

CL
29-233-769
6:979-3-8
9
8

Nevada State Library
Documents Section
A G E N D A
CITY PLANNING COMMISSION
MAR 7 1979
MARCH 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:

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

MINUTES:

Approval of the Minutes for the City Planning
Commission meeting held January 11, 1979.

OLD BUSINESS:

1. TENTATIVE MAP
SUN CITY
(Abeyance Item
from 2/8/79)

Property generally located at the northeast
corner of Oakey Boulevard and Arville Street,
R-E zone (under ROI to R-1).
Owner/Subdivider: Jeff Shaw & Jim Hampton
No. of Acres: 2.6 No. of Lots: 10

2. Z-8-79
(Abeyance Item
from 2/27/79)

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

NEW BUSINESS:

1. TENTATIVE MAP
CHARLESTON HEIGHTS
TRACT #56

Property generally located on the west
side of Lorenzi Boulevard, north of Cheyenne
Avenue, N-U zone (under resolution of intent
to R-E, R-1, and R-PD20).
Owner/Subdivider: Becker & Sons
No. of Acres: 75.2 No. of Lots: 499

2. FINAL MAP
WILDWOOD VILLAS
UNIT #1

Property generally located on the west
side of Lamb Boulevard at Sunrise Avenue,
R-1 zone (under resolution of intent to R-PD7).
Owner/Subdivider: M & L Enterprises
No. of Acres: 14.0 No. of Lots: 84

3. Z-15-79

Application of HENRY SOBEL for reclassifi-
cation of property generally located 140
feet north of Del Rey Avenue on the west
side of Redrock Street, from R-E to R-PD4.
Proposed Use: Single Family Detached -
Planned Unit Development

4. Z-16-79

Application of RAINER AND PAULETTE GUND
for reclassification of property generally
located at the northeast corner of 13th
Street and Linden Avenue, from R-3 to R-4.
Proposed Use: Apartments (Four-Plex)

5. Z-17-79
Application of DAVID G. AND BRIGIT F. YOUNG for reclassification of property generally located at the southeast corner of Pinto Lane and Truluck Lane, from R-1 to P-R.
Proposed Use: Professional Office
6. Z-18-79
Application of JOHN J. DUDEK, JR. for reclassification of property located at 621 Rose Street, from R-1 to P-R.
Proposed Use: Physicians Office
7. Z-19-79
Application of DAVID M. GUBLER, ET AL for reclassification of property generally located on the west side of Wardelle Street between Bonanza Road and Harris Avenue, from R-1 to R-3.
Proposed Use: Apartments
8. Z-20-79
Application of NEVADA YOUNG AMERICAN HOMES, INC. for reclassification of property generally located at the southwest corner of Gass Avenue and 8th Street, from R-4 to C-1.
Proposed Use: Offices
9. Z-21-79
Application of HARRIS P. SHARP for reclassification of property generally located on the south side of Stewart Avenue between Sandhill Road and Pecos Drive, from R-1 (under ROI to R-PD7) to R-T.
Proposed Use: Mobile Home Park
10. Z-22-79
Application of CHET COX for reclassification of property generally located on the west side of Las Vegas Boulevard, 185 feet north of Adams Avenue, from R-T to C-2.
Proposed Use: Apartments
11. Z-32-78
Plot Plan Review
Request of NOVIKOFF ENGINEERS for a Plot Plan Review to allow modifications of the approved plan on property generally located at the southeast corner of Bonanza Road and Lamb Boulevard, R-E zone (under resolution of intent to C-1).

20
5-29-433-P69
5-979-3-8

MINUTES

CITY PLANNING COMMISSION

MARCH 8, 1979

NEVADA STATE LIBRARY

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 and Mr. Canul

EXCUSED:

Mr. Kennedy

STAFF PRESENT:

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

ANNOUNCEMENT:

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

MINUTES:

MR. JONES made a motion for APPROVAL of the Minutes of the meeting held January 11, 1979. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. TENTATIVE MAP

SUN CITY

(Abeyance Item
from 2/8/79)

APPROVED

Property generally located at the northeast corner of Oakey Boulevard and Arville Street, R-E zone (under ROI to R-1).

Owner/Subdivider: Jeff Shaw and Jim Hampton
No. of Acres: 2.6 No. of Lots: 10

MR. NULL presented the staff report and stated this item was held in abeyance at the February 8 meeting so that the applicant could pick up some additional property. Staff would recommend approval with the following conditions: no vehicular access to be allowed to West Oakey from the abutting lots; a wall statement, and the normal conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Sun City, 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 West Oakey Boulevard 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 and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on April 4, 1979 at 2:00 P.M.

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

2. Z-8-79

(Abeyance Item
from 2/27/79)

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 and R-2 to C-1.
Proposed Use: Offices & Retail Sales Facilities

MR. BROWN stated a request has been received from the applicant to hold this matter in abeyance since he wants to come in later for C-2 zoning instead of the requested C-1.

ABE FOX represented the application.

MR. CANUL made a motion for ABEYANCE of Z-8-79 per the applicant's request so he could file a new application for C-2.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP

CHARLESTON HEIGHTS
TRACT #56

APPROVED

Property generally located on the west side of Lorenzi Boulevard, north of Cheyenne Avenue, N-U zone (under resolution of intent to R-E, R-1 and R-PD20)

Owner/Subdivider: Becker & Sons

No. of Acres: 75.2 No. of Lots: 499

MR. NULL presented the staff report and stated approval is recommended with the following conditions: conformance to the conditions of approval of zoning case Z-71-78 plus the normal conditions.

The applicant or a representative was not present.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Charleston Heights Tract #56, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map, for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Conformance to the conditions of approval in zoning case Z-71-78.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on April 4, 1979 at 2:00 P.M.

2. FINAL MAP

WILDWOOD VILLAS
UNIT #1

APPROVED

Property generally located on the west side of Lamb Boulevard at Sunrise Avenue, R-1 zone (under resolution of intent to R-PD7).

Owner/Subdivider: M & L Enterprises

No. of Acres: 14.0 No. of Lots: 84

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.

CHARLEY JOHNSON represented the application.

MR. MILLER made a motion for APPROVAL of the Final Map of Wildwood Villas Unit #1, 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 and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

3. Z-15-79

DENIED

Application of HENRY SOBEL for reclassification of property generally located 140 feet north of Del Rey Avenue on the west side of Redrock Street, from R-E (Residence Estates) to R-PD4 (Residential Planned Development). The above property is legally described as the south 273 feet of the north 393 feet of the south 533 feet of the East Half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East, MDB&M.

Proposed Use: Single Family Detached - Planned Unit Development

MR. BROWN presented the staff report and stated there have been other requests on this parcel. The plot plan is as depicted. The applicant is coming in with a cul-de-sac from the east, and seven dwelling units are proposed. The applicant is also proposing a tennis court with lights. This lighting should be directed away from the abutting residences. The cul-de-sac extends further westward than is necessary. By cutting it short, the lots would be improved. There is a block wall around the tennis court which is a part of the applicant's lot. The tennis court is only 5' from Redrock and should be set back 15'. A vacant lot is to the north and is zoned R-E. The applicant has suggested P-R for this lot. Staff does not object to the density and would recommend approval with the various conditions.

CHAIRMAN SWESSEL declared the public hearing open.

HENRY SOBEL represented the application. He stated he would comply with all the changes suggested by staff.

MR. GUTHRIE asked what the applicant intended to build on the north property.

MR. SOBEL stated he has a nephew who is a doctor and he would like to build a medical facility. This would be in the future.

MRS. COLEMAN stated that according to the Zoning Ordinance, the Commission does have the authority to grant a waiver for a R-PD less than 5 acres in size.

MR. BROWN replied that was correct.

TED GANGLER, 1518 South Duneville, appeared in protest and stated he would like to see the area remain R-E, and objected to the proposed density.

DIANE FARKAS, 1315 Duneville, appeared in protest.

MIKE PRIVO, 3478 Paradise, appeared in approval.

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 DENIAL of Z-15-79 because the Zoning Ordinance requires a minimum of five acres for an R-PD development and the applicant's request was for less than three acres in size.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on April 4, 1979 at 2:00 P.M.

4. Z-16-79

APPROVED

Application of RAINER AND PAULETTE GUND for reclassification of property generally located at the northeast corner of 13th Street and Linden Avenue, from R-3 (Limited Multiple Residence) to R-4 (Apartment Residence). The above property is legally described as Lot 6, Block 5, 14th Street City Addition.

Proposed Use: Apartments (Four-plex)

MR. BROWN presented the staff report and stated this is the only lot in the block that is not zoned R-4. Staff thinks this request is in concert with the comprehensive plan and is compatible and would recommend approval with the normal conditions and a maximum of four units being permitted.

CHAIRMAN SWESSEL declared the public hearing open.

JOHN SHERMAN represented the application.

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

MR. CANUL made a Motion for APPROVAL of Z-16-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing of all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on April 4, 1979 at 2:00 P.M.

5. Z-17-79

DENIED

Application of DAVID G. AND BRIGIT F. YOUNG for reclassification of property generally located at the southeast corner of Pinto Lane and Truluck Lane, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Professional Office

MR. BROWN presented the staff report and stated the area on both sides of the street is zoned R-1. To the west is R-E and to the northwest is R-D. Staff thinks this would be an example of spot zoning and cannot see how such a use could be compatible with the area and would recommend denial.

CHAIRMAN SWESSEL declared the public hearing open.

JOHN SHERMAN represented the application and stated the doctor who would use this facility would be connected with NIC and this would be a low key operation.

PETE BARBUTTI appeared in protest.

ROY TOMBS, 2031 Pinto Lane, appeared in protest.

C.H. LAUGHLIN, 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 DENIAL of Z-17-79 because the zoning would not be compatible with the surrounding area.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on April 4, 1979 at 2:00 P.M.

6. Z-18-79

DENIED

Application of JOHN J. DUDEK, JR. for reclassification of property located at 621 Rose Street, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Physicians Office

MR. BROWN presented the staff report and stated that staff feels in view of the past experience in this area, staff does not object to such a use at this location, with the exception that the access should not be from Rose Street. If the lot is oriented east or south staff would not object. Staff would recommend denial of the application as submitted inasmuch as traffic would go through the R-1 area. There is one letter of protest on file.

CHAIRMAN SWESSEL declared the public hearing open.

The applicant or a representative was not present.

PETE BARBUTTI, 716 Rose Street, appeared in protest.

WALTER TIMMANY, 620-161 Rose Street, appeared in protest.

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-18-79 because this use would create commercial traffic on the residential streets.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL stated this item would be heard by the City Commission on April 4, 1979 at 2:00 P.M.

7. Z-19-79

ABEYANCE

Application of DAVID M. GUBLER, ET AL, for reclassification of property generally located on the west side of Wardelle Street between Bonanza Road and Harris Avenue, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as Blocks 5, 6, 9, 10 and 11, Tankel's North Addition No. 2.

Proposed Use: Apartments

MR. CANUL stated he would abstain from voting on this item.

MR. BROWN presented the staff report and stated the plot plan is as shown. In reviewing the total case, staff has no objection to the rezoning. The only problem is the design of the layout and the density of the proposal. It is in excess of what is permitted. The proponents could meet with staff and work this out as to the density and the design. Staff would, therefore, recommend the zoning be approved and the design not be approved.

CHAIRMAN SWESSEL declared the public hearing open.

KEITH FERRIS, 844 East Sahara, represented the application. He stated they would be happy to meet with staff and work up a compromise that is logical.

MRS. COLEMAN asked how many apartments were planned.

MR. FERRIS stated 512 total.

MR. JONES stated he would like to hold this item in abeyance until the design is worked out.

MR. BROWN stated that only 434 apartments were permitted under the proposed zoning. He added that if the Commission wished, once this is worked out, it could be brought back again.

MICHAEL CRAWFORD, 700 Effinger Lane, appeared in protest.

ERNEST CRAWFORD was present.

MR. JONES made a Motion for ABEYANCE of Z-19-79 pending redesign of the development plans.

Voting was as follows:

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

CHAIRMAN SWESSEL announced this item would again be reconsidered
at the March 27, 1979 Planning Commission meeting.

8. Z-20-79

APPROVED

Application of NEVADA YOUNG AMERICAN HOMES, INC., for reclassification of property generally located at the southwest corner of Gass Avenue and 8th Street, from R-4 (Apartment Residence) to C-1 (Limited Commercial). The above property is legally described as Lots 30, 31, and 32, Block 34, South Addition; and the northerly 75 feet of Block "B" of Wardie Addition.

Proposed Use: Offices

MR. BROWN presented the staff report and stated the proposal is as submitted and is compatible with the office complexes in the area. Staff would recommend approval subject to the normal conditions.

CHAIRMAN SWESSEL declared the public hearing open.

BOB BUGBY, 2200 Plaza del Saro, represented the application.

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 Z-20-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on April 4, 1979 at 2:00 P.M.

9. Z-21-79

APPROVED

Application of HARRIS P. SHARP for reclassification of property generally located on the south side of Stewart Avenue between Sandhill Road and Pecos Drive, from R-1 (Single Family Residence) under Resolution of Intent to R-PD7 (Residential Planned Development) to R-T (Trailer Residence). The above property is legally described as the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Mobile Home Park

MR. BROWN presented the staff report and stated the plot plan is as submitted. The proposal before the Commission is the north ten acres. The rest will come in later. This density is just about the same as the R-PD7. Staff has no objection to this proposal.

CHAIRMAN SWESSEL declared the public hearing open.

HARRIS SHARP, 2616 State Street, represented the application, the Las Vegas Housing Authority. He stated that this particular parcel was not suitable for low income housing. The Housing Authority wants to create a senior citizens mobile home park. There will be a 25' greenbelt setback on Stewart, 20' on the east next to the existing R-1. There is also a greenbelt along the east side. The development will consist of approximately 77 units and hopefully, the Housing Authority can acquire the property to the south. All the units back up to a greenbelt.

ART SARTINI, Las Vegas Housing Authority, appeared in approval of the application.

GARY WOLF, 316 Anchor, appeared in protest. He stated he was opposed to mobile homes and thought they should be some other place. There are now too many mobile home parks now.

CHAIRMAN SWESSEL commented on the neat appearance of other Housing Authority developments.

SHEILA REDDY, 3901 Costa Mesa, appeared in protest.

SANDRA RICH, 300 Anchor, appeared in protest.

BILL POLLARD, 3700 Stewart Avenue, appeared in approval.

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-21-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Expunge underlying resolution of intent under Z-54-78.
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 and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on April 4, 1979 at 2:00 P.M.

10. Z-22-79

APPROVED

Application of CHET COX for reclassification of property generally located on the west side of Las Vegas Boulevard, 185 feet north of Adams Avenue, from R-T (Trailer Residence) to C-2 (General Commercial). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Apartments

MR. BROWN presented the staff report and stated staff feels this is compatible with the area and would recommend approval.

CHAIRMAN SWESSEL declared the public hearing open.

CHET COX, 3087 Alden, represented the application.

MR. JONES asked if adequate parking would be provided.

MR. COX replied the parking would be on a 1/1 basis.

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 Z-22-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

11. Z-32-78

APPROVED

Request of NOVIKOFF ENGINEERS for a Plot Plan Review to allow modifications of the approved plan on property generally located at the southeast corner of Bonanza Road and Lamb Boulevard, R-E zone (under resolution of intent to C-1).

MR. BROWN presented the staff report and stated the original approval had a big building and a small building. The applicants now wish to bring the big building down to the south and provide the smaller building in another location. Staff does not object. Staff would recommend a block wall on the south and east plus the normal conditions and would request the applicant identify the landscaping. With those conditions, staff would recommend approval.

NORM DUSENBERG and JIM RICE of Skaggs represented the application.

MR. MILLER made a Motion for APPROVAL of the Plot Plan Review under Z-32-78, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on April 4, 1979 at 2:00 P.M.

12. Z-53-64

PLOT PLAN REVIEW

ABEYANCE

Request of HARRY E. CAMPBELL, A.I.A. & ASSOCIATES for a Plot Plan Review to allow a professional office building on property located at 2300 Rancho Road, P-R zone.

MR. BROWN stated that in view of the fact that when the initial plot plan was approved, there was quite a bit of interest shown by the neighbors, staff would recommend this be held in abeyance so the neighbors could be notified.

LARRY CAMPBELL, 3139 Belvedere Drive, represented the application.

MR. JONES made a Motion for ABEYANCE of the Plot Plan Review under Z-53-64 so that the surrounding neighbors could be notified of the revised plan.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN SWESSEL announced this item would be reconsidered at the Planning Commission meeting on March 27, 1979.

13. AR-1-79

DENIED

Request of CENTURY DEVELOPMENT CORP. for an Aesthetic Review to allow artificial landscaping on property located at 1301 North Eastern Avenue, C-2 zone.

MR. BROWN presented the staff report and stated that staff had this date gone to the subject location, taken some pictures and would defer to the Planning Commission's wisdom. Pictures were then presented to the Commission.

JIM McGUIRE, 215 East Ford, represented the application. He stated he cannot keep the spinkler systems operating due to vandalism.

CHAIRMAN SWESSEL asked if the applicant had agreed to this condition at the time of the original rezoning.

MR. McGUIRE replied that he had.

MR. MILLER stated he had seen some artificial landscaping around town that did not look too bad and there are some areas where it looks terrible. He added the applicant may have a real problem in his area.

MR. McGUIRE stated he would be happy to bring in a plan for Commission approval.

CHAIRMAN SWESSEL suggested that low water consumption plants be utilized.

MRS. COLEMAN asked what hours the business would be in operation.

MR. McGUIRE stated 24-hours.

MRS. COLEMAN said then someone would be present at all times for security purposes.

MRS. COLEMAN made a Motion for DENIAL of AR-1-79 because there was insufficient justification presented for installing artificial landscaping.

Voting was as follows:

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

"NOES" Mr. Miller

Motion for DENIAL carried by a 5/1 vote.

14. AR-2-79

APPROVED

Request of KEYSTONE OIL COMPANY for an Aesthetic Review on property located at 3200 Meade Avenue, "M" zone.

MR. BROWN presented the staff report and stated the plot plan is as submitted. Staff would recommend approval conditioned upon a block wall on the north side inasmuch as it is adjacent to residential and that there be no industrial use on the rear 50'.

CARL HENRY, 4610 Wynn Road, represented the application. He stated there was a deep ravine on the north property line and if a fence is constructed, erosion could present a problem.

MR. FOSTER stated that a block wall is required even though there is a drainage ditch.

BOB SALLENBERGER was present also representing the application.

MR. MILLER made a Motion for APPROVAL of AR-2-79, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

15. Z-57-78

PLOT PLAN REVIEW

APPROVED

Request of B.J.A. DEVELOPMENT CORP. OF NEVADA for a Plot Plan Review to allow a change in the approved site plan for the condominium development on property located at the southwest corner of Rancho Drive and Mesquite Avenue, R-1 zone (under resolution of intent to R-PD4).

MR. BROWN presented the staff report and stated the applicant is seeking relief from the setbacks for a 2' difference. The two owners involved have submitted letters of approval. Staff sees nothing untoward and would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-58-78, subject to the following conditions:

1. Conformance to previous conditions of approval and any ordinance requirements enacted subsequent to the original approval.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

16. Z-40-77

REVIEW OF
CONDITIONS

ABEYANCE

Request of NAMOW CORPORATION for a Review of Conditions relative to street improvements on Palomino Lane.

MR. BROWN presented the staff report and stated staff has a letter from 8 or 10 petitioners relative to street improvements on Palomino Lane. Staff feels this should be held in abeyance for notification to property owners for the next meeting.

MR. JONES made a Motion for ABEYANCE of the Review of Conditions under Z-40-77 so that the property owners along Palomino Lane could be notified of the petition regarding street improvements.

Voting was as follows:

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

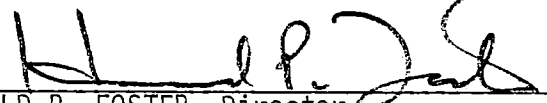
"NOES" None

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:25 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, Director

/lm