

A G E N D A
CITY PLANNING COMMISSION

APRIL 12, 1979

CITY CLERK

APR 5 1 31 PM '79

RECEIVED

CALL TO ORDER:

7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

OLD BUSINESS:

1. VAC-2-79
(Abeyance Item
from 3/27/79)

Petition of Vacation submitted by KEITH E. HALL, ET AL to vacate a 20 ft. wide alley on property generally located on the south side of Sycamore Lane between North Main Street and North First Street.

2. Z-58-78
Plot Plan Review
(Abeyance Item
from 3/27/79)

Request of GEORGE F. KALB CONSTRUCTION COMPANY for a Plot Plan Review to allow revisions to the previously approved plot plan on property generally located on the west side of Decatur Boulevard, between Meadows Lane and Churchill Avenue, under resolution of intent to C-1.

NEW BUSINESS:

1. TENTATIVE MAP
LONE MOUNTAIN TRAILS

Property generally located on the northeast corner of Lorenzi Boulevard and Craig Road, R-E and C-2 zone (under resolution of intent to R-PD3).

Owner: A. M. Levy, Trustee
Subdivider: American Development Co.
No. of Acres: 49.0+ No. of Lots: 150

2. TENTATIVE MAP
RANCHO BEL AIR

Property generally located on the southwest corner of Mesquite Avenue and Rancho Drive, R-PD4 zone.

Owner/Subdivider: Rancho Bel Air
No. of Acres: 26.5+ No. of Lots: 63

3. FINAL MAP
RANCHO BEL AIR
UNIT #3

Property generally located on the southwest corner of Mesquite Avenue and Rancho Drive, R-PD4 zone.

Owner/Subdivider: Rancho Bel Air
No. of Acres: 16.5 No. of Lots: 37

4. EXTENSION OF TIME -
KINGSCREST
TENTATIVE MAP
AND
Z-14-78

Request of BOEKER INVESTMENT CO. for a one year extension of time on property generally located at the southwest corner of Diamond Head Drive and Page Street, R-E zone (under resolution of intent to R-PD6).

5. VAC-3-79
Petition of Vacation submitted by THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS to vacate Mesquite Avenue between 10th Street and Maryland Parkway; 11th Street south of Mesquite Avenue; 12th Street south of Mesquite Avenue and west of Maryland Parkway; and the two alleys south of Mesquite Avenue between 10th Street and Maryland Parkway.
6. VAC-4-79
Petition of Vacation submitted by DAVID M. GUBLER to vacate Paniflow Street between Gay Street and Bonanza Road; Julian Street between Harris Avenue and Bonanza Road; and Gay Street between Paniflow Street and Wardelle Street.
7. VAC-5-79
Petition of Vacation submitted by EDWARD M. NIGRO to vacate the south 4.5 feet of Waldman Avenue commencing at Westwood Drive extending easterly 750 feet.
8. VAC-6-79
Petition of Vacation submitted by HARRIS P. SHARP, ET AL to vacate the east 30 feet of Honolulu Street, commencing at Stewart Avenue and extending southerly 615 feet.
9. A-3-79
Petition of Annexation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION to annex property generally located on Pennwood Avenue, east of Decatur Boulevard, containing approximately 9.5 acres of land.
10. A-4-79
Petition of Annexation submitted by E. R. AND MARGARET SPIESS, ET AL to annex property generally located on the southwest corner of West Charleston Boulevard and Rainbow Boulevard, containing approximately 8.5 acres of land.
11. A-5-79
Petition of Annexation submitted by FRONTIER SAVINGS AND LOAN ASSN. to annex property generally located on the northwest corner of O'Bannon Drive and Decatur Boulevard, containing approximately 4.0 acres of land.
12. Z-29-79
Application of MARTIN AND SHARON PARELMAN, ET AL for reclassification of property generally located on the west side of Ninth Street between Stewart Avenue and Mesquite Avenue, from R-3 to R-5.
Proposed Use: Apartment Building (28 Units)
13. Z-30-79
Application of BEVERLY JEANNE LAND, ET AL for reclassification of property located at 1905 and 1909 Eastern Avenue, from R-1 to P-R.
Proposed Use: Offices

14. Z-31-79

Application of JOHN D. LEE, ET AL for reclassification of property generally located on the northwest corner of Alpine Place and Brush Street, from R-1 to R-4.
Proposed Use: Apartments (127 Units)

15. Z-32-79

Application of BILLY SLOAT for reclassification of property generally located on the east side of Dike Lane approximately 200 feet north of Bonanza Road, from R-1 (under resolution of intent to R-2) to R-3.
Proposed Use: Apartments (92 Units)

16. Z-33-79

Application of ABE 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-2.
Proposed Use: Health Club, Restaurants, and a Mini-Warehouse Complex

17. Z-34-79

Application of PALOMINO GARDENS, A PARTNERSHIP for reclassification of property generally located on the north side of West Charleston Boulevard between Shetland Road and Rancho Drive, from R-E to C-D.
Proposed Use: Offices

18. Z-18-68
Plot Plan Review

Request of NATIONAL HERITAGE CORP. OF NEVADA for a Plot Plan Review to allow offices on property generally located on the north side of West Charleston Boulevard between Shetland Road and Rancho Drive, C-D zone.

19. Z-35-79

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-E to R-PD23.
Proposed Use: Apartments (480 Units)

20. Z-51-72
Plot Plan Review

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to allow a 14 x 48 ft. off-premise advertising sign on property located at 4039 West Sahara Avenue, C-1 zone.

21. Z-79-72
Plot Plan Review

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to allow a 12 x 25 ft. off-premise advertising sign on property located at 1625 East Sahara Avenue, C-1 zone.

22. AV-6-79

Request of HORIZONTAL AND VERTICAL CONTROL for an Administrative Variance to allow a deviation from the 20,000 lot area requirement for property generally located on the north side of Del Monte Avenue between Hinson Street and Valley View Boulevard, R-E zone.

23. AR-4-79

Request of KUTCHER-ROGERS ENTERPRISES for an Aesthetic Review to allow a 60 unit motel building on property located at 2600 Westwood Drive, M zone.

24. Z-18-68

Plot Plan Review

Request of STEVEN P. SHEARING for a Plot Plan Review to allow a professional office building on property generally located at the northeast corner of Charleston Boulevard and Cashman Drive, C-D zone.

25. Z-32-78

Extension of Time

Request of SKAGGS COMPANIES, INC. for a six months extension of time on property generally located at the southeast corner of Bonanza Road and Lamb Boulevard, R-E zone (under resolution of intent to C-1).

26. AR-5-79

Request of MEL POWERS INVESTMENT BUILDER for an Aesthetic Review on property located at 333 Rancho Drive (generally located on the west side of Rancho Drive, 100 ft. south of Bonanza Road), C-1 zone.

Proposed Use: Nine story office building and four story parking garage

27. AV-7-79

Request of EDWARD M. NIGRO for an Administrative Variance to approve the existing rear yard building setback and to allow certain additions to the rear of the house located at 1403 Westwood Drive, R-E zone.

MINUTES

CITY PLANNING COMMISSION

April 12, 1979

RECEIVED
JUN 18 4 05 PM '79
CITY CLERK

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 E. Stewart Avenue, Las Vegas, Nevada.

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

EXCUSED: Mr. Miller

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning & Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Richard Sweet, Planner
Barbara Lindsey, Recording Secretary

LEGAL STAFF PRESENT: Kathryn Kirkland, Deputy City Attorney
Christopher Gellner, Deputy City Attorney

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

OLD BUSINESS: Petition of Vacation submitted by KEITH E. HALL, ET AL to vacate a 20 ft. wide alley on property generally located on the south side of Sycamore Lane between North Main Street and North First Street.

1. VAC-2-79
(Abeyance Item from 3/27/79)
DENIED

MR. NULL presented the staff report and stated this item was held over from the last meeting so that a representative from the City Attorney's Office could be present to further explain to you the situation.

CHRISTOPHER GELLNER, City Attorney's Office, appeared and stated the City Attorney's Office opposes the vacation because currently the City is in litigation with Ed Ferris on Main Street. It concerns the operation of a driveway which goes between the sideyards of 711 and 719 North First Street, to the back of the automotive center. We have been involved in litigation for approximately two years. During this period of time there was a settlement discussed, approved by the City Commission; however, it fell through because Mr. Ferris was unable to live up to his side of the bargain. We propose another settlement that would utilize the alley and involves converting the utility easement into a driveway which would require Mr. Ferris to obtain an easement from the owner. The owner

is Mr. William Klack, who is unable to go along with the agreement. The court is issuing an injunction against Mr. Klack. The judge was going to stay his order. He is going to be able to continue to use his driveway even though the City will win. It will take approximately two years to get to the Nevada Supreme Court.

MR. SWESSEL asked what would happen if this body approves this alley vacation.

MR. GELLNER said there would be no sense of entering into a settlement in order to build this driveway. He would not have to let the City or Mr. Ferris use it.

MR. KEN GRAGSON, 4411 Marlene Circle, appeared, representing the applicant, and stated there was no dedication from Bonanza except where we want it to be used. We have dedicated the property back to the City; the others did not. They did not want any traffic adjacent to the rooms in the motels. However, Mr. Klack's manager, Carl Flatis, is Mr. Klack's father-in-law. They were hoping to get an agreement with Mr. Klack who owns the Whitmore property. We would like to use the property and have it fenced in.

MR. GELLNER stated his office had no opposition for the applicant to use it but they do not wish to vacate it.

MR. JONES stated that Mr. Ferris is apparently in violation of the City Ordinance.

MR. GELLNER stated we are in court right now. The City Commission did approve a settlement whereby we would use the dedicated alley-way and an easement into Mr. Ferris' driveway, but it fell through. I feel that he is going to try a little harder to get that easement.

MR. GRAGSON stated Mr. Ferris is going to have to deal with Mr. Klack.

MR. CARL FLATIS, manager of Whitmore, appeared representing Mr. Klack. He stated there was no way that he will ever give them an easement for access across his property. We have 19 rooms; it is fenced off. If we ever open it up, we are opening it up to more burglaries. I just talked to him today, that is his last word.

MR. GELLNER stated he has talked to him and he has changed his mind several times on it. We have no objection to Mr. Gragson using that alley the way he has been using it for the past several years.

MR. GRAGSON stated he has been sent registered letters from the City Manager's Office telling him that the people have to vacate the alley and our property next door and they gave us until December 15th. We appealed it and they gave us until February 15th to move off the alley. We don't know where we stand.

MR. GELLNER stated at this time there is no need for him to take down the fence or anything. There is a lack of

communication with City departments.

MR. JONES asked if a two year use permit could be given them?

MR. FOSTER stated no; however, the City may be able to enter into some type of agreement to utilize the property for a two year period for a dollar a year until this matter is settled in court.

MRS. COLEMAN stated she thought that would be the fairest thing to do.

MR. GELLNER stated that would be fine with him.

MR. GRAGSON stated that would be agreeable to him also.

MRS. COLEMAN made a Motion on VAC-2-79 not to vacate the alley at this time but that Mr. Gellner and the City be asked to enter into an agreement with Mr. Gragson that he be able to continue to use the alley until this matter is settled in court with Ferris.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced that a date for public hearing would be set for this item by the City Commission on April 18, 1979, at 2:00 P.M.

2. Z-58-78

PLOT PLAN REVIEW

(Abeyance Item
from 3/27/79)

APPROVED

Request of GEORGE F. KALB CONSTRUCTION COMPANY for a Plot Plan Review to allow revisions to the previously approved plot plan on property generally located on the west side of Decatur Boulevard, between Meadows Lane and Churchill Avenue, under resolution of intent to C-1.

MR. BROWN presented the staff report and stated the plot plan was approved some time ago. The new plot plan was just handed to us tonight with a Zody's. We should just be considering the changes from which was initially approved and what is being submitted here. Conditions previously stipulated landscaping on the north side and a wall being a foot higher. As far as staff is concerned, this does make sense and we would recommend approval.

MRS. COLEMAN questioned a portion of the plot plan.

MR. CANUL stated that was the truck loading area.

CHAIRMAN SWESSEL declared the hearing open.

MR. JAY DOWNEY, appeared representing the application and stated they have moved the buildings back 60 feet from

the property line. The first approval gave us 37 feet. We will adhere to the original conditions of Arizona Cypress trees, etc. The loading dock is back approximately 45 feet from the property line.

MRS. COLEMAN stated that previously when this item was approved, Mr. Kalb had said there would be a six foot fence and landscaping, and no service trucks in this area, and no trash trucks.

MR. DOWNEY stated all buildings are set back at least 60 feet; the others are set back 100 feet. I believe we have no protests.

MRS. COLEMAN questioned whether there would be restaurants.

MR. DOWNEY stated no, that was the agreement. He submitted a model showing the entire area.

MR. GUTHRIE asked if the employee parking would be in the rear.

MR. DOWNEY stated yes, total employee parking will be in the rear.

MR. SWESSEL asked if there were any protests.

MR. BROWN stated there were no letters of protests.

DOROTHY HAMEL, 5213 Churchill, appeared in protest. She stated she was concerned with the location of the Albertson's on the North wall despite the 60 feet and the deliveries to the store.

MR. DOWNEY stated there would be two deliveries per day with Zody's having three deliveries per week. He stated he believed the deliveries would be made during the daytime.

MR. JONES asked about the light on the north wall.

MR. DOWNEY stated all those lights will shine away from the homes; they are screened lights which throw the lights down.

MRS. HAMEL stated this plot plan was definitely an improvement on the original plan.

BONNIE HUTCHINS, 5012 Churchill, appeared in protest.

GEORGE KALB, 1104 Ironwood, appeared representing the application.

MR. KENNEDY made a Motion for APPROVAL of Z-58-78 subject to the following conditions:

1. Conformance to previous conditions imposed on the original approval of Z-58-78.
2. Conformance to the portion of the plot plan approved under Z-58-78.

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

"NOES" None

Motion for APPROVAL carried unanimously.

Chairman Swessel announced this item would be heard by the City Commission on April 18, 1979, at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP
LONE MOUNTAIN
TRAILS
APPROVED

Property generally located on the northeast corner of Lorenzi Boulevard and Craig Road, R-E and C-2 zone (under resolution of intent to R-PD3).

Owner: A. M. Levy, Trustee

Subdivider: American Development Co.

No. of Acres: 49.0+ No. of Lots: 150

MR. NULL presented the staff report indicating this project was bounded by Rancho Drive to the east with Craig Road to the south. There should be no vehicular access to Lorenzi Boulevard and Craig from the abutting lots; the wall statement would be applicable, and conformance to the conditions of approval in zoning case Z-7-79. With these conditions and the normal conditions, staff would recommend approval.

MR. G. C. WALLACE appeared representing the application. He questioned the wall statement.

MR. NULL read the wall statement out loud, explaining it in detail.

MR. WALLACE indicated the wall statement would be acceptable to them.

MR. JONES made a Motion for APPROVAL of the Tentative Map of Lone Mountain Trails, 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 ○ further final maps being approved.
2. 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. Conformance to the conditions of approval of zoning case Z-7-79.
 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" Mr. Canul, Mr. Kennedy, Mr. Jones, Mr. Swessel, Mrs. Coleman, and Mr. Guthrie.

"NOES" None

Motion for APPROVAL carried unanimously.

Chairman Swessel announced this item would be heard by the City Commission on May 2, 1979, at 2:00 P.M.

2. TENTATIVE MAP
RANCHO BEL AIR
APPROVED

Property generally located on the southwest corner of Mesquite Avenue and Rancho Drive, R-PD4 zone.

Owner/Subdivider: Rancho Bel Air

No. of Acres: 26.5+ No. of Lots: 63

MR. NULL presented the staff report indicating this project was bounded by Rancho Drive on the east and Mesquite on the north. The tentative map was submitted back in 1976 and Unit 2 recorded 8-31-77. It has been over twelve months and the tentative map expired, and that is the reason for the resubmittal. There should be no vehicular access to Rancho Drive from the abutting lots, the wall statement, and proper utility easements be provided by the Department of Public Services, plus the normal conditions. A waiver will also be necessary for the length of Block 2, which exceeds the 1200' design requirements.

MR. WALLACE appeared representing the application and stated this was agreeable to him.

MRS. COLEMAN asked if there would be underground utilities?

MR. WALLACE stated yes.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Rancho Bel Air, 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, 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 to Rancho Drive 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. Proper utility easements to be provided as required by the Department of Public Services.
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" Mr. Canul, Mr. Kennedy, Mr. Jones, Mr. Swessel, Mrs. Coleman, and Mr. Guthrie.

"NOES" None

Motion for APPROVAL carried unanimously.

Chairman Swessel announced this item would be heard by the City Commission on May 2, 1979, at 2:00 P.M.

3. FINAL MAP

RANCHO BEL AIR
UNIT #3

Property generally located on the southwest corner of Mesquite Avenue and Rancho Drive, R-PD4 zone.

Owner/Subdivider: Rancho Bel Air

No. of Acres: 16.5+ No. of Lots: 37

APPROVED

MR. NULL presented the staff report indicating this final map is in substantial conformity with the tentative map and staff would recommend approval subject to the

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

MR. WALLACE appeared representing the application and stated they would like to eliminate the lower parcel from this.

MR. NULL stated that can be done on the tracing.

MR. JONES made a Motion for APPROVAL of the Final Map of Rancho Bel Air Unit #3, 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" Mr. Canul, Mr. Kennedy, Mr. Jones, Mr. Swessel, Mrs. Coleman, and Mr. Guthrie.

"NOES" None

Motion for APPROVAL carried unanimously.

1. EXTENSION OF
TIME - KINGSCREST
TENTATIVE MAP AND
Z-14-78

Request of BOEKER INVESTMENT CO. for a one year extension of time on property generally located at the southwest corner of Diamond Head Drive and Page Street, R-E zone (under resolution of intent to R-PD6).

APPROVED

MR. NULL presented the staff report indicating the tentative map was approved on April 19, 1978 and will expire because the final map has not been recorded. They would also like an extension on the zoning; staff has no objection.

MR. JIM BOEKER appeared representing the application.

MRS. COLEMAN asked if they had had a problem with financing.

MR. BOEKER replied, "yes".

MRS. COLEMAN made a Motion for APPROVAL to allow an extension of time for a period of one year on Kingscrest Tentative Map and Z-14-78.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

Chairman Swessel announced this item would be heard by the City Commission on May 2, 1979, at 2:00 P.M.

5. VAC-3-79

APPROVED

Petition of Vacation submitted by THE HOUSING AUTHORITY OF THE CITY OF LAS VEGAS to vacate Mesquite Avenue between 10th Street and Maryland Parkway; 11th Street south of Mesquite Avenue; 12th Street south of Mesquite Avenue and west of Maryland Parkway; and the two alleys south of Mesquite Avenue between 10th Street and Maryland Parkway.

MR. NULL presented the staff report indicating Maryland Parkway was on the east of the property to be vacated. The utility companies and City departments have no objections; staff would recommend approval with the normal conditions.

MR. HARRIS SHARP, 2616 State Street, appeared on behalf of the Housing Authority. He stated there is a Freeway Corridor Study between Las Vegas Boulevard and Charleston Boulevard. These areas were requested to be vacated through the Housing Authority by the State. Kelso Turner will extend through the Greenbelt under the freeway to the south.

MRS. COLEMAN indicated this sounds like a good plan.

MR. SHARP indicated it conforms to the Corridor Study.

MR. JONES made a Motion for APPROVAL of VAC-3-79, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced a date for public hearing would be set on this item by the City Commission on April 18, 1979, at 2:00 P.M.

6. VAC-4-79

APPROVED

Petition of Vacation submitted by DAVID M. GUBLER to vacate Paniflow Street between Gay Street and Bonanza Road; Julian Street between Harris Avenue and Bonanza Road; and Gay Street between Paniflow Street and Wardelle Street.

MR. NULL presented the staff report indicating Bonanza Road was on the south of the property to be vacated with Harris to the north. The utility companies and

City Departments have no objections and staff would recommend approval with the normal conditions.

MR. CANUL announced he would ABSTAIN on this item.

MR. KEITH FERRIS, appeared representing the applicant and indicated the vacation is needed in connection with item #19 on the agenda for some apartments from Bonanza.

MR. MICHAEL CRAWFORD appeared in protest and stated this will be about 200 yards from his home and it will reduce his privacy. He stated the other project in the area has not maintained the sewer and he does not want the same thing to happen here.

MR. GUTHRIE made a Motion for APPROVAL of VAC-4-79, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

"ABSTAIN" Mr. Canul

Motion for APPROVAL carried by a majority vote.

CHAIRMAN SWESSEL announced a date for public hearing would be set on this item by the City Commission on April 18, 1979, at 2:00 P.M.

7. VAC-5-79

APPROVED

Petition of Vacation submitted by EDWARD M. NIGRO to vacate the south 4.5 feet of Waldman Avenue commencing at Westwood Drive extending easterly 750 feet.

MR. NULL presented the staff report indicating Waldman is shown on the north and Westwood Drive to the west. There was a similar vacation in June, 1977 which extended from the west side of Westwood to Birch Street. There are no objections by City departments or the utility companies. Staff would recommend approval with the normal conditions.

MR. CAREY CASEY, 2545 Lorna Vista, appeared representing the applicant. He stated Mr. Nigro is presently paying a dollar a year to lease the property. Mr. Nigro was out of town and asked me to represent him.

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

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

Voting was as follows:

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

"NOES" None.

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced a date for public hearing would be set on this item by the City Commission on April 18, 1979, at 2:00 P.M.

8. VAC-6-79

APPROVED.

Petition of Vacation submitted by HARRIS P. SHARP, ET AL to vacate the east 30 feet of Honolulu Street, commencing at Stewart Avenue and extending southerly 615 feet.

MR. NULL presented the staff report indicating that Stewart Avenue is to the north of the area to be vacated. Staff is concerned that the right-of-way be retained because properties to the south of Honolulu, when this street is vacated, will lose their access upon construction of the freeway structure. The utility companies have no objections. Staff recommends the following condition as well as the normal conditions. The petition of vacation will not be recorded until the property to the southeast of Harris is acquired by the property owners to the north or there is suitable access provided to these properties.

MR. HARRIS SHARP appeared representing the application and indicated he agrees with the conditions. There is a dedication of 30 feet which is the east half of Honolulu plus an additional six feet so that they can service their utilities. We will give this back to the City. We will also accept the other condition that it not be recorded until we purchase the property.

MR. JONES made a Motion for APPROVAL of VAC-6-79, subject to the following conditions.

1. The petition of vacation shall not be recorded until the property to the southeast of Honolulu Street is either acquired by the owners of the property to the north or there is suitable provision for public access to those parcels.

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced a date for public hearing would be set on this item by the City Commission on April 18, 1979, at 2:00 P.M.

9. A-3-79
APPROVED

Petition of Annexation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION to annex property generally located on Pennwood Avenue, east of Decatur Boulevard, containing approximately 9.5 acres of land.

MR. NULL presented the staff report indicating Decatur Boulevard is on the west with Pennwood on the north. This will be a park, the County zoning is R-4, equivalent zoning city is R-3. Staff recommends approval.

MR. JONES made a Motion for APPROVAL of A-3-79.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

10. A-4-79
ABEYANCE

Petition of Annexation submitted by E. R. AND MARGARET SPEISS, ET AL to annex property generally located on the southwest corner of West Charleston Boulevard and Rainbow Boulevard, containing approximately 8.5 acres of land.

MR. NULL presented the staff report indicating Charleston Boulevard was on the north and Rancho Boulevard is to the east. The County zoning is a ROI to C-C, which is a shopping center zone. The City's equivalent is C-1. We now receive comments from Public Services on the sewer services on these annexations and they have no objections.

MR. JONES made a Motion to hold this item (A-4-79) in ABEYANCE, as the applicant was not present to represent the application.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

11. A-5-79

APPROVED

Petition of Annexation submitted by FRONTIER SAVINGS AND LOAN ASSN. to annex property generally located on the northwest corner of O'Bannon Drive and Decatur Boulevard, containing approximately 4.0 acres of land.

MR. NULL presented the staff report indicating Decatur Boulevard was to the east. There are approximately four acres and is presently County zoned C-2. The City equivalent to this is C-2. There is commercial to the south and apartments to the east on the other side of Decatur.

DEAN WELCH, NEVADA PROPERTIES, appeared representing the applicant.

MR. JONES asked how long it would be before this project is on its way.

MR. WELCH replied just as soon as it is annexed, possibly on the 8th of June.

MRS. COLEMAN questioned the use for this property.

MR. WELCH replied it would be a 45,000 sq. ft. shopping center.

MRS. COLEMAN stated this project does blend in with the rest of the zoning and the depth is satisfactory.

MR. JONES made a Motion for APPROVAL of A-5-79.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on April 18, 1979, at 2:00 P.M.

12. Z-29-79

DENIED

Application of MARTIN AND SHARON PARELMAN, ET AL for reclassification of property generally located on the west side of Ninth Street between Stewart Avenue and Mesquite Avenue.

FROM: R-3 (Limited Multiple Residence)

TO: R-5 (Downtown Apartment District)

The above property is legally described as LOTS 13 AND 14, BLOCK 17, BUCKS SUBDIVISION OF LAS VEGAS.

PROPOSED USE: APARTMENT BUILDING (28 UNITS)

MR. BROWN read the normal conditions that will apply to the rezoning applications. He then presented the staff report and indicated the parcel was on the west side of Ninth Street between Mesquite and Stewart. There is R-3 zoning to the north, south and west of this parcel. Across Ninth Street to the east is R-4. Staff would recommend that R-5 not be considered favorably because it would increase the density of the established R-3. He pointed out there is nothing unique or unusual about these two lots that is different from the other lots to warrant the higher density and staff would recommend the request be denied.

MRS. COLEMAN asked the square footage of the project.

MR. BROWN replied it was 14,000 square feet.

CHAIRMAN SWESSEL declared the public hearing open and asked to hear from the applicant.

MR. MARTIN PARELMAN, 7926 Firethorn Lane, appeared. He stated they were unaware until just today that only 24 units would be permitted. We would be willing to construct 24 units if granted approval. These will be one bedroom apartments with two bathrooms and all parking underground. The reason that we propose this project is because we feel that the freeway is going to cut off some access to the downtown area, thereby reducing the number of housing units available. We, therefore, propose this plan of 24 quality apartments with more parking than required and feel these merits will justify this plan. There are two stairways on the front and back; the building will be essentially two wings with substantial plantings around it. These are two story studio apartments.

MRS. COLEMAN read from the Zoning Regulations the intent of the R-5 zoning, which stipulates it is to allow for the development of or relating to the tourists.

MR. PARELMAN stated they are aware of this description and believe it qualifies.

MRS. COLEMAN asked if this is four stories high.

MR. PARELMAN stated it is three stories with the first level being for parking only.

MR. GUTHRIE asked how many parking spaces were being provided.

MR. PARELMAN stated there are 28.

BARRY GREEN, ARCHITECTURAL GROUP, 930 South Third Street, appeared on behalf of the applicant.

MR. BROWN stated staff had received four protests on this application.

CAROLYNE CARSTENSEN, 324 N. Ninth Street, appeared in protest submitting a petition with 49 signatures.

NEELE AHERCROMBIE, 327 N. Ninth Street, appeared in protest.

DONALD BURROUGHS, 1603 Mayfair, appeared in protest.

BENNIE BALL, 314 N. Ninth Street, appeared in protest, submitting pictures to the Commission showing damage done in the area. He stated they currently have parking problems in the area.

LEE EARL, 316 N. Ninth 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. KENNEDY asked if this were to be zoned R-4, how many units would be allowed.

MR. FOSTER replied 16, with 8 in the R-3; they are asking for 24.

MR. KENNEDY asked if there was any R-5 zoning in the immediate area.

MR. BROWN replied no, there is not.

MRS. COLEMAN made a Motion for DENIAL of Z-29-79 because the density would not be compatible with the area.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

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

13. Z-30-79

APPROVED

Application of BEVERLY JEANNE LAND, ET AL for reclassification of property located at 1905 and 1909 Eastern Avenue.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES AND PARKING)

The above property is legally described as LOTS 17 AND 18, BLOCK 1, EASTWOOD TRACT NO. 2.

PROPOSED USE: OFFICES

MR. BROWN presented the staff report indicating this project is located on the east side of Eastern Avenue between two lots that are currently zoned P-R. To the north is a driveway and the applicant proposes to use it as a common driveway. We have no objection to that. We will need a letter to this effect. Staff would recommend approval subject to landscaping on the north side being the same as on the south and with that condition, and normal conditions, we would recommend approval.

JOE SCHULINE, 2609 Mesquite, appeared representing the applicant. He submitted pictures to the Commission showing landscaping in the area. The planter was put in by the property owner and was put in as part of the home. These will be for real estate, insurance agents and that type of office.

After much discussion, the applicant agreed to extend some landscaping to the rear of the sidewalks as has been done to the lot on the south, matching the planter box so as to coordinate with the lot to the south.

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-30-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Additional landscaped planters shall be provided as required by 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 system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.

5. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan as amended to reflect the above condition.
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" Mr. Canul, Mr. Kennedy, Mr. Jones, Mr. Swessel, Mrs. Coleman, and Mr. Guthrie.

"NOES" None

Motion for APPROVAL carried unanimously.

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

14. Z-31-79

DENIED

Application of JOHN D. LEE, ET AL for reclassification of property generally located on the northwest corner of Alpine Place and Brush Street.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-4 (APARTMENT RESIDENCE)

The above property is legally described as GOVERNMENT LOTS 28 AND 37 IN THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

Proposed Use: Apartments (127 Units)

MR. BROWN presented the staff report stating this is on the northwest corner of Alpine and Brush. Across the street, east is the R-3 district. The Planning Commission some time ago established a policy of not allowing multi-family use west of Brush Street. If this were rezoned to R-4, the population proposed by the General Plan would be exceeded by 1300 people. There is a patent reservation going through the center of the parcel and something would have to be done with that; perhaps, a vacation. Staff thinks it is incompatible with the R-1 to the west and would recommend denial.

CHAIRMAN SWESSEL declared the public hearing open and asked to hear from the applicant.

MR. DUDLEY SMITH, DASCO, appeared representing the applicant. He stated he was aware that the Master Plan calls for R-1 in that entire section all the way west; however, there are only now seven existing R-1 properties all the way to the farthest west street shown. If this property remains R-1, I question whether it could be developed as R-1 because of the

surrounding and much denser use. We would have approximately 250 people living in this complex whereas R-1 would have about 60 or 70.

MRS. COLEMAN asked the size of the property.

MR. SMITH replied it was 5.1+ acres.

CHAIRMAN SWESSEL asked if there were any letters of protest.

MR. BROWN replied "no".

Approximately 16 persons appeared in protest of this application.

BRENDA TANNER, 5421 Evergreen, appeared in protest submitting a petition with 93 signatures and 30 letters of protest.

WILLIAM B. ROTH, 5501 Corey Place, 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 stated he will have to agree with staff that the biggest concern is the density problem that would arise.

MR. JONES made a Motion for DENIAL of Z-31-79 because the population of the neighborhood will exceed that recommended by the General Plan; and, the development north of Alpine and west of Brush should retain the non-multiple family concept.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

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

15. Z-32-79

DENIED

Application of BILLY SLOAT for reclassification of property generally located on the east side of Dike Lane, approximately 200 feet north of Bonanza Road.

FROM: R-1 (SINGLE FAMILY RESIDENCE) - UNDER
RESOLUTION OF INTENT TO R-2 (TWO FAMILY
RESIDENCE)

TO: R-3 (LIMITED MULTIPLE RESIDENCE)

The above property is legally described as a PORTION OF

THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP
20 SOUTH, RANGE 61 EAST, M.D.B.&M.

PROPOSED USE: APARTMENTS (92 UNITS)

MR. BROWN presented the staff report stating the Commission had this proposal before in 1977. The application was for R-3 at that time. We asked Mr. Sloat to reduce it to R-2; he agreed to the R-2. The Planning Commission felt it would make sense to develop it with no more density than R-2. Mr. Sloat has sold the property to some other people and because he still legally is the owner, he must make application on behalf of the new owners. He, himself, does not want the area rezoned to R-3. Dike Lane is on the west. If you recommend approval, the design is not acceptable as far as the ordinance is concerned, however, staff recommends that this request be denied.

CHAIRMAN SWESSEL declared the public hearing open and asked to hear from the applicant.

MR. JAY DOWNEY appeared representing the applicant, the new property owner. We feel this would be a compatible use. My client is in the process of buying the property to the north and northeast and will take the well out in the future. Directly to the north is R-3. We would be willing to redo the plans to conform to the ordinance as required. We feel this project would give a buffer.

MRS. COLEMAN asked the size of this property.

MR. DOWNEY stated it was approximately 3.7 acres.

MR. JONES asked why they did not wish to develop the property as R-2.

MR. DOWNEY replied because of the price his client is paying for the property.

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-32-79 because additional apartments would not be compatible with the area.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

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

16. Z-33-79

DENIED

Application of ABE 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-2 (GENERAL COMMERCIAL)

The above property is legally described as A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M.

PROPOSED USE: HEALTH CLUB, RESTAURANTS, AND A MINI-WAREHOUSE COMPLEX

MR. BROWN presented the staff report indicating the applicant did not submit a plot plan at the previous hearing and it was held in abeyance; now they submitted a new application for C-2. He pointed out the location of the health club, restaurant and a mini-warehouse complex on the plot plan. We recommend denial because of the mini-warehouse portion is adjacent to the residential.

CHAIRMAN SWESSEL declared the public hearing open and asked to hear from the applicant.

MR. JAY DOWNEY appeared representing the applicant. We feel that we have tried to provide a buffer between the commercial and residential. The mini-warehouse complex would be open from 7:00 A.M. to 7:00 P.M. He presented an architectural rendering of the front of the property that would face Spencer. Across the street is the Nevada Power Company substation.

APPROXIMATELY seven persons appeared in protest.

MR. TOM FISCHER, 1708 Kassabian, appeared in protest submitting a petition with 43 signatures and two letters that are opposed to the change of anything from the R-1 and R-2.

MR. BRUCE CULLINGS, 1728 Kassabian, appeared in protest.

CHRIS LeBON, 1712 Kassabian, appeared in protest.

MR. DOWNEY appeared in rebuttal stating they would be willing to move the building back 30 feet (to the south) so there would be no wall adjacent to residential.

MR. KENNEDY stated he did not feel that mini-warehouses would be appropriate for Sahara.

MRS. COLEMAN stated the people that live in this neighborhood don't need a warehouse so it will just bring in other people to this neighborhood.

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-33-79 because the proposed mini-warehouse complex would not be compatible with the residential area to the north.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

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

RECESS:

CHAIRMAN SWESSEL declared a ten minute recess at 9:35 and reconvened the meeting at 9:45 P.M.

17. Z-34-79

ABEYANCE

Application of PALOMINO GARDENS, A PARTNERSHIP, for reclassification of property generally located on the north side of West Charleston Boulevard between Shetland Road and Rancho Drive. (This application also includes a site plan review of file Z-18-68.)

FROM: R-E (RESIDENCE ESTATES)

TO: C-D (DESIGNED COMMERCIAL)

The above property is legally described as the SOUTH 528 FEET OF THE EAST HALF (E½) OF THE WEST HALF (W½) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

PROPOSED USE: Offices

MR. BROWN presented the staff report indicating the property is on the north side of Charleston, four lots east from Shetland Road. The developing plan involves two parcels and the west half is already zoned C-D. The east half is this request. The zoning along Charleston is developing C-D.

MRS. COLEMAN asked about the depth of the property.

MR. BROWN stated the depth is 478 feet just like the one on the west.

CHAIRMAN SWESSEL declared the public hearing open and asked to hear from the applicant.

MR. JOHN MAYERS, ARCHITECT, 1077 East Sahara Avenue, appeared representing Moffit and the owners. He stated

this is 110 feet back from the curb line and is very pleasing aesthetically. We have provided more parking than necessary. This is a two story building, 80 feet from the rear property line and 110 feet from the front property line.

MR. DAN KAISERMAN, 2628 West Charleston Boulevard, appeared representing National Heritage Corporation of Nevada. He stated half of this property is zoned C-D which does permit two stories. The front 300 feet of this parcel is master planned for C-D. We are building an environment for an executive office personnel. We go very heavily into landscaping using water and fountain where executive personnel will want to work. We have exceeded the parking requirements which according to our calculations under the Zoning Ordinance requires 136 spaces; we provided for 256. We have reduced the ground cover to 34,000 square feet rather than 45,000 maximum in order to provide for the landscaping. We realize there is some problem as to the usage of the back 178 feet. The total perimeter of the project is being used for parking on the three sides and all will be covered parking. There will be a blockwall fence completely surrounding the property from any residential that is contiguous to this property. We would go directional lighting so as not to disturb any neighboring dwellers or properties in the area. We do feel that this will be an asset to the West Charleston area. He presented photos to the Commission of previous projects they have developed.

MR. KENNEDY asked if there was a center island on Charleston at this point.

MR. KAISERMAN stated he believed there to be a broken line, left turn lane.

MR. DON YOCOM, 815 Shetland Road, appeared in protest. I have asked Commissioner Christensen to pass an ordinance to restrict the depth to 250 feet and have been informed that he has advised the City Attorney's Office to prepare an ordinance.

CHAIRMAN SWESSEL indicated that normally a zone change does not go with the owner.

CHUCK SANTLEMAN, 2550 Palomino, appeared in protest.

EDWARD SILVA, 2500 West Charleston, appeared in protest.

LYNN ROSENSTEIN, appeared in favor of this application.

MR. KAISERMAN appeared in rebuttal.

MRS. COLEMAN asked how much was the frontage length of the building.

MR. KAISERMAN stated 330 feet with a 110 foot setback

from Charleston, and 80 feet from the rear property line.

MRS. COLEMAN stated she thought this could be arranged where the length of this would face Charleston, and therefore, could be protected on precedent as far as the depth. We are in a dilemma that you don't know about. We've fought this battle for years; to give in now would cause more problems. Would like to see this reconsidered; resituation of the buildings on the two lots.

MR. JONES stated we are setting a precedent; some have been set on the north side of Charleston. We don't want to see the same thing happen here that happened over with Southern Nevada Memorial Hospital and Valley Hospital. Unless they want to come back with a more workable plan, I would make a motion for denial.

MR. KAISERMAN stated, I think we would like to ask for a postponement. Are you telling us we can go back 300 feet with a two story so long as it blends in with the area?

MRS. COLEMAN replied yes, that is what I would say.

MR. JONES made a Motion to hold this item Z-34-79, and Z-18-68 in ABEYANCE until the April 24, 1979 Planning Commission meeting.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

18. Z-18-68

Plot Plan
Review

Request of NATIONAL HERITAGE CORP. OF NEVADA for a Plot Plan Review to allow offices on property generally located on the north side of West Charleston Boulevard between Shetland Road and Rancho Drive, C-D zone.

ABEYANCE

(This item was held in abeyance under the voting for the above item, "Z-34-79", as they are related.)

19. Z-35-79

APPROVED

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-E (RESIDENCE ESTATES)

TO: R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT)

The above property is legally described as BLOCKS 5, 6, 9, 10 and 11, TANKEL'S NORTH ADDITION NO. 2.

PROPOSED USE: APARTMENTS (480 UNITS)

MR. BROWN presented the staff report indicating a new plot plan has been received; the previous request was for R-3 and now they have reduced the number of units from 514 to 480. 480 would be an acceptable number but is under the R-3 density by just over one unit per acre. The density is comparable to the east and south. Previously, some of the streets were vacated. This plot plan is acceptable to staff; adequate parking and recreational area have been provided along with adequate landscaping and we would recommend approval.

MR. CANUL announced he is abstaining on this item.

CHAIRMAN SWESSEL declared the public hearing open and asked to hear from the applicant.

KEITH FERRIS appeared representing the application presenting a rendering showing the landscaping.

CHAIRMAN SWESSEL asked how many parking places would be provided?

MR. FERRIS replied approximately $1\frac{1}{2}$ to one for every apartment. We propose three phases; the first phase of 216; 2nd of 264 and 3rd of 278.

MRS. COLEMAN asked if these would be two-story buildings?

MR. FERRIS replied yes, they are two-story buildings with one unit on top of each other. There are exterior staircases, wood siding with painting in very compatible colors; very subdued, no stucco.

MR. BROWN stated that one stipulation staff would recommend would be that this subdivision be reverted to acreage in order to honor the vacation.

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-35-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The vacation of the interior streets.
3. Reverting the subdivision to acreage.
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 system 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.
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" Mr. Kennedy, Mr. Jones, Mr. Swessel,
Mrs. Coleman, and Mr. Guthrie.

"NOES" None

"ABSTAIN" Mr. Canul

Motion for APPROVAL carried by a majority vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on April 18, 1979, at 2:00 P.M.

20. Z-51-72
Plot Plan
Review

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to allow a 14 x 48 ft. off-premise advertising sign on property located at 4039 West Sahara Avenue, C-1 zone.

DENIED

MR. BROWN presented the staff report indicating that from Arville on the west to Valley View on the east, there is not one off-premise sign on the north side of Sahara. We think such a situation should be retained. There is nothing unique that would warrant the intrusion of a billboard.

LYNNE McBRIDE, appeared representing DONREY OUTDOOR ADVERTISING indicating this would be a single pole construction to a legal limit in height. Rather than having many signs in the older industrial section, we ask you to allow some signs in these sections.

MRS. COLEMAN stated they have approved several on Sahara and that I would consider a little "bunching up".

MRS. COLEMAN made a Motion for DENIAL of Z-51-72 because it would not be compatible with the area.

Voting was as follows:

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

"NOES" Mr. Jones

Motion for DENIAL carried by a 5/1 vote.

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

21. Z-79-72

Plot Plan
Review

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to allow a 12 x 25 ft. off-premise advertising sign on property located at 1625 East Sahara Avenue, C-1 zone.

DENIED

MR. BROWN presented the staff report indicating there was not one billboard between Maryland Parkway and 17th Street but now there is one approved at 1525 Sahara. We recommend denial.

LYNNE McBRIDE appeared representing DONREY. We have stayed within the restrictions imposed upon us. We are in correct zoning; we will be within the correct height. We will not be disrupting any landscaping.

MR. JONES made a Motion for DENIAL of Z-79-72, because an off-premise sign has already been approved in the immediate area.

Voting was as follows:

"AYES" Mr. Canul, Mr. Kennedy, Mr. Jones,
Mr. Swessel, and Mr. Guthrie.

"NOES" Mrs. Coleman

Motion for DENIAL carried by a 5/1 vote.

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

22. AV-6-79

APPROVED

Request of HORIZONTAL AND VERTICAL CONTROL for an Administrative Variance to allow a deviation from the 20,000 lot area requirement for property generally located on the north side of Del Monte Avenue between Hinson Street and Valley View Boulevard, R-E zone.

MR. BROWN presented the staff report indicating the lots are vacant. The requirement is for 20,000 per lot and he lacks it by some 60 or 70 square feet per lot. Staff recommended approval.

MR. JAY DOWNEY appeared representing the applicant.

MRS. COLEMAN made a Motion for APPROVAL of AV-6-79, 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" Mr. Canul, Mr. Kennedy, Mr. Jones, Mr. Swessel,
Mrs. Coleman, and Mr. Guthrie.

"NOES" None

Motion for APPROVAL carried unanimously.

23. AR-4-79

APPROVED

Request of KUTCHER-ROGERS ENTERPRISES for an Aesthetic Review to allow a 60 unit motel building on property located at 2600 Westwood Drive, M zone.

MR. BROWN presented the staff report indicating this was located south of Sahara on the west side of Highland. The elevation looks nice; there are a lot of multi-story developments both south and across the street and we would recommend approval.

MR. JIM ROGERS appeared representing the applicant indicating this would be for a motel building.

MRS. COLEMAN made a Motion for APPROVAL of AR-4-79, 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 system shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
3. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

24. Z-18-68

Plot Plan
Review

APPROVED

Request of STEVEN P. SHEARING for a Plot Plan Review to allow a professional office building on property generally located at the northeast corner of Charleston Boulevard and Cashman Drive, C-D zone.

MR. BROWN presented the staff report indicating the northeast corner now is occupied by a dilapidated house. The request is compatible with the development of the area, and we recommend approval.

MRS. COLEMAN stated, I would like to see on all of these properties on Charleston, is the thing we made on Temple Plaza where the foundation could not be more than 12" high.

MR. FOSTER indicated you might run into some problems depending on how the land is situated.

MRS. COLEMAN mentioned the Krolak building is built up about two feet and then they stuck this big building on it.

MR. ED HENDRICKS appeared representing the applicant. I would have no opposition to what you are suggesting but a blanket course of action would present problems. This will be an ophthalmologist office with excessive parking because he does not want his patients parking on the street.

MR. GUTHRIE asked if the present house would be torn down.

MR. HENDRICKS replied "yes".

MR. KENNEDY made a Motion for APPROVAL of Z-18-68, 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 system shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
3. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses and satisfaction of City code requirements

and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

25. Z-32-78

Extension
of time

APPROVED

Request of SKAGGS COMPANIES, INC. for a six months
extension of time 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 stating that
if he sells you on his reason, so be it.

DANA DEIST representing Skaggs Companies in Salt
Lake City, appeared stating he would like an extension.

MR. JONES made a Motion for APPROVAL of Z-32-78,
subject to the following conditions:

1. Conformance to original conditions imposed
at the time of approval of Z-32-78.
2. This extension of time shall be limited for a
period of six months.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

26. AR-5-79

ABEYANCE

Request of MEL POWERS INVESTMENT BUILDER for an
Aesthetic Review on property located at 333 Rancho
Drive (generally located on the west side of Rancho
Drive, 100 ft. south of Bonanza Road), C-1 zone.
Proposed Use: Nine story office building and four
story parking garage.

MR. BROWN presented the staff report indicating the
applicant has requested this application be deferred
until July 12 and we recommend a public hearing be
held.

MR. JONES made a Motion to hold this item (AR-5-79) in

ABEYANCE until July 12, 1979, and that a public hearing be held at that time.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

27. AV-7-79

APPROVED

Request of EDWARD M. NIGRO for an Administrative Variance to approve the existing rear yard building setback and to allow certain additions to the rear of the house located at 1403 Westwood Drive, R-E zone.

MR. BROWN presented the staff report indicating the applicant has framed in an addition and requested a building permit, which was denied because he was encroaching into the rear yard by 10 feet.

MR. CAREY CASEY, 2545 Trula Vista, appeared representing the applicant.

MR. CANUL made a Motion for APPROVAL of AV-7-79, 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" Mr. Canul, Mr. Kennedy, Mr. Jones, Mr. Swessel, Mrs. Coleman, and Mr. Guthrie.

"NOES" None

Motion for APPROVAL carried unanimously.

28. Z-43-77

Plot Plan
Review

APPROVED

Request of ROBERT E. HILL, D.D.S. for a Plot Plan Review to allow for the expansion of the dental clinic located at 809 Shadow Lane, P-R zone.

MR. BROWN presented the staff report indicating this was located on Shadow just north of Charleston.

MR. ROBERT HILL was present.

MRS. COLEMAN made a Motion for APPROVAL of Z-43-77, subject to the following conditions:

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

landscaping and underground sprinkler system shall be cause for revocation of a business license.

2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
3. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

29. Z-55-76

Review of
Conditions

APPROVED

Request of ROGER L. HUNT on behalf of LALIF WOOD for a Review of Conditions relative to landscaping requirements on property located at 401 North Nellis Boulevard, under resolution of intent to C-2.

MR. BROWN presented the staff report indicating this is the second time this applicant has come up for a review of conditions. The reason is that Nellis is being widened and he wants to wait until that occurrence takes place to install the landscaping.

CHAIRMAN SWESSEL asked when Nellis would be widened.

MR. FOSTER replied he believed it to be within the next several years.

ROGER HUNT, 116 S. 4th Street, appeared indicating they are requesting a two year extension.

MRS. COLEMAN made a Motion for APPROVAL of Z-55-76 to waive the landscaping requirements until such time as Nellis Boulevard is widened.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

30. Z-36-73

Extension of
Time

APPROVED

Request of CAUSEY ENGINEERING for an Extension of Time on property generally located southwest of Washington Avenue and Michael Way, under resolution of intent to R-PD7.

MR. BROWN presented the staff report indicating the property presently has a final map in the process of being signed for recording and it is anticipated, construction will commence in the near future.

MR. CAUSEY, CAUSEY ENGINEERING, appeared and stated construction would commence as soon as they could get the map signed and recorded.

MR. GUTHRIE made a Motion for APPROVAL of Z-36-73, subject to the following condition:

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

Voting was as follows:

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

"NOES" None

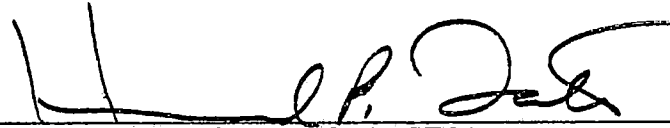
Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR