling unit on his property.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

11. Z-115-78

APPROVED

Application of CENTRAL TELEPHONE COMPANY for reclassification of property generally located at the northwest corner of Lorenzi Boulevard and Lone Mountain Road, from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial). The above property is legally described as a portion of the South Half (S½) of the Southeast Quarter (SE¼) of Section 34, Township 19 South, Range 60 East, MDB&M.

Proposed Use: Telephone Exchange Facility

MR. BROWN presented the staff report and stated the plot plan is as depicted. Staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

RALPH REILLY, 4722 Halson, appeared seeking clarification of the application.

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-115-78, 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, Mrs. Coleman, Mr. Guthrie, Mr. Jones, 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 February 7, 1979 at 2:00 P.M.

12. Z-116-79

APPROVED

Application of BISHOP OF NEVADA, EPISCOPAL CHURCH for reclassification of property generally located on the northeast corner of Eastern Avenue and Harris Avenue, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as the South 470 ft. of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 25, Township 20 South, Range 61 East, MDB&M.

Proposed Use: 115 Unit Senior Citizens Apartments

MR. BROWN presented the staff report and stated the plot plan is as depicted. It is a three story structure not more than 35' in height. Parking is substandard and the applicant is planning to go before the BZA for relief from that. Everything seems to be in order and staff would recommend approval.

CHAIRMAN MILLER declared the public hearing open.

JAY DOWNEY, 4045 Spencer, represented the application, and stated it is felt this is a proper location for the subject request. A variance is being requested on the parking problem. The development consists of 115 units and 67 parking places. If the variance is denied, parking will be provided.

MRS. COLEMAN asked if security provisions had been made.

MR. DOWNEY stated the block wall requirement will provide some security.

BOB ROBERTS, 2616 Willowby, stated that a block wall around the project would affect the drainage in the area.

MR. DOWNEY stated the applicant would have to take care of any drainage problems.

MR. BROWN stated the Engineering Department would review the plans to make sure drainage from the property in question would not affect other properties.

MR. ROBERTS asked if the project would be maintained.

MR. DOWNEY replied that it would as it would be a government project and maintenance is required.

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-116-78, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the improvement requirements along Harris Avenue as required by the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be installed 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, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
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 February 7, 1979 at 2:00 P.M.

13. Z-117-78

DENIED

Application of WILLIAM AND CHARLOTTE KNUDSEN for reclassification of property located at the northeast corner of Del Rey Avenue and Arville Street, from R-E (Residence Estates) to P-R (Professional Offices and Parking). The above property is legally described as Lot 9, Block 2, Hinson Heights.

Proposed Use: Offices

MR. BROWN presented the staff report and stated across the street to the west from the property in question is Woolco's. The whole area is zoned C-1. North of this is ROI to C-1. The plot plan is as depicted. Staff thinks this does make sense, the P-R is compatible, and staff would recommend approval. There is one letter of protest on file.

CHAIRMAN MILLER declared the public hearing open.

BARRY GREEN, Architect, 633 East Charleston, represented the application.

CHAIRMAN MILLER asked if this was currently a vacant lot.

MR. GREEN replied that it is.

CHAIRMAN MILLER asked what the different uses would be for the building.

MR. GREEN replied the first phase would be for the Nevada State Employment Security Department.

MRS. COLEMAN stated there had been a problem with the property before regarding the exits on Del Rey.

MR. GUTHRIE asked if there would be adequate parking.

MR. GREEN replied more than adequate.

MR. BROWN stated that Andrew Mickulich, 221 North 10th, had protested the application by letter.

MRS. COLEMAN stated she did not see a problem with the zoning, but suggested the exit be moved on Del Rey, closer to Arville.

MR. JONES stated he did not think this would be conducive to the area.

RALPH TRENTADUE, owner of property just south of that in question, stated he objected to an unemployment office.

MR. KNUDSEN, 3675 Green Crest, stated he believes the property had been rezoned once, but never developed.

CHAIRMAN MILLER stated it may have been zoned, but this was not the proposed development.

MR. GREEN stated they could live with moving the driveway up.

An unidentified protest stated that he lived across the street and did not think an unemployment office would be condusive to the area.

CHAIRMAN MILLER stated he thought there would be a lot of traffic and that this is very close to an R-E area.

Unidentified protest stated he would not object to a light professional development.

WM. POPE, 4400 Del Monte, appeared in protest, citing traffic as cause for protest. He stated he would not object to a dentist or doctor's office.

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-117-78 because the proposed use would not be compatible with the residential uses in the area.

Voting was as follows:

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

Motion for DENIAL carried by a majority vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on February 7, 1979 at 2:00 P.M.

14. Z-20-78

APPROVED

Request of JAMES WEBER & ASSOCIATES for an Aesthetic Review to allow the modification of the approved elevations on property generally located on the east side of 28th Street, between Valley Street and Charleston Boulevard, R-1 zone (under Resolution of Intent to R-PD39).

MR. BROWN presented the staff report and stated the initial elevation was shown with balconies, etc. The applicant wishes to change what is now submitted. Staff thinks the new elevation leaves much to be desired.

MR. GUTHRIE asked what would happen to the roof mechanics.

MR. BROWN stated they would have to be screened.

CHARLES DEANER, representing Four-Rent, stated the reason for the request is that the architect revised the plans to reduce the number of units from 125 to 112 and incorporated a club house and pool. He stated this would be a Pueblo design similar to that next door. He added they have increased the value and size of the units. The air conditioning units are in the wall.

MRS. COLEMAN asked if the units would look like Turtle Rock next door.

MR. DEANER replied that they would.

MRS. COLEMAN made a Motion for APPROVAL of the Request for an Aesthetic Review under Z-20-78, subject to the following conditions:

1. The building elevation shall resemble the adjacent Turtle Rock apartment development.
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 as amended to reflect the above conditions.
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. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried by a unanimous vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on February 7, 1979 at 2:00 P.M.

15. AR-8-78

APPROVED

Request of JOE'S SERVICE STATION MAINTENANCE, INC. for an Aesthetic Review to allow an industrial use adjacent to a residential district on property located at 3132 Meade Avenue, "M" zone.

MR. BROWN presented the staff report and stated staff has no qualms about recommending approval as long as the rear 50' is not used for storage.

JOE MUCHA stated that on the property is a drainage channel which is 30' in diameter and which has caused them to move in 4' to put up a block wall. He added there is a 6' block wall on the north and west sides for a distance of 100' and they do not plan on putting any buildings on the property within 100' of the back. The only thing that will be used for is storage. He stated he is only trying to operate a business. He added he could not see a problem with moving the storage in an additional 16'.

MRS. COLEMAN asked how long was the temporary trailer needed.

MR. MUCHA stated one year.

MRS. COLEMAN made a Motion for APPROVAL of AR-8-78, subject to the following conditions:

1. The temporary office shall be limited to one year.
2. No industrial use shall be allowed on the rear 50 feet of the property.
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 as amended to reflect the above conditions.
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, Mrs. Coleman, Mr. Guthrie, Mr. Jones
Mr. Kennedy and Mr. Canul

"NOES" None.

Motion for APPROVAL carried unanimously.

16. Z-131-77

APPROVED

Request of B.G. DICKSTEIN for a Plot Plan Review to allow construction of four four-plex units on property 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 there is adequate parking, everything is in order and staff would recommend approval.

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

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to

properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing 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. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

17. Z-136-77

EXTENSION OF TIME

APPROVED

Request of GARY E. SILVA for an Extension of Time on an approved rezoning request to P-R (from R-1) on property located at 2101 East Oakey Boulevard.

MR. BROWN presented the staff report and stated the applicant could give the reason for the request.

Unidentified applicant stated the development is not quite finished and he did not realize he had only a year to develop in and had run into some problems.

MRS. COLEMAN made a Motion for APPROVAL of the Request for an Extension of Time under Z-136-77, for a period of one year.

Voting was as follows:

"AYES" Chairman Miller, Mrs. Coleman, Mr. Guthrie, Mr. Jones,
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 February 7, 1979 at 2:00 P.M.

18. Z-118-77

EXTENSION OF TIME

DENIED

Request of GARY DAVIS for an Extension of Time on an approved rezoning request to C-1 (from R-E) on property generally located on the south side of Bonanza Road between Page Street and Nellis Boulevard.

MR. BROWN presented the staff report and stated the Planning Commission had recommended denial and the City Commission had approved the rezoning application. The applicant is now seeking an extension of time.

The applicant or a representative was not present.

MR. JONES made a Motion for DENIAL of the Request for an Extension of Time under Z-118-77.

Voting was as follows:

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

"NOES" Chairman Miller

Motion for DENIAL carried by a 5/1 vote.

CHAIRMAN MILLER announced this item would be heard by the City Commission on February 7, 1979 at 2:00 P.M.

19. Z-76-76

REVIEW OF
CONDITIONS

APPROVED

Request of SHOWBOAT HOTEL for a Review of Conditions to allow a 12 x 6 ft. metal crash gate in the existing six ft. block wall on Oakey Boulevard for use as an emergency fire equipment entrance, C-2 zone.

MR. BROWN presented the staff report and stated the applicants wish to put a gate in. Staff would recommend approval if it is matched up with the rest of the development and would be attractive.

BEN BAILEY, 352 South Jones, represented the application, and stated the fence would be built of angle iron framework and metal siding that matches the existing building. The gate would primarily be closed and locked at all times and is only for Fire Department use.

RICHARD McHUGH, 2404 Oakey, stated that from a hearing two years previously, it had been stated there would be no access to Oakey from the Showboat. He said he had known nothing about the building or the gate.

MR. BAILEY stated the gate was a Fire Department requirement.

MRS. COLEMAN asked what the building was to be used for.

MR. BAILEY stated for equipment that will be used by the Showboat.

CHAIRMAN MILLER stated that in the minutes of the meeting, it stated there be no regular driveway use allowed. He suggested to Mr.

McHugh that if he viewed any traffic, he should report it to the Planning Department for enforcement.

MR. JONES made a Motion for APPROVAL of the Review of Conditions under Z-76-76, subject to the following conditions:

1. Aluminum slats to be installed in the crash gate.
2. Conformance to the plot plan.
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. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN MILLER announced this item would be heard by the City Commission on February 7, 1979 at 2:00 P.M.

20. C1-1-79

USE REVIEW

APPROVED

Request of BROWER PRINTING COMPANY at 1401 Arville Street in Zoning District C-1 for a Use Review to allow ten production employees where only two are permitted as a permitted use in the C-1 zone.

MR. BROWN stated the request is to allow 10 production employees in a C-1 zone. The resolution for production uses in the C-1 allows seven employees. Staff would recommend approval with no more than seven employees being permitted because a precedent would be set.

JOHN BROWER, 1405 Vegas Valley Drive, stated he was not aware of this requirement until after he had moved into the building. The Planning Department informed him he was only allowed two employees. He added there are other printing companies with more than seven employees in C-1 zoning. He stated he needed the approval for a business license, and has only six employees at this time.

MR. FOSTER suggested that somewhere along the line the applicant must have suggested he had more than seven employees.

MR. BROWER stated he has eleven employees and four are not involved in production.

MR. FOSTER stated he believed seven could actively be engaged in production.

MR. BROWER stated he has only six employees in production.

MRS. COLEMAN made a Motion for APPROVAL of C1-1-79, to include on the Resolution of Permitted Uses in a C-1 Zone, printing and publishing operations with a maximum of seven employees involved in the processing, and subject to all other criteria as described in the Resolution.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. ELECTION OF OFFICERS

1979 City Planning Commission Election of Officers.

MR. JONES made a Motion that Mr. Swessel be elected as Chairman for 1979. Mrs. Coleman seconded the motion. Motion carried unanimously.

MRS. COLEMAN made a Motion that Mr. Jones be elected Vice Chairman for 1979. Mr. Guthrie seconded the motion. Motion carried unanimously.

2. GENERAL PLAN

Annual evaluation and discussion of General Plan and effectuation of programs.

MR. FOSTER stated this is required in the General Plan and is an annual review. The purpose is to evaluate the activities and look at next year's plans and programs. He stated that in 1977, 4000 lots were approved on tentative maps and there were 573 less in 1978. On final maps, 477 more lots were processed. He added there was quite a bit of activity in the easterly portion of the City in 1977 and some in the southwest and northwest. The same pattern holds true for 1978. In 1977 and 1978 a substantial number of new dwellings units were started. The City will be continuing with the precise planning process in each neighborhood and will continue to analyze and update all facets of the annual plan. Provisions are being made for a historical, archeological and equestrian plan. And staff is studying the landscaping requirements. The flood control ordinance is being worked on and with regard to parcel maps, some street paving may be required.

3. AMENDMENT TO
THE BY-LAWS

Discussion on an Amendment to the By-Laws on voting procedures and consideration of the Chairman being allowed to make a motion.

DENIED

MR. FOSTER stated this was put on the agenda at the request of Mr. Swessel.

MRS. COLEMAN stated if the chairman wished to make a motion, he could step down from the chair at that time. If the chairman plans on making a lot of motions, he should not accept the chairmanship.

CHAIRMAN MILLER stated that a lot of other boards do it.

MRS. COLEMAN made a Motion for DENIAL of the Amendment to the By-laws.

Voting was as follows:

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

"NOES" Chairman Miller

Motion carried by a 5/1 vote.

MR. FOSTER stated that if an affirmative motion results in a tie vote, such action constitutes a denial or negative action. The City Attorney's office has suggested the Commission either adopt this as policy or add to the by-laws. This will be placed on the next agenda for action by the Commission.

4. PROPOSED ORDINANCE
AMENDMENT

Proposed Subdivision Ordinance Amendment relative to "roll" type curbs and gutters in rural and residential districts.

APPROVED

MR. FOSTER stated that Public Services believes this should be incorporated in the ordinance with regard to R-E and R-R areas. Staff would agree with this.

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

Voting was as follows:

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

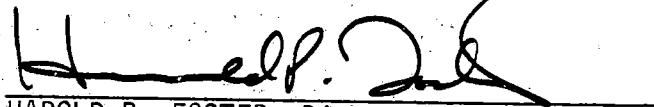
"NOES" Mr. Kennedy

Motion for APPROVAL carried by a 5/1 vote.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 11:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, Director

/lm