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AGENDA

CITY PLANNING COMMISSION

FEBRUARY 27, 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:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. Z-49-77
   Use Review
   (Abeyance Item from 2/8/79)

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

2. Z-113-78
   (Referred back from City Commission)

   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 AND REQUEST FOR WAIVER TO ALLOW VEHICULAR ACCESS TO LOTS FRONTING ON A SECONDARY STREET
   CHARLESTON RAINBOW UNIT 17

   Property generally located at the southeast corner of Westcliff Drive and Cimarron Road, R-1 zone.
   Owner/Subdivider: Sproul Homes
   No. of Acres: 45± No. of Lots: 202

2. TENTATIVE MAP AND REQUEST FOR WAIVER TO ALLOW VEHICULAR ACCESS TO LOTS FRONTING ON A SECONDARY STREET
   GRANDVIEW

   Property generally located at the southwest corner of Owens Avenue and Marion Drive, R-1 zone.
   Owner/Subdivider: Desert Sun Co.
   No. of Acres: 10.7± No. of Lots: 43

3. FINAL MAP
   GRANDVIEW 1

   Property generally located at the northwest corner of Van Buren Avenue and Marion Drive, R-1 zone.
   Owner/Subdivider: Desert Sun Co.
   No. of Acres: 5.2 No. of Lots: 22

4. FINAL MAP
   GRANDVIEW 2

   Property generally located at the southwest corner of Owens Avenue and Marion Drive, R-1 zone.
   Owner/Subdivider: Desert Sun Co.
   No. of Acres: 5.5 No. of Lots: 21

5. FINAL MAP RIDGEMOUNT UNIT 2

Property generally located on the north side of Bromley Avenue between Saylor Way on the west and Michael Way on the east, R-1 zone (under ROI to R-PD7).
Owner/Subdivider: David Dirks
No. of Acres: 11.5 No. of Lots: 90

6. FINAL MAP RANCHO BONITO 3

Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 zone.
Owner/Subdivider: Villa Bonita Oeste, Inc.
No. of Acres: 10.3 No. of Lots: 32

7. FINAL MAP RANCHO BONITO 4

Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 zone.
Owner/Subdivider: Villa Bonita Oeste, Inc.
No. of Acres: 7.6 No. of Lots: 23

8. A-1-79

Petition of Annexation submitted by MAURY ABRAMS for annexation of property generally located on the southwest corner of Lake Mead Blvd. and Decatur Boulevard, containing approximately 10 acres of land.

9. Z-8-79

Application of ABE FOX AND EVELYNE FOX, TRUSTEES for reclassification of property generally located at the northeast corner of Sahara Avenue and Spencer Street, from R-1 and R-2 to C-1.
Proposed Use: Offices & Retail Sales Facilities

10. Z-9-79

Application of WILLIAM R. ELSWICK for reclassification of property generally located on the south side of Philadelphia Street, 175 feet west of Commerce Street, from R-4 to C-2.
Proposed Use: Efficiency Apartments

11. Z-10-79

Application of JACK H. HOOPER, TRUSTEE for reclassification of property located at 1100 Campbell Avenue, from R-E to P-R.
Proposed Use: Office

12. Z-11-79

Application of EDWIN L. AND ROSE M. HARTWELL for reclassification of property generally located on the north side of Alpine Place between Mohawk Street and Brush Street, from R-1 to R-3.
Proposed Use: Apartments

13. Z-12-79

Application of ELIZABETH AND STAN KROLAK for reclassification of property located at 2036 Bonita Avenue, from R-1 to P-R.
Proposed Use: Office

14.	Z-13-79	Application of JOE REYES AND OLGA REYES for reclassification of property located at 4324 West Charleston Boulevard, from R-1 (under resolution of intent to P-R) to C-1. Proposed Use: Office & Showroom (Tile Supplies)
15.	Z-14-79	Application of PACIFIC COAST BUILDING PRODUCTS, INC. for reclassification of property located at 1110 West Bonanza Road, from C-M and C-1 to C-M. Proposed Use: Wholesale Storage (Lumber)
16.	Z-144-77 Extension of Time	Request of M. L. ENTERPRISES, INC. for an Extension of Time on property generally located on Jones Boulevard, south of Charleston Boulevard, R-E zone (under ROI to C-1 & P-R).
17.	AV-4-79	Request of DICK STEWART for an Administrative Variance to allow a deviation from the sideyard setback on property located at 3808 El Portal, R-1 zone.
18.	Z-70-70 Plot Plan Review	Request of UNITED OUTDOOR ADVERTISING CO. for a Plot Plan Review to allow modifications of the previously approved off-premise sign on property generally located at the north-west corner of Sahara Avenue and Santa Clara, C-1 zone.
19.	Z-134-77 Waiver	Request of BECKER DEVELOPMENT CO. for a waiver of the air conditioning screening requirement on property generally located on the south side of Smoke Ranch Road between Jones Boulevard and Winwood Street, R-PD20 zone.

DIRECTOR'S BUSINESS:

1. Annexation Policy

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 27, 1979

CALL TO ORDER: A regular meeting of the City Planning Commission was called to order by Vice Chairman Jones in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

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

EXCUSED: Chairman Swessel

STAFF PRESENT:
Harold P. Foster, Director, Community Planning and Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Rick Sweet, Planner
Linda McIntosh, Recording Secretary

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.

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

OLD BUSINESS:

1. Z-49-77

USE REVIEW

(Abeyance Item from 2/8/79)

DENIED

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

MR. BROWN presented the staff report and stated the plot plan is as submitted with R-1 on the west, a vacant lot to the south. Parking is on the south tier. This item was held in abeyance so the neighbors could be notified of the requested use.

VICE CHAIRMAN JONES declared the public hearing open.

KEN GRAGSON, 4411 Marlena Circle, represented the application. He stated this would be a school for children with learning disabilities. He added the school would occupy a portion of the Print Shop building. There will be approximately 20 children and staff ratio is 1½/4 per classroom. The hours will be from 8:30 AM to 2:30 PM. Some of the children will be bussed and others will arrive by private transportation. The buses will not be parked at this location. He stated the board of directors are in the process of seeking financing for another location.

ERNIE BECKER, 4401 West Washington, appeared representing Tom Moore and four other persons who protested the use. He stated there has been problems since the school has been in operation with the children who are not confined to the school premises.

MR. BROWN stated the applicants are seeking permission to have a school at this location. Staff is neutral in its position. If the neighbors do not object, neither does staff.

MRS. COLEMAN stated the wrong was done when this property was zoned C-1. And, it was zoned C-1 because those persons voting for it thought it would only be a printing operation, which would not expand to anything else.

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

MR. MILLER made a Motion for DENIAL of the Use Review under Z-49-77 because this use would not be compatible with the surrounding neighborhood.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

2. Z-113-78

(Referred back from City Commission)

DENIED

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 when this item was heard by the Planning Commission in January there was discussion as to the density that would be permitted and staff thought at the conclusion of that hearing a meeting of the minds had been arrived at with 10 units per acre. Consequently, R-2 was recommended to the City Commission. At the City Commission meeting, the applicant did not concur with this recommendation and wanted R-3 or nothing. Hence, the application was returned to the Planning Commission for further consideration. In view of the fact the applicant will settle for nothing less than R-3, staff stands behind the R-2 recommendation and would recommend denial of the R-3.

PAUL SPRAGUE, 3217 Burnham, represented the application. He stated this was brought back because the R-2 would not be economically feasible inasmuch as two feet of top soil would have to be replaced. Further, the area is condusive to a high density development.

MR. KENNEDY asked how many units were permitted in the R-2.

MR. BROWN replied a maximum of thirteen.

MR. FOSTER stated that up to 24 was permissible in the R-3.

MR. GUTHRIE made a Motion for DENIAL of Z-113-78 because the density would not be compatible with the other uses in this area.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

NEW BUSINESS:

1. TENTATIVE MAP AND REQUEST FOR WAIVER TO ALLOW VEHICULAR ACCESS TO LOTS FRONTING ON A SECONDARY STREET

   CHARLESTON RAINBOW UNIT 17

   WITHDRAWN

Property generally located at the southeast corner of Westcliff Drive and Cimarron Road, R-1 zone.
Owner/Subdivider: Sproul Homes
No. of Acres: 45± No. of Lots: 202

MR. NULL stated that this particular item has been withdrawn by the applicant.

2. TENTATIVE MAP AND REQUEST FOR WAIVER TO ALLOW VEHICULAR ACCESS TO LOTS FRONTING ON A SECONDARY STREET

   GRANDVIEW

   APPROVED

Property generally located at the southwest corner of Owens Avenue and Marion Drive, R-1 zone.
Owner/Subdivider: Desert Sun Co.
No. of Acres: 10.7± No. of Lots: 43

MR. NULL presented the staff report and stated this item has been before the Commission previously, but because the first and second units were not recorded, the applicant must now resubmit. Staff would recommend no vehicular access to Owens, a wall statement and that the street grades meet the requirements of Public Services plus the normal conditions. With these conditions, approval is recommended. The applicant has requested a waiver. This is necessary because five lots front on an 80' street and they are less than 100' wide. Since only 5 lots are involved and the additional lots that now front on Marion, are also less than 100' wide, staff does not object to the waiver.

CHARLEY JOHNSON, 2209 Paradise Road, represented the application. He stated the City ordinance did not have this requirement when the original plat was submitted. He stated that the street on which the lots would front would not be a major traffic carrier. He added that some Lewis homes front on Marion and have not created a problem.

MR. MILLER asked if circular drives would be provided.

MR. JOHNSON stated that it was not felt such drives were necessary. He said they hoped some type of hammerhead could be worked out with the Planning Commission.

VICE CHAIRMAN JONES asked if some type of hammerhead could be put in which would be attractive.

MR. JOHNSON said that it could be done and that they have done some hammerhead designs.

MR. MILLER made a Motion for APPROVAL of the Tentative Map of Grandview, 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. No vehicular access shall be allowed to Owens Avenue from the abutting lots.

3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.

4. Street grades are to meet the requirements of the Department of Public Services.

5. The driveway design for the lots fronting on Marion Drive to be approved by the Department of Community Planning and Development.

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.

The request to allow vehicular access to lots fronting on a Secondary Street within Grandview was APPROVED.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

VICE CHAIRMAN JONES stated this item would be heard by the City Commission on March 21, 1979 at 2:00 P.M.

FINAL MAP

GRANDVIEW 1

APPROVED

Property generally located at the northwest corner of Van Buren Avenue and Marion Drive, R-1 zone.
Owner/Subdivider: Desert Sun Co.
No. of Acres: 5.2 No. of Lots: 22

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

DAVE WEIR represented the application.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Grandview 1, subject to the following conditions:

1. Approval of the tentative map.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

FINAL MAP

GRANDVIEW 2

APPROVED

Property generally located at the southwest corner of Owens Avenue and Marion Drive, R-1 zone.
Owner/Subdivider: Desert Sun Co.
No. of Acres: 5.5 No. of Lots: 21

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 approval of the tentative map and conformance to the conditions of approval of the tentative map.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map of Grandview 2, subject to the following conditions:

1. Approval of the tentative map.

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP

RIDGEMOUNT UNIT 2

APPROVED

Property generally located on the north side of Bromley Avenue between Saylor Way on the west and Michael Way on the east, R-1 zone (under ROI to R-PD7).
Owner/Subdivider: David Dirks
No. of Acres: 11.5 No. of Lots: 90

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

The applicant or a representative was not present.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Ridgemount Unit 2, subject to the following condition:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. FINAL MAP

RANCHO BONITO 3

APPROVED

Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 zone.
Owner/Subdivider: Villa Bonita Oeste, Inc.
No. of Acres: 10.3 No. of Lots: 32

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

DAVE WEIR represented the application.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map of Rancho Bonito 3.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. FINAL MAP

RANCHO BONITO 4

APPROVED

Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 zone.
Owner/Subdivider: Villa Bonita Oeste, Inc.
No. of Acres: 7.6 No. of Lots: 23

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

DAVE WEIR represented the application.

MR. CANUL made a Motion for APPROVAL of the Final Map of Rancho Bonito 4.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

8. A-1-79

DENIED

Petition of Annexation submitted by MAURY ABRAMS for annexation of property generally located on the southwest corner of Lake Mead Boulevard and Decatur Boulevard, containing approximately 10 acres of land.

MR. NULL presented the staff report and stated this annexation consists of approximately 10 acres and will come into the City under City C-1 zoning.

MR. MILLER asked if this had been zoned by the County.

MR. NULL replied it has been rezoned to C-C for a shopping center.

MR. MILLER asked how long ago.

DAVE WEIR replied approximately two months ago.

MRS. COLEMAN asked if at the time of the rezoning if there had been protests.

MR. WEIR replied there were some protests. The applicants met with them, but were not able to completely satisfy all of the objections. They did agree to have no access onto

Harvard, no building facing Lake Mead and a block wall with landscaping.

MRS. COLEMAN stated there was another large shopping center 5/10ths of a mile away and asked why one was planned for this R-E area.

MR. WEIR stated that studies had been made and all the criteria for an additional shopping center were met.

MR. MILLER asked if residents of the area had been notified of the proposed annexation.

MR. WEIR stated they had not, that would come at a later point in the proceedings.

MRS. COLEMAN stated zoning to this depth did not fit into this area.

VICE CHAIRMAN JONES stated there would be three houses looking at an 8' block wall, and that he would like to see some type of a buffer zone.

MR. WEIR stated this developer is a shopping center developer.

MAURY ABRAMS appeared in favor of the application.

MR. MILLER made a Motion for DENIAL of A-1-79 because it was not felt that ten acres of commercial zoning in this area was appropriate.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

9. Z-8-79

ABEYANCE

Application of ABE FOX AND EVELYNE FOX, TRUSTEES, for reclassification of property generally located at the northeast corner of Sahara Avenue and Spencer Street, from R-1 (Single Family Residence) and R-2 (Two Family Residence) to C-1 (Limited Commercial). The above property is legally described as a portion of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 2, Township 21 South, Range 61 East, MDB&M.
Proposed Use: Offices & Retail Sales Facilities

MR. BROWN presented the staff report and stated the applicant does not have a plot plan submitted. Staff feels that inasmuch as this is a 660' square parcel, that the south half might be considered favorably with commercial

VICE CHAIRMAN JONES declared the public hearing open.

JAY DOWNEY represented the application. He stated he had just been retained to represent the application. He asked that this be held in abeyance in order for a plot plan to be prepared.

ALLEN ATKINS appeared in protest and stated he has a petition with 43 signatures from persons living on Kassabian protesting this application. He added that perhaps something professional could be worked out, but that C-1 was opposed.

VICE CHAIRMAN JONES asked those present in protest to stand. Six persons were present in opposition.

MR. MILLER made a Motion for ABEYANCE of Z-8-79 so that development plans could be submitted to the Planning Commission.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

VICE CHAIRMAN JONES announced this item would be reconsidered at the March 8, 1979 Planning Commission meeting.

10. Z-9-79

DENIED

Application of WILLIAM R. ELSWICK for reclassification of property generally located on the south side of Philadelphia Street, 175 feet west of Commerce Street, from R-4 (Apartment Residence) to C-2 (General Commercial). The above property is legally described as Lots 8, 9, 10, and 11, Block 6, Meadows Addition.
Proposed Use: Efficiency Apartments

MR. BROWN presented the staff report and stated that the R-4 parking requirements are all 1½ to 1 ratio. Under R-4 zoning, 14 units are permitted; in C-2 33 units are permitted. The plot plan is as submitted with 34 parking spaces and 33/34 dwelling units. Staff does not see any reason to drop commercial into the midst of R-4. This would not be in concert with the development of the area and staff would recommend denial.

VICE CHAIRMAN JONES declared the public hearing open.

JAY DOWNEY represented the application and stated that 33 units are proposed with 34 parking spaces. He added there is a parking problem in the neighborhood but this is caused by the older units. He said he felt this was compatible with the area.

MR. BROWN stated staff has received a petition with seventeen signatures in opposition to the proposed development.

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

DICK WISEBART, 3515 Cochise, owner of property at 101-103 West Chicago, appeared in protest. He stated that parking is currently a problem and there is a substantial crime problem in the area. Increasing the density will magnify these problems. He added he did not object to normal development.

RAY MARQUE, 131 West St. Louis, appeared in protest.

GEORGE ERWIN, 123 West Philadelphia, appeared in protest.

JAY DOWNEY appeared in rebuttal.

VICE CHAIRMAN JONES 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-9-79 because this zoning would be contrary to the existing zoning pattern in the area.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

11. Z-10-79

APPROVED

Application of JACK H. HOOPER, TRUSTEE, for reclassification of property located at 1100 Campbell Avenue, from R-E (Residence Estates) to P-R (Professional Offices & Parking). The above property is legally described as Lot 8, Block 1, Resubdivision of Blocks 1, 2, and 3, of McNeil Tract.
Proposed Use: Office

MR. BROWN presented the staff report and stated the plot plan is as submitted. There is a non-conforming building on the lot, which is only 18' from the rear lot line. Staff would recommend the rezoning be approved as it is compatible with the area. The applicant has asked for an administrative variance to build on the east and west. This is in order. An application has been submitted to the BZA for relief from the required rear yard setback.

VICE CHAIRMAN JONES declared the public hearing open.

MRS. COLEMAN stated she thought this development should be oriented towards Charleston and have a Charleston address.

MR. BROWN stated this could be accomplished.

BOB RIGGS represented the application. He stated this development would be converted to an office to be occupied by ML Enterprises, builders of Wildwood homes.

MRS. COLEMAN asked if any equipment would be stored at this location.

MR. RIGGS replied that none would. He stated he agreed to a Charleston address. He added that the required parking spaces would be provided.

MR. KENNEDY stated he would like to see the parking reversed along Campbell to the south.

MR. RIGGS stated that would not be a problem.

VICE CHAIRMAN JONES 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-10-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The property address shall be from Charleston Boulevard.
3. The parking layout on the east side of the property shall be reversed 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 if made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

12. Z-11-79

DENIED

Application of EDWIN L. AND ROSE M. HARTWELL for reclassification of property generally located on the north side of Alpine Place between Mohawk Street and Brush Street, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 36, Township 20 South, Range 60 East, MDB&M.
Proposed Use: Apartments

MR. BROWN presented the staff report and stated that in 1976 when the large multiple family complex was developed on the east side of Brush, the Commission and staff had a meeting of the minds that once that was developed, that no further multiple family development would be permitted north of Alpine, west of Brush. In addition encroachment into the R-1 with R-3 is a classic example of spot zoning which would set a precedent. For these reasons, staff would recommend denial.

VICE CHAIRMAN JONES declared the public hearing open.

JIM SPEAR, 4990 Paradise Road, represented the application. He stated letters had been sent to the 30 people notified by the City of this proposal and he had received 7 back in approval.

MR. MILLER asked what the development would consist of.

MR. SPEAR replied it would be 50 apartment units, but that only 48 are allowed under the R-3.

VICE CHAIRMAN JONES asked those present in protest to stand. Eleven persons were present in opposition.

MR. BROWN stated that no letters of protest are on file; however, there are 12 letters of approval.

KAY NEIL, 905 Mohawk, appeared in protest. She stated she has a custom built home and did not want to be surrounded by apartments. She added that new single family homes are being built in the area.

BRENDA TANNER, 5421 Evergreen, appeared in protest.

DALE NIELSON, 800 Lacy Lane, appeared in approval.

VICE CHAIRMAN JONES asked those present in approval to stand. Seven persons were present in approval of the application.

JIM COREY appeared in approval.

BOB ROSEQUIST, 2867 North Jones, appeared in approval.

MR. SPEAR appeared in rebuttal.

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

MR. GUTHRIE made a Motion for DENIAL of Z-11-79 because this would be contrary to the zoning pattern in the area.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

13. Z-12-79

APPROVED

Application of ELIZABETH AND STAN KROLAK for reclassification of property located at 2036 Bonita Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lot 125, Block 5, Charleston Park #2.
Proposed Use: Office

MR. BROWN presented the staff report and stated the plot plan is as noted. Staff has talked with the developer and suggested landscaping. They are going to remove the carport. There is adequate parking. Staff would recommend approval subject to a block wall on the west side.

VICE CHAIRMAN JONES declared the public hearing open.

DR. EDWARD HERMAN, 3590 Tioga Way, represented the application. He stated he would like to change the address from Bonita to Eastern. He added he is opposed to the amount of landscaping requested on Eastern. The grass would be difficult to maintain. Patients would walk across the grass. He added he wants to put in a planter area along the front and the side. There is existing trees and he would like to keep them. He did not object to landscaping on Bonita if it could be more modest. He presented pictures of the existing building.

MR. MILLER stated he was going to recommend more landscaping than was proposed.

DR. HERMAN stated additional landscaping would take away some of the parking.

MR. BROWN stated it would have no effect on the parking.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-12-79, subject to the following conditions:

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

2. The property address shall be from Eastern Avenue.

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

Motion for APPROVAL carried unanimously.

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

14. Z-13-79

DENIED

Application of JOE REYES AND OLGA REYES for reclassification of property located at 4324 West Charleston Boulevard, from R-1 (Single Family Residence) - under resolution of intent to P-R (Professional Offices & Parking) - to C-1 (Limited Commercial). The above property is legally described as Lot 10, Block 1, Hyde Park Subdivision No. 1.
Proposed Use: Office & Showroom (Tile Supplies)

MR. BROWN presented the staff report and stated that in 1976 an application was received for rezoning to commercial about 5 lots east which was subsequently denied and a discussion was had at that time regarding the establishment of P-R east of Essex. It was felt that the commercial should not extend east of Essex and so far the line has been held. Staff would recommend that that policy be held firm. To drop commercial in the midst of P-R would be spot zoning. The established policy of the Commission has been to retain P-R and staff would recommend denial.

VICE CHAIRMAN JONES declared the public hearing open.

HANK HAMMELBERG represented the application. He stated the business would be the House of Tile. There would be no inventory. It would be the display of tile in racks. This property should be commercial. It is time.

MRS. COLEMAN stated part of the problem with the piece of property in question is that it is not large enough for anything other than an office with little traffic. Parking could not be provided for loading and a retail operation. If this is successful, it could become a problem.

MR. HAMMELBERG said it is the thinking to use it as an office. The back yard is concrete and would be used for parking.

VICE CHAIRMAN JONES asked what would happen if the C-1 is granted and the applicant decided to move to another location. Then a precedent would be set with the C-1.

MR. HAMMELBERG stated the property would only be used for this operation.

VICE CHAIRMAN JONES suggested the applicant apply to the BZA for a variance.

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

MRS. COLEMAN made a Motion for DENIAL of Z-13-79 because the requested rezoning was contrary to the established professional office zoning pattern on this segment of Charleston Boulevard.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

VICE CHAIRMAN JONES announced this item would be heard by the

City Commission on March 21, 1979 at 2:00 P.M.

15. Z-14-79

APPROVED

Application of PACIFIC COAST BUILDING PRODUCTS, INC., for reclassification of property located at 1110 West Bonanza Road, from C-M (Commercial Industrial) and C-1 (Limited Commercial) to C-M (Commercial Industrial). The above property is legally described as a portion of the North Half (N½) of the Southeast Quarter (SE¼) of Section 28, Township 20 South, Range 61 East, MDB&M.
Proposed Use: Wholesale Storage (Lumber)

MR. BROWN presented the staff report and stated the applicant wants to store lumber outside. The plot plan is as depicted. Staff would recommend approval subject to the storage of lumber not exceeding 8' in height; that the maximum size of the sign area be 600 sq. ft., plus the normal conditions.

VICE CHAIRMAN JONES declared the public hearing open.

RAY BALUTH, 3668 Bernice, represented the application and stated the warehouse is for retail storage and the building permit was approved by the City for that. When applying it was discovered that the back was not zoned C-M. He added he would like the zoning so he could continue the operation, and he could also paint over the sign.

VICE CHAIRMAN JONES asked if he would paint over the sign.

MR. BALUTH stated the property is not his, it is leased, but that it would eventually move.

VICE CHAIRMAN JONES 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-14-79, subject to the following conditions:

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

2. Outside storage shall not exceed the height of eight feet.

3. The sign area on the fence along Bonanza Avenue shall be reduced to a maximum of 600 square feet.

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

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

6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

7. Conformance to the plot plan as amended to reflect the above conditions.

8. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

16. Z-144-77

EXTENSION OF TIME

APPROVED

Request of M.L. ENTERPRISES, INC. for an Extension of Time on property generally located on Jones Boulevard, south of Charleston Boulevard, R-E zone (under ROI to C-1 & P-R).

MR. BROWN presented the staff report and stated the applicant could explain to the Commission the reason for this request.

CHARLEY JOHNSON stated the developers have bought the property, the building has been designed, but they have been unable to get the financing. He asked for a one year extension of time.

MRS. COLEMAN made a Motion for APPROVAL of the Request for an Extension of Time under Z-144-77, subject to the following conditions:

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

2. Conformance to any ordinance requirements enacted subsequent to the original approval.

3. Conformance to the plot plan.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

17. AV-4-79

APPROVED

Request of DICK STEWART for an Administrative Variance to allow a deviation from the sideyard setback on property located at 3808 El Portal, R-1 zone.

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

MR. MILLER made a Motion for APPROVAL of AV-4-79, 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" Vice Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

18. Z-70-70

PLOT PLAN REVIEW

APPROVED

Request of UNITED OUTDOOR ADVERTISING CO. for a Plot Plan Review to allow modifications of the previously approved off-premise sign on property generally located at the northwest corner of Sahara Avenue and Santa Clara, C-1 zone.

MR. BROWN presented the staff report and stated when the initial request was made, the sign was to be north/south. The applicant now wants a "v". They will provide covered lattice work, between the ends of the "v". Staff would recommend approval subject to the lattice work being provided.

COLIN STONE represented the application and agreed to staff stipulations.

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

1. Lattice work shall be installed on the north end of the sign for screening purposes as required by the Department of Community Planning and Development.

2. Conformance to the plot plan as amended 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" Vice Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

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

19. Z-134-77

WAIVER

APPROVED

Request of BECKER DEVELOPMENT CO. for a waiver of the air conditioning screening requirement on property generally located on the south side of Smoke Ranch Road between Jones Boulevard and Winwood Street, R-PD20 zone.

MR. BROWN presented the staff report and stated he had talked with the developer and this is a new type of air conditioning unit.

ERNIE BECKER stated he did not remember this condition when going from R-3 to a planned unit development and therefore this roof design was worked out. He added the air conditioner is approximately one half the size of a uniform unit. It is hard to see against the roof. He suggested the Planning Commission look at the development.

BARBARA BLUMER, Las Vegas Metropolitan Beautification Committee, protested the request. She presented pictures of the development and the air conditioners.

MR. CANUL made a Motion for APPROVAL of the requested Waiver under Z-134-77.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

20. Z-100-78

(Withdrawn by applicant)

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

21. Z-55-70

PLOT PLAN REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to allow a 14 x 48 ft. off-premise outdoor sign on property located at 1942 East Sahara Avenue, C-1 zone.

MR. BROWN presented the staff report and stated he had surveyed this area to see how many off-premise signs there are in the area. There are only two. One was east of Eastern, the other west two or three blocks. With so few off-premise signs, staff would like to see it remain that way and would recommend the request be denied.

JIM OVERHOLT represented the application. He stated this is a major arterial and that they were not able to go on the other side of the street and that they did need some relief.

MRS. COLEMAN asked why the sign on Sahara, west of this location, is in such bad shape.

MR. OVERHOLT replied he did not know of this.

MRS. COLEMAN stated it does say "Donrey" on it.

MR. OVERHOLT stated if this was so, it would be corrected.

MR. MILLER made a Motion for APPROVAL of the Plot Plan Review under Z-55-70, 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" Vice Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

22. Z-88-72

PLOT PLAN REVIEW

APPROVED

Request of RAYMOND C. RILEY for a Plot Plan Review to allow an addition to the existing building on property located at 1380 East Sahara Avenue, C-1 zone.

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

ALTO LARSON represented the application.

MR. CANUL made a Motion for APPROVAL of the Plot Plan Review under Z-88-72, 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" Vice Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. Annexation Policy

MR. FOSTER stated this item had been discussed at the previous meeting and different ideas had been discussed. The City Attorney's office says it is possible to change the zoning to a more restrictive zoning that is compatible. This would go hand in hand with the change the Commission was talking about. The City Attorney felt that wording along that line might be vague. A City Commissioner is proposing an ordinance amendment and it will be referred to the Planning Commission. It provides for the City to alter the zoning to a more restrictive zone upon annexing land in the City. The ordinance amendment will provide the necessary wording.

After a discussion, MRS. COLEMAN made a Motion that the Planning Commission recommend to the City Commission that an ordinance be drawn upon on annexation which gives the right to change the zoning at the time of annexation.

Voting was as follows:

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

Motion carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

/lm