AGENDA

CITY PLANNING COMMISSION

FEBRUARY 8, 1979

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 December 14, 1978.
ANNOUNCEMENT:	Satisfaction of Open Meeting Law

OLD BUSINESS:

1. Z-118-78 (Abeyance Item from 1/23/79)	Application of MEMORIAL MEDICAL CENTER, INC. for reclassification of property located at 2001 West Charleston Boulevard, from R-1 to C-1. Proposed Use: Eleven Story Office Building
2. Z-121-78 (Abeyance Item from 1/23/79)	Application of PALOMINO GARDENS, ET AL for reclassification of property generally located on the south side of Palomino Lane, 300 ft. east of Shetland Road, from R-E to R-PD2. Proposed Use: Detached Single Family Dwelling Units
3. Z-30-76 Plot Plan Review (Abeyance Item from 1/23/79)	Request of the Y.M.C.A. for approval of a Revised Plot Plan to allow certain changes from the approved plan relative to the proposed building and tennis courts, on property generally located south of Meadows Lane and approximately 900 feet west of Valley View Boulevard, R-1 zone (under resolution of intent to C-1).

NEW BUSINESS:

1. TENTATIVE MAP RIDGEMOUNT UNIT 2	Property generally located west of Michael Way between Washington Avenue on the north and Bromley Avenue on the south, R-1 zone (under resolution of intent to R-PD7). Owner/Subdivider: David Dirks No. of Acres: 11.7± No. of Lots: 90
2. TENTATIVE MAP SUNCREST MEADOWS	Property generally located at the southwest corner of Craig Road and Lorenzi Boulevard, R-1 zone. Owner/Subdivider: Buttrum Construction Co. No. of Acres: 31.2 No. of Lots: 126

3. TENTATIVE MAP
WILDWOOD VILLAS

Property generally located on the west side of Lamb Boulevard between Stewart Avenue on the north and Charleston Boulevard on the south, R-1 zone (under resolution of intent to R-PD7).
Owner: Ron Rudin Realty
Subdivider: M. L. Enterprises
No. of Acres: 36.8 No. of Lots: 246

4. TENTATIVE MAP
SUN CITY

Property generally located at the northeast corner of Oakey Boulevard and Arville Street, R-E zone (under resolution of intent to R-1).
Owner/Subdivider: Jeff Shaw and Jim Hampton
No. of Acres: 2.62 No. of Lots: 10

5. RESUBDIVISION OF A PORTION OF CHARLESTON HEIGHTS TRACT NO. 51-F1
FINAL MAP

Property generally located south of Smoke Ranch Road and east of Maverick Street, R-3 zone.
Owner/Subdivider: Becker and Sons
No. of Acres: 0.6687 No. of Lots: 1

6. Z-1-79

Application of L L L CORPORATION for reclassification of property located at 829 South Sixth Street, from P-R to C-1.
Proposed Use: Offices (Existing)

7. Z-2-79

Application of ROOSEVELT WILLIAMS, AND DOROTHY SIGNAL for reclassification of property generally located at the northwest corner of Palomino Lane and Tonopah Drive, from R-1 to P-R.
Proposed Use: Medical Office Building

8. Z-3-79

Application of JAMES E. AND KATHERINE B. ROCHE for reclassification of property located on the east side of Dike Lane, 150 ft. north of Bonanza Road, from R-1 and R-E to C-1.
Proposed Use: Parking Lot

9. Z-4-79

Application of FRANK SALA, ET AL for reclassification of property generally located at the southeast corner of Palomino Lane and Rancho Lane, from R-1 and C-1 to C-1.
Proposed Use: Office Complex

10. Z-5-79

Application of INCREASE INVESTMENT CLUB, INC. for reclassification of property located at 3020 West Charleston Boulevard, from R-A to C-D.
Proposed Use: Retail Sales of Musical Instruments and Instruction

11. Z-6-79

Application of JAMES BILBRAY, ET AL for reclassification of property generally located at the southwest corner of Sandhill Road and Owens Avenue, from R-1 to R-MH.
Proposed Use: Mobile Home Subdivision

12.	Z-7-79	Application of A.M. LEVY, TRUSTEE for reclassification of property generally located north of Craig Road between Lorenzi Boulevard and Rancho Drive, from R-E and C-2 to R-PD3. Proposed Use: Detached Single Family Dwelling Units with Equestrian Recreational Facilities
13.	Z-63-70 Plot Plan Review	Request of CHARLESTON HEIGHTS SHOPPING CENTER for a Plot Plan Review to allow a retail commercial building on property generally located at the southwest corner of Evergreen Avenue and Decatur Boulevard, C-2 zone.
14.	Z-49-77 Use Review	Request of NEW HORIZONS for a Use Review on property located at 1401 South Arville, C-1 zone.
15.	Z-12-67 Review of Conditions	Request of F.J. PERAZZO, ARCHITECT for a Review of Conditions to rescind the condition requiring the six ft. block wall on property located at 3601 West Sahara Avenue, C-1 zone.

DIRECTOR'S BUSINESS:

1. Discussion on Annexation Policy.

2. Establish policy that requires representation of applicants at Planning Commission meetings.

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 8, 1979

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

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

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

ANNOUNCEMENT: MR. BROWN 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. GUTHRIE made a Motion for APPROVAL of the minutes of the meeting held December 14, 1978 as corrected: Under Z-100-64 (107), it should read "Motion for DENIAL carried unanimously." Motion for APPROVAL of the minutes as corrected carried unanimously.

OLD BUSINESS:

1. Z-118-78

(Abeyance Item from 1/23/79)

Application of MEMORIAL MEDICAL CENTER, INC. for reclassification of property located at 2001 West Charleston Boulevard, from R-1 to C-1.
Proposed Use: Eleven Story Office Building

DENIED

MR. BROWN presented the staff report and stated staff had recommended denial. At the previous meeting nineteen persons were recorded as being in protest and a petition with six signatures was received. In recommending denial it was felt that the C-1 should not be deeper than one lot in this area as R-1 is abutting this lot on three sides and the proposed use would not be compatible with the established character of the neighborhood. The developer did state at the last meeting he could decrease the number of stories to six. During the previous discussion, the developers agreed to get with the neighbors to see if there couldn't be a meeting of the minds as to the development, and it was left that way.

HANK THORNLEY, 2209 El Greco, appeared in favor of the application.

BOB ROGGEN appeared in favor of the application and stated they thought they had revised and engineered all the problems with regard to the parking and the height. The height was reduced 20' and parking has been increased over the requirements. When meeting with the neighbors it was predetermined they did not want the project approved.

CHAIRMAN SWESSEL asked if any type of resolution was possible.

MR. ROGGEN replied the people want nothing on the property except what is there now.

HANK THORNLEY stated they had attempted to work out a solution with regard to the parking and the height, but there had been no climate for compromise whatsoever. He added the burden of compromise had been placed on the applicant who fulfilled that requirement and met without success. He asked that the application be favorably considered.

MR. MILLER asked what some of the proposed changes were.

MR. ROGGEN stated they had increased the parking by 44 spaces with one revision and 22 spaces with another revision. The total office space under one plan would be reduced from 50,000 to 40,000 sq. ft.

MRS. COLEMAN asked how high the building would be.

MR. ROGGEN stated the height has been reduced 20' from 109'.

MR. THORNLEY stated it had been reduced from 111' to 94'.

MR. ROGGEN stated the building would now be conducive with the buildings across the street at the hospital.

MR. THORNLEY stated that at the last meeting it had been indicated that 40 doctors would occupy the building but since that time research of doctors who would be occupants has revealed there would only be a maximum of 25 doctors in the building.

MR. KENNEDY asked where the cars would exit from the building.

JOHN SHERMAN stated cars would be entering and exiting the building off from Westwood and there is a 32½' driveway on the rear of the property which would be used for paraplegic patients.

MR. KENNEDY asked if it was still proposed the building would have a 10' setback from Charleston.

MR. SHERMAN replied that it was and that he had instructed his people to have landscaping completely around the building, on Pahor and on Westwood.

MR. KENNEDY stated he believed the building was too close to the sidewalk.

KARL OLM, 1133 Pahor, appeared in protest. He stated the residents of the abutting residential district did not want the south side of Charleston to look like the north side of Charleston.

CHAIRMAN SWESSEL asked those present in protest to stand. Twenty-three persons were present in opposition.

BERTHA FRANKLIN, 1128 Pahor, appeared in protest.

NEIL GALATZ, representing SA, Inc. (Scotch Eighty), appeared in protest for that organization.

HANK THORNLEY appeared in rebuttal.

MR. KENNEDY stated that the buildings up and down Charleston all had substantial setbacks.

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

MR. KENNEDY made a Motion for DENIAL of Z-118-78 because the proposed high rise building would not be compatible with the adjacent residential use.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

2. Z-121-78

(Abeyance Item from 1/23/79)

DENIED

Application of PALOMINO GARDENS, ET AL for reclassification of property generally located on the south side of Palomino Lane, 300 ft. east of Shetland Road, from R-E to R-PD2.
Proposed Use: Detached Single Family Dwelling Units

MR. BROWN stated the concern at the last meeting seemed to be ingress and egress of the development to Palomino. The neighbors preferred the ingress/egress to be on the east as shown on the new plot plan. Staff has talked to the Traffic Engineer and he sees no problems with this proposed location. Staff would recommend approval.

JAY DOWNEY represented the application.

MRS. COLEMAN asked what the setbacks for the lots would be.

MR. DOWNEY replied 35' to 45'.

MR. MILLER asked if the abutting property owners would be allowed to keep their horses due to these setbacks.

MR. FOSTER stated that the abutting property is R-E and this in question is a proposed planned development which has no specific setbacks. The setback provision would only apply to that which is zoned R-E and the people currently having horses in this zone would not be affected. The people affected would be the ones in the proposed development.

TY HILBRECHT appeared in favor of the application.

MR. DOWNEY stated the street has been moved to the east of the development and would now face a vacant lot and did not change the complexion of the development.

MRS. COLEMAN stated that C-D on Charleston was only zoned 200' deep except for Peaceful Acres. She asked if that had been rezoned or was a variance obtained.

MR. FOSTER stated the property is zoned C-D all the way back.

MRS. COLEMAN stated she had heard there were negotiations for a piece of that property.

MADISON GRAVES stated they had not been negotiating for that property.

MRS. COLEMAN asked if Mr. Graves had any intention of buying it.

MR. GRAVES replied he did not.

MR. MILLER asked what would happen with the rest of the R-E that was not included in this application.

MR. GRAVES stated it would probably be P-R or C-D.

MRS. COLEMAN stated that it would be landlocked and would have to be zoned 450' back from Charleston. If this was approved, the Commission would have to approve other deeper parcels.

CHAIRMAN SWESSEL stated the Commission was concerned with the possibility of zoning on Charleston being deeper than 200'.

MR. JONES asked why the R-PD could not be extended into the adjoining parcel.

MR. DOWNEY stated he did not believe it could be designed to accommodate it, and that he did not know how a street could be put in there.

GEORGE KOKOS, 2426 Palomino, appeared in protest.

CHUCK SANTLEMAN, 2550 Palomino, appeared in protest and stated he was concerned about looking at another block wall from his property. He added he would like to have a row of homes facing Palomino as a buffer.

E[illegible]E SALADIN, 721 Shetland, appe[illegible] in protest.

BILL EPLAND, 2600 Palomino, appeared in protest.

CHAIRMAN SWESSEL asked those present in protest to stand. Eight persons were present in opposition.

MR. GRAVES stated they could turn the homes as proposed around and put the wall in back of them, and keep the ingress/egress to the east as was shown in the new proposal.

CHAIRMAN SWESSEL stated he thought this was a good buffer zone for the shopping center.

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

MR. MILLER made a Motion for APPROVAL of Z-121-78.

Voting was as follows:

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

Motion for APPROVAL failed by a 3/4 vote; therefore, the application was DENIED.

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

3. Z-30-76

PLOT PLAN REVIEW

(Abeyance Item from 1/23/79)

APPROVED

Request of the Y.M.C.A. for approval of a Revised Plot Plan to allow certain changes from the approved plan relative to the proposed building and tennis courts, on property generally located south of Meadows Lane and approximately 900 feet west of Valley View Boulevard, R-1 zone (under resolution of intent to C-1).

MR. BROWN stated this item had been held in abeyance so the neighbors might be notified and be present and they were.

CHAIRMAN SWESSEL declared the public hearing open.

BOB FIELDEN presented a rendering of the proposed development and stated construction would begin in 90 days once this matter is resolved.

MRS. COLEMAN asked if the building would be painted red.

MR. FIELD replied that it would. He added that after the previous meeting, Mr. Wawerna had gone out and talked to the neighbors and only one resident was concerned about the tennis court being located near his property. He said that the tennis courts would face Meadows.

An unidentified man stated when this matter came up previously, the intense lights at Lorenzi Park were mentioned.

MR. FIELDEN stated the light sources would emit light right down on the court and would not shine into the neighbors yards. He said with regard to the court closest to the residential area, the light could be left off if so required; however, this would result in a loss of income to the YMCA.

An unidentified man asked where the parking would be.

MR. FIELDEN replied it would be east of the facility and there would be no parking between the building and the residential.

MRS. COLEMAN asked if the roof mechanics would be exposed.

MR. FIELDEN replied they would not.

ELIZABETH SCOTT stated she wished clarification about the lighting and that had been answered. She asked how high the building would be.

MR. FIELDEN replied it is one story with a mezzanine; the extra 25' is to accommodate basketball.

MR. SCOTT asked if there would be landscaping.

MR. FIELDEN replied there would and that parking is about 35' away from the property line and there is an existing wall.

MRS. SCOTT asked if there would be windows to the south.

MR. FIELDEN replied there would be no windows to the south and west. The only glass opens onto the shopping center and there is a small entrance on Meadows.

An unidentified man asked what the operating hours would be.

MR. FIELDEN stated the facility would close at 10:00 P.M.

MRS. COLEMAN asked if the lights on the tennis courts would go out at that time.

MR. FIELDEN replied that all the lights would go out except for the security lighting, which is attached to the building and directed straight down.

WAYNE PETERSON, 401 Bedford, asked if there was going to be access onto Mayflower.

MR. FIELDEN replied there would only be pedestrian access at that location. He added all of the access will come off the property to the east which is the shopping center.

RON EGGERT, 4008 Meadow Valley, asked if the property to the east was owned by the YMCA.

MR. FIELDEN replied it has been sold to the Hon Corporation who will be developing a small regional shopping center between the YMCA, Valley View and the bank.

MR. BROWN stated staff would request that Arizona Cypress be planted along the west and south boundaries.

MR. FIELDEN indicated this was agreeable.

MR. BROWN stated that if the Planning Commission approved the plot plan as shown, it should go before the City Commission so it could hear it also since their motion was the tennis courts be moved away from the west.

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

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-30-76, subject to the following conditions:

1. Arizona Cypress trees be planted along the west and south sides of the property.

2. The tennis courts shall be located as shown on the plot plan.

3. The lighting on the tennis courts shall be directed to the tennis courts and away from all residential areas. All lighting on the tennis courts shall be turned off no later than 10:00 P.M.

4. The facility shall close at 10:00 P.M.

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 and residential areas.

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

Motion for APPROVAL carried unanimously.

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

NEW BUSINESS:

1. TENTATIVE MAP

RIDGEMOUNT UNIT 2

APPROVED

Property generally located west of Michael Way between Washington Avenue on the north and Bromley Avenue on the south, R-1 zone (under resolution of intent to R-PD7).
Owner/Subdivider: David Dirks
No. of Acres: 11.7± No. of Lots: 90

MR. NULL presented the staff report and stated Unit 1 has been constructed with a single access to Washington Avenue, and includes the common recreation area. The overall subdivision design was approved as a plot plan under Z-36-73; therefore, this tentative map constitutes a revision to the plot plan. Staff has the following conditions: a temporary (second) access street to be provided to Bromley; a 6' block wall, or one similar to the wall design on Washington Avenue in Unit 1 be provided along Bromley; a wall statement; proper sewer easement(s) and storm drainage; conformance to the conditions of approval of the zoning case Z-36-73 plus the normal conditions. Approval is recommended with these conditions.

DAVID CAUSEY, represented the application, and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Ridgemount Unit 2, 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 tenative 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. A tempoary (secondary) access street be provided to Bromley Avenue.

3. A six ft. block wall, or a wall designed similar to the one provided along Washington Avenue, be provided along Bromley Avenue (except for the tempoary access street) as determined by the Department of Community Planning & Development.

4. 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.

5. Proper sewer easement(s) to be recorded as required by the Department of Public Services.

6. All storm water drainage shall conform to the requirements of the Public Services Department.

7. Conformance to the conditions of approval for zoning case Z-36-73.

8. Street names to be provided in accord with the City's Street Name Policy.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on February 21, 1979 at 2:00 P.M.

2. TENTATIVE MAP

SUNCREST MEADOWS

APPROVED

Property generally located at the southwest corner of Craig Road and Lorenzi Boulevard, R-1 zone.
Owner/Subdivider: Buttrum Construction Co.
No. of Acres: 31.2 No. of Lots: 126

MR. NULL presented the staff report and stated staff has the following conditions: no vehicular access to Lorenzi or Craig from the abutting lots; a wall statement is required, plus the normal conditions. Staff would recommend approval with those conditions. Further the length of the Block containing Lots 86 to 126 does exceed the 1200' requirement due to the proposed freeway interchange.

GUY BISSEL, 5115 Industrial Road, represented the application and agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of the Tentative Map of Suncrest Meadows, 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. There shall be no vehicular access to Lorenzi Boulevard and Craig Road 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. Street names to be provided in accord with the City's Street Name Policy.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

3. TENTATIVE MAP

WILDWOOD VILLAS

APPROVED

Property generally located on the west side of Lamb Boulevard between Stewart Avenue on the north and Charleston Boulevard on the south, R-1 zone (under resolution of intent to R-PD7).
Owner: Ron Rudin Realty
Subdivider: M.L. Enterprises
No. of Acres: 36.8 No. of Lots: 246

MR. NULL presented the staff report and stated staff has the following conditions: no vehicular access to Lamb from the abutting lots; a 6' block wall be provided on the rear of the lots that back up to Meadow Green Lane and Corwood Green Lane; a wall statement is required, plus the normal conditions. A waiver is necessary on the length of Block 2. Staff does not object.

CHARLEY JOHNSON represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Wildwood Villas, 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. There shall be no vehicular access to Lamb Boulevard from the abutting lots.

3. A six ft. block wall is to be provided on the rear of those lots abutting Manor Green Lane and Corwood Green Lane.

4. 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.

5. Street names to be provided in accord with the City's Street Name Policy.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

4. TENTATIVE MAP

SUN CITY

ABEYANCE

Property generally located at the northeast corner of Oakey Boulevard and Arville Street, R-E zone (under resolution of intent to R-1).
Owner/Subdivider: Jeff Shaw and Jim Hampton
No. of Acres: 2.62 No. of Lots: 10

MR. NULL stated that the applicants have requested this item be held in abeyance indefinitely until such time that an adjoining property sale can be concluded.

MR. JONES made a Motion for ABEYANCE of the Tentative Map of Sun City.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

5. RESUBDIVISION OF A PORTION OF CHARLESTON HEIGHTS TRACT NO. 51-F1

FINAL MAP

APPROVED

Property generally located south of Smoke Ranch Road and east of Maverick Street, R-3 zone.
Owner/Subdivider: Becker and Sons
No. of Acres: 0.6687 No. of Lots: 1

MR. NULL presented the staff report and stated this request combines two lots into one lot, Lot 7. Staff does not object.

BARRY BECKER represented the application.

MR. JONES made a Motion for APPROVAL of the Resubdivision of a portion of Charleston Heights Tract No. 51-F1, Final Map.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. Z-1-79

APPROVED

Application of L L L CORPORATION for reclassification of property located at 829 South Sixth Street, from P-R (Professional Offices & Parking) to C-1 (Limited Commercial). The above property is legally described as Lots 14, 15, and 16, Block 31, South Addition.
Proposed Use: Offices (Existing)

MR. BROWN presented the staff report and stated it would seem reasonable that this lot be zoned to commercial and staff would so recommend. It is consistent with the zoning in the area.

CHAIRMAN SWESSEL declared the public hearing open.

BERT LEAVITT represented the application and stated they are just trying to be legitimate. They thought the property was C-1 but it was not. He added he felt this would be proper commercial zoning.

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

MR. MILLER made a Motion for APPROVAL of Z-1-79, 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 Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

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

RECESS: CHAIRMAN SWESSEL declared a 10 minute recess at 9:30 P.M. and reconvened the meet at 9:40 P.M.

7. Z-2-79

DENIED

Application of ROOSEVELT WILLIAMS, AND DOROTHY SIGNAL for reclassification of property located at the northwest corner of Palomino Lane and Tonopah Drive, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as a portion of the North Half (N½) of the Southeast Quarter (SE¼) of Section 32, Township 20 South, Range 61 East, MDB&M.
Proposed Use: Medical Office Building

MR. BROWN presented the staff report and stated across the street extending easterly P-R; there is additional P-R to the east and C-1 on south, with R-E to the west. Staff feels that this request is not in keeping with the development of the area inasmuchas the one parcel zoned P-R has already been zoned is adjacent to Tonopah, is oriented eastward. The commercial is south of Palomino. Staff thinks Palomino should be the north boundary line and Tonopah be the west boundary line for commercial or P-R uses in this area and recommends denial.

CHAIRMAN SWESSEL declared the public hearing open.

IRV WALLER, 3585 Eastern, represented the application, and stated the property to the west has been approved for a childrens nursery and that directly to the east, across the street, is some doctors offices.

CHAIRMAN SWESSEL asked how many office buildings were planned.

MR. WALLER stated only one office building, which would be 55 sq. ft. in size.

MR. MILLER asked if the children's nursery had been rezoned for that use.

MR. BROWN stated that a variance had been applied for and approved.

C.H. LOFTLER, 612 South Tonopah, appeared in protest. He stated he objected to the type of building proposed and that this size would not be conducive to medical offices. He asked if the whole area would be medical-facility developed.

CHAIRMAN SWESSEL stated the Commission hoped the medical development is stopped at Tonopah, and that it is supposed to end there for the foreseeable future.

A.H. MAYNOR, 611 South Tonopah, appeared in protest.

ED HENDRICKS, architect, stated that under the P-R, a large building could not be put on the property. The development was designed this way for parking access and a surplus of parking. The idea is to keep the density down.

CHAIRMAN SWESSEL 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-2-79 because the proposed use would not be compatible with the residential area north of Palomino Lane and west of Tonopah Drive.

Voting was as follows:

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

Motion for DENIAL carried by a 5/2 vote.

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

8. Z-3-79

APPROVED

Application of JAMES E. AND KATHERINE B. ROCHE for reclassification of property located on the east side of Dike Lane, 150 ft. north of Bonanza Road, from R-1 (Single Family Residence) and R-E (Residence Estates) to C-1 (Limited Commercial). The above property is legally described as a portion of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 29, Township 20 South, Range 61 East, MDB&M.
Proposed Use: Parking Lot

MR. BROWN presented the staff report and stated the plot plan is as shown. The applicants want to buy an additional lot. Staff has talked with the realtor who is negotiating the deal who stated, in view of the fact that the fellow selling the property has a house on the north 55', McDonald would only want the south half for parking and do not object to only rezoning the south part of this lot. Staff would recomment the south 55' be rezoned to commercial.

CHAIRMAN SWESSEL declared the public hearing open.

BETTY SCHAPELL represented the application and agreed to staff stipulations.

CHAIRMAN SWESSEL 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-3-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

2. The north 55 feet of this application be deleted.

3. A six ft. block wall shall be constructed on the north side of this property approved for C-1 zoning.

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. Conformance to the plot 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 Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

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

9. Z-4-79

APPROVED

Application of FRANK SALA, ET AL, for reclassification of property located at the southeast corner of Palomino Lane and Rancho Lane, from R-1 (Single Family Residence) and C-1 (Limited Commercial) to C-1 (Limited Commercial). The above property is legally described as a portion of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section 32, Township 20 South, Range 61 East, MDB&M.
Proposed Use: Office Complex

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff would recommend approval with the following conditions: decorative block wall be set back along Palomino behind the landscaping; no ingress/egress to Palomino Lane; a regular block wall on the east side of the property be built adjacent to the R-1. With those conditions and the normal conditions, staff would recommend approval.

CHAIRMAN SWESSEL declared the public hearing open.

FRANK SALA, 3150 West Sahara, represented the application, and stated the proposed complex will be one-story and will be a condominium office building. It will have full grown trees and be a first class project. He stated he agreed to staff conditions.

C.H. LOFTLER, 612 South Tonopah, appeared in protest.

CHAIRMAN SWESSEL 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-4-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

2. No access be allowed to Palomino Lane.

3. A six ft. decorative block wall shall be erected along Palomino Lane and set back sufficient to provide for landscaping as required by the Department of Community Planning and Development.

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. A 6 ft. block wall shall be constructed along the easterly side of this development adjacent to the residential zone.

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 Swessel, Mrs. Coleman, Mr. Miller, 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 March 7, 1979 at 2:00 P.M.

10. Z-5-79

APPROVED

Application of INCREASE INVESTMENT CLUB, INC. for reclassification of property located at 3020 West Charleston Boulevard, from R-A (Ranch Acres) to C-D (Designed Commercial). The above property is legally described as the west 105 feet of the east 525 feet of the south 320 feet of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 32, Township 20 South, Range 61 East, MDB&M.
Proposed Use: Retail Sales of Musical Instruments and Instruction

MR. BROWN presented the staff report and stated the plot plan is as depicted with the existing building and eight parking spaces. Everything is in order and staff would recommend approval subject to the normal conditions plus building elevations being submitted for staff approval.

CHAIRMAN SWESSEL declared the public hearing open.

WM. BENNETT and LARRY SHELMS represented the application.

MR. BENNETT stated they have not been selling anything because they do not have a business license. He added they would be also be teaching at this location, but would not use amplifiers.

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

MR. KENNEDY made a Motion for APPROVAL of Z-5-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

2. Elevations of the building shall conform to the require-

ments of the Department of Community Planning and Development.

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on February 21, 1979 at 2:00 P.M.

11. Z-6-79

DENIED

Application of JAMES BILBRAY, ET AL, for reclassification of property generally located at the southwest corner of Sandhill Road and Owens Avenue, from R-1 (Single Family Residence) to R-MH (Mobile Home Residence). The above property is legally described as a portion of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 30, Township 20 South, Range 62 East, MDB&M.
Proposed Use: Mobile Home Subdivision

MR. BROWN presented the staff report and stated staff does not know which way the parcel will go. Should a bridge be constructed over the Las Vegas Wash and extend to Sandhill south, then this parcel would be oriented toward the west and R-1. If it is not extended south, staff feels the orientation would be to the east where other mobile home parks are located and the Wash would be a natural boundary. In R-MH zoning, the density is the same as R-1 and lots are 6500 sq. ft. If approved, in addition to the normal conditions, Public Services recommends a block wall along the Wash and with this use, a 6' block wall must completely enclose the development.

CHAIRMAN SWESSEL declared the public hearing open.

JOHN SHELTON, 4240 Carnation Lane, represented the application.

MRS. COLEMAN asked when determination of the bridge construction would be made.

MR. FOSTER stated Public Services does not know and a determination will have to be made by the City Commission whether they want to remove Sandhill from the Major Street Plan.

MR. SHELTON stated he had submitted a letter requesting this portion of the road be removed from the Master Street Plan. In conferences with Public Services, there is no definite plan for a bridge and this was the reason for the rezoning request.

MR. BROWN stated there are two letters of protest.

DENNIS ARMSTRONG, 1400 Stevens, appeared in protest, and stated this area is zoned for rural homes and to place a mobile home park in the middle of it would be bad planning. It would also devalue the property.

L. KING, 1515 Stevens, appeared in protest. He asked if this would be an adult or family park.

MR. SHELTON stated it would be a family park.

MR. KING stated this would have an impact on the school, C.C. Ronnow.

SAM BOWLER, 3904 Cull Canyon, appeared in protest.

CHAIRMAN SWESSEL asked those present in protest to stand. Fourteen persons were present in opposition.

MR. SHELTON appeared in rebuttal.

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

MR. MILLER made a Motion for DENIAL of Z-6-79 because the proposed mobile home development would not be compatible with the homes in this area.

Voting was as follows:

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

Motion for DENIAL carried by a 6/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on February 21, 1979 at 2:00 P.M.

12. Z-7-79

APPROVED

Application of A.M. LEVY, TRUSTEE, for reclassification of property generally located north of Craig Road between Lorenzi Boulevard and Rancho Drive, from R-E (Residence Estates) and C-2 (General Commercial) to R-PD3 (Residential Planned Development). The above property is legally described as a portion of the South Half (S½) of the Northwest Quarter (NW¼) of Section 2, Township 20 South, Range 60 East, MDB&M.
Proposed Use: Detached Single Family Dwelling Units with Equestrian Recreational Facilities

MR. BROWN presented the staff report and stated the plot plan is as depicted. The houses are around a riding range and 64 stables on the interior, with corrals, a clubhouse, etc. There will be a bridle path around the periphery. Staff would recommend approval subject to the normal conditions, compliance with Clark County Health Department requirements and a block wall on the north side - the location to be worked out.

CHAIRMAN SWESSEL declared the public hearing open.

G.C. WALLACE, represented the application, and stated the applicant would agree to staff conditions. He stated a lot of people would like to see this type of development. He said the developer has taken a very positive approach and has come up with a good design.

MRS. COLEMAN asked what size the homes would be.

JERRY CHUCK stated they would be from 1200 to 1800 sq. ft.

MRS. COLEMAN asked how many acres were involved.

MR. CHUCK stated approximately 50 acres for residential, splitting off the commercial.

ROBERT STROUT, 6517 Painted Desert, appeared in protest to the bridle path abutting his property, which has been designated as a Power Company easement.

Five persons approached the Commission questioning the application.

MR. WALLACE stated that the developer was agreeable to staff stipulations of building a fence on the north property line, with the exact location to be agreed upon. He stated they would rather have the option of going on the north property lines and utilizing the 15' easement for the bridle path. This would keep riders on the south side.

An unidentified lady asked how many horses per house would be allowed. The developer had stated only one would be permitted.

MR. CHUCK stated it would average out to one horse per house over a period of time. He added that going in with one horse would not be feasible.

MR. BROWN said staff recommendation is for no more than two horses per house; average is not a consideration.

CHAIRMAN SWESSEL 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-7-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

2. No dwelling unit shall have more than two horses stabled within the development.

3. No boarding of horses by persons not living within this development shall be permitted.

4. The bridle path and equestrian area shall conform to the requirements of the Clark County Health District relative to dust and cleanliness.

5. 5. A six ft. block wall shall be constructed on the north property line as required by the Department of Community Planning and Development.

6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

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

Motion for APPROVAL carried by 6/1 vote.

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

13. Z-63-70

PLOT PLAN REVIEW

APPROVED

Request of CHARLESTON HEIGHTS SHOPPING CENTER for a Plot Plan Review to allow a retail commercial building on property located at the southwest corner of Evergreen Avenue and Decatur Boulevard, C-2 zone.

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

BARRY BECKER represented the application.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-63-70, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler sysytem 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 shallbe 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 Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

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

14. Z-49-77

USE REVIEW

ABEYANCE

Request of NEW HORIZONS for a Use Review on property located at 1401 South Arville, C-1 zone.

MR. BROWN presented the staff report and stated the applicants have a school and want to get approval of that use in this location. It was not a permitted use on the initial plot plan. If the Planning Commission thinks the added use is significant enough, the neighbors will be notified for a public hearing, or it can be acted on at this meeting.

BARRY BECKER represented the application.

MR. MILLER made a Motion for ABEYANCE of the Use Review under Z-49-77 so that the neighbors could be notified of the added use of the school.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

15. Z-12-67

REVIEW OF CONDITIONS

DENIED

Request of F.J. PERAZZO, ARCHITECT for a Review of Conditions to rescind the condition requiring the six ft. block wall on property located at 3601 West Sahara Avenue, C-1 zone.

MR. BROWN presented the staff report and stated that on the original approval, it was specifically stated that on the south side would be a 6' block wall. This is just east of the existing Safeway store and west of the proposed new Safeway store. Staff does not see any reason why this wall should be rescinded and would recommend the plot plan be complied with.

F. PERAZZO represented the application and stated the wall was required at the time of the original zoning. There is now C-1 behind this location and commercial development is proposed.

MRS. COLEMAN said part of the problem in the rear is that the applicant's loading area is located there as well as trash and other unsightly items. The wall does offer some protection, even to a commercial building to the south.

MRS. COLEMAN made a Motion for DENIAL of the Review of Conditions under Z-12-67 because the fence is needed for screening purposes.

Voting was as follows:

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

Motion for DENIAL carried by a 6/1 vote.

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

16. FINAL MAP

BIG SKY RANCH ESTATES UNIT #4

Property generally located on the south side of Alexander Road between Torrey Pines Drive on the west and Maverick Street on the east, R-E zone.
Owner/Subdivider: Steven S. Miller, Inc.
No. of Acres: 19.18 No. of Lots: 33

17. FINAL MAP

RAINBOW WEST UNIT NO. 3

Property generally located east of Tenaya Way between Carmen Boulevard on the north and Washington Avenue on the south, R-1 zone.
Owner/Subdivider: Charles and Carma Brown
No. of Acres: 8.914 No. of Lots: 42

18. FINAL MAP

RAINBOW WEST UNIT NO. 4

Property generally located on the southeast corner of Tenaya Way and Carmen Boulevard, R-1 zone.
Owner/Subdivider: Charles and Carma Brown
No. of Acres: 14.089 No. of Lots: 63

19. FINAL MAP

RANCHO SERENO UNIT NO. 3

Property generally located north of Sahara Avenue and west of Rancho Drive, R-1 zone (under resolution of intent to R-PD7).
Owner/Subdivider: Villa Bonita Oeste
No. of Acres: 10.025 No. of Lots: 60

20. FINAL MAP

PARKWOOD UNIT NO. 8

Property generally located on the east side of Marion Drive, north of Stewart Avenue, R-1 zone.
Owner/Subdivider: Metropolitan Nevada Corp.
No. of Acres: 12.715 No. of Lots: 61

21. FINAL MAP

PARKWOOD UNIT NO. 9

Property generally located on the southeast corner of Marion Drive and the Cedar Avenue Drainage Channel, R-1 zone.
Owner/Subdivider: Metropolitan Nevada Corp.
No. of Acres: 14.276 No. of Lots: 61

ITEMS 16 THROUGH 21 APPROVED

MR. NULL stated with regard to the six final maps, everything is in order and the only condition staff would require is conformance to the conditions of approval of the tentative map.

MR. KENNEDY made a Motion for APPROVAL of Item 16 through 21, subject to the following condition:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

22. AV-3-79

APPROVED

Request of M C MEDALLION CORP. for an Administrative Variance to allow a deviation from the front and rear yard setbacks on property legally described as Lots 3 and 12, Storybook Village, R-1 zone.

MR. BROWN presented the staff report and stated that at the last meeting approval was given for Lots 7 and 6. Staff would now recommend that Lots 3 and 12 be approved subject to relocating the houses on the property satisfactorily acccording to Community Planning & Development.

JERRY OLZ represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of AV-3-79, subject to the following conditions:

1. The houses on Lots 3 and 12 shall be relocated as required by the Department of Community Planning and Development.

2. Conformance to the plot plan as revised to reflect the above condition.

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. DISCUSSION ON ANNEXATION POLICY

After a discussion, it was determined that staff would get a legal opinion from the City Attorney as to the possibility of rezoning upon approval of annexation; also the possibility of amending the wording of the ordinance from "comparable" to "compatible" and also feasibility of determining if sufficient sewer capacity is available upon approving annexation requests.

2. ESTABLISH POLICY THAT REQUIRES REPRESENTATION OF APPLICANTS AT PLANNING COMMISSION MEETINGS

After a discussion, it was the concensus of opinion (no formal vote being taken) that all applicants or authorized representatives are required to be present at the time the rezoning request is heard and each case would be judged on its merits if an applicant is not present.

3. AMERICAN PLANNING ASSN. CONFERENCE

It was the concensus of opinion that none of the Planning Commissioners wished to attend the planning convention in Miami and if the community is interested in attracting this convention that proper funding would be through the Las Vegas Convention and Visitors Bureau.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 11:36 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

Harold P. Foster

HAROLD P. FOSTER, Director

/lm