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A G E N D A

CITY PLANNING COMMISSION

APRIL 24, 1979

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. A-4-79
(Abeyance Item
from 4/12/79)

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.

2. Z-34-79
(Abeyance Item
from 4/12/79)

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

3. Z-18-68
Plot Plan Review
(Abeyance Item
from 4/12/79)

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.

NEW BUSINESS:

1. A-6-79

Petition of Annexation submitted by D. S. DeSURE, ET AL for annexation of property generally located on the southwest corner of Charleston Boulevard and Torrey Pines Drive, containing approximately 35.7 acres of land.

2. Z-36-79

Application of LARRY KATZ for reclassification of property generally located north of Washburn Road and south of Fisher Road, 600 feet east of Torrey Pines Drive, from R-E to R-PD2.
Proposed Use: Low Density Single Family Residential

3. Z-37-79

Application of ERNIE BLACK for reclassification of property generally located on the west side of Tonopah Drive between Washington Avenue and Bonanza Road, from R-1 to R-3.
Proposed Use: 24 Apartment Units

4. Z-38-79

Application of JOSEPH V. BONAR for reclassification of property generally located on the north side of Wales Green Lane, 180 feet south of Sunrise Avenue (extended) between Prince Lane and Lamb Boulevard, from R-1 to R-PD11.

Proposed Use: Medium Density Planned Residential Development

5. TENTATIVE MAP
CHARLESTON VILLAGE
GREEN, PHASE III

Property generally located west of Lamb Boulevard and south of Sunrise Avenue, R-1 zone (proposed R-PD11).

Owner/Subdivider: Bonar DeMichaelis
Development Company

No. of Acres: 3.7 No. of Lots: 40

6. Z-39-79

Application of MEDALLION CORP. for reclassification of property generally located at the northwest corner of Smoke Ranch Road and Maverick Street, from R-2 to R-3.

Proposed Use: 15 Apartment Units

7. Z-41-79

Application of CHARLESTON HEIGHTS DEVELOPMENT COMPANY for reclassification of property generally located 2400 feet north of Cheyenne Avenue and 350 feet west of Lorenzi Boulevard, from R-1 to R-PD20.

Proposed Use: Medium High Density Planned Residential Development

8. TENTATIVE MAP
CHARLESTON HEIGHTS
TRACT #56 REVISED

Property generally located north and south of Gowan Road and west of Lorenzi Boulevard, R-1 zone (proposed R-PD20).

Owner/Subdivider: Charleston Heights
Development Company

No. of Acres: 2.41+ No. of Lots: 44

DIRECTOR'S BUSINESS:

1. Amendment to the Zoning Ordinance relative to annexations.
2. Special Activity Center Zoning Study - Vicinity of Southern Nevada Memorial Hospital.

MINUTES

CITY PLANNING COMMISSION

APRIL 24, 1979

RECEIVED
JUN 5 3 42 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 East Stewart Avenue, Las Vegas, Nevada.

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

EXCUSED: Mr. Canul

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.

OLD BUSINESS:

1. A-4-79
(Abeyance Item from 4/12/79)

APPROVED

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.

MR. NULL stated this item was held in abeyance so the applicant could be present. The annexation area consists of 8.5 acres. It is zoned R-E with an ROI to C-C (County shopping center). The City equivalent is C-1. There is one parcel missing. Staff is proceeding to determine the situation on this parcel and if it is submitted, staff would like to submit the request for both parcels to the City Commission at the same time for processing. Staff would recommend approval.

BETTY CHAPPELL represented the application. She stated the plan had been submitted to the County and approved. With regard to the missing piece, that owner said they would submit it later. She added she had sent two forms to this owner but they had not been returned. The application being represented at this time has four property owners who will lease the property out for its' income.

CHAIRMAN SWESSEL stated there are small islands all over the City such as the missing piece of property.

MR. NULL stated he believed this piece of property would have to come in sooner or later. He added if the Commission would approve that small piece and if it is received in a timely fashion, it will be incorporated into the application which is before them.

MR. MILLER asked how long staff would wait for the application.

MR. NULL stated a week or so.

MRS. COLEMAN made a Motion for APPROVAL of A-4-79, subject to the following condition:

1. The development plans shall be approved by the Planning Commission prior to the start of construction.

And, this motion also included approval for annexation of that certain piece of land which was not included in this request if it is received in time to be submitted with this request.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on May 16, 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-34-79

(Abeyance Item
from 4/12/79)

APPROVED

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

MR. BROWN presented the staff report and stated the big hangup was the development of the buildings farther north than 300' from Charleston. The applicant indicated he could come in with a different plot plan in which the rear portion would be parking. The new plot plan is as shown. The building has been kept within 300' from Charleston.

DAN KUSERMAN, 2628 West Charleston, stated that after the last meeting, after due consideration, an alternative proposal was arrived at. The buildings have been rearranged by turning them 90° to stay within the 300'. The north 178' of the property will be used for parking. With the landscaping they will attempt to maintain the integrity and beauty of the area.

EVERETT DODGE, 2628 West Charleston, stated there will be 230 parking spaces where only 136 are required. On the Charleston setback of 90' there will be landscaping and two rows of parking. The rear setback will be 178', the sides 25' and the two parcels have been combined for a total frontage of 336'. A fence will be provided along the residential side and across the back. It is also planned to cover the parking across the back.

MR. GUTHRIE asked who the tenants would be.

MR. DODGE stated they would generally be doctors and professional people.

MR. GUTHRIE asked if the parking would be sufficient.

MR. DODGE replied it was felt it would be, with three spaces per 1000' of building, and they have 3 1/3 per 1000'. A rendering was then presented to the Commission.

MR. BROWN stated there are three letters of protest on file and if the applicant wished to put covered parking in the rear, a variance may be necessary from the Board of Zoning Adjustment.

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

MR. MILLER made a Motion for APPROVAL of Z-34-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The north 178 feet be amended to P-R.
3. The proposed parking covers shall comply with the required setbacks.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

7. Conformance to the plot plan as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on May 16, 1979 at 2:00 P.M.

3. Z-18-68

(Abeyance Item
from 4/1/279)

APPROVED

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.

MR. BROWN stated this is the other half of the development just approved and this has not been rezoned. It is all R-E. A motion is needed on this also.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-18-68, subject to the following conditions:

1. The proposed parking shall comply with the required setbacks.
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. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the
City Commission on May 16, 1979 at 2:00 P.M.

NEW BUSINESS:

1. A-6-79

APPROVED

Petition of Annexation submitted by D.S. DeSURE, ET AL, for
annexation of property generally located on the southwest
corner of Charleston Boulevard and Torrey Pines Drive, con-
taining approximately 35.7 acres of land.

MR. NULL presented the staff report and stated the area in
question contains approximately 35.7 acres. The City Commission,
on March 21, 1979, approved accepting a zoning change from R-E
to R-4 as approved by the County Commission (ZC-331-78). The
compatible City zoning is R-3. Staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of A-6-79.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the
City Commission on March 16, 1979 at 2:00 P.M.

2. Z-36-79

DENIED

Application of LARRY KATZ for reclassification of property
generally located north of Washburn Road and south of Fisher
Road 600 feet east of Torrey Pines Drive, from R-E (Residence
Estates) to R-PD2 (Residential Planned Development). The
above property is legally described as a portion of the
South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 35,
Township 19 South, Range 60 East, MDB&M.

MR. BROWN presented the staff report and stated the real
issue is the cul-de-sac from Fisher and one from the
south on Washburn Road. The R-PD request is the vehicle
used to make these private streets instead of public.
Staff does not have any objection and would request a
stipulation that the development honor the R-E setbacks
of 50' front and rear and 10' for the side yards. The
parcel is just over 5 acres in size. Staff would request
that the houses front on the cul-de-sac private streets.
There are 12 letters of protest on file.

CHAIRMAN SWESSEL declared the public hearing open.

LARRY KATZ stated the acreage is about 4.78 acres and that he was going to build his own home and sell off the other half-acre parcels.

MR. BROWN stated the area is over five acres, when computed to the center of the street as is done for an R-PD.

MRS. COLEMAN asked if there would be subdivision improvements.

MR. KATZ stated there would be a community well which he would apply for if the zoning was approved.

CLIFTON HENDRICKS, 6225 Fisher, appeared in protest. He stated he had a petition with 48 signatures in protest. Additionally, the protestants would like to keep the area R-E and they would like the lots to be at least one half acre or larger.

DUIDRA DAVIS, 5078 Maverick, appeared in protest and submitted a letter with two signatures in protest.

WALTER DOLAN, 5130 Maverick, appeared in protest.

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

MR. GUTHRIE asked the applicant why he did not dedicate a street.

MR. KATZ replied he is not that familiar with this type of action and that he had hired a surveyor who said this was the most feasible way to go.

MRS. COLEMAN stated that horses would not be allowed in the R-PD.

MR. KATZ replied that's fine.

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-36-79 because the proposed development would not be compatible with the area.

Voting was as follows:

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

"NOES" Mr. Guthrie

Motion for DENIAL carried by a 5/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on May 16, 1979 at 2:00 P.M.

3. Z-37-79

APPROVED AS AMENDED

Application of ERNIE BLACK for reclassification of property generally located on the west side of Tonopah Drive between Washington Avenue and Bonanza Road, from R-1 (Single Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, MDB&M.

Proposed Use: 24 Apartment Units

MR. BROWN presented the staff report and stated the plot plan is as submitted with the buildings, all of which are four-plexes and a recreation building. There is an access road from Tonopah. Staff is not in agreement with this request because the introduction of R-3 at this location would increase the density beyond that recommended by the General Plan for this neighborhood. Further, starting an R-3 pattern along Tonopah would not be in the best interests of the City. The R-3 zoning is only one lot deep on Washington for the most part and should not go deeper than that. Staff would recommend denial.

CHAIRMAN SWESSEL declared the public hearing open.

ERNIE BLACK, 1708 South 7th Street, stated he thinks there is a need for apartments in the area. He added he has money invested and would like to get something out of it. The proposed development will be kept as one unit.

MRS. COLEMAN asked if this would be against the alley

MR. BLACK stated he will give a 20' easement with a cul-de-sac on the end.

MR. GUTHRIE asked what parking arrangements have been made.

MR. BLACK stated 1 $\frac{1}{2}$ per unit.

MR. BROWN stated that this would be adequate.

MRS. COLEMAN asked if staff felt R-2 was compatible.

MR. BROWN replied yes, as it is one-half of the density of R-3.

CHAIRMAN SWESSEL asked if the applicant would accept R-2.

MR. BLACK stated he wouldn't like to, but he would take what he could get.

BOB KOHN, 420 North Minnesota, appeared in approval.

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-37-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Application to be amended to R-2.
3. The revised plot plan to be approved by the Department of Community Planning and Development.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on May 16, 1979 at 2:00 P.M.

4. Z-38-79

DENIED

Application of JOSEPH V. BONAR for reclassification of property generally located on the north side of Wales Green Lane, 180 feet south of Sunrise Avenue (extended) between Prince Lane and Lamb Boulevard, from R-1 (Single Family Residence) to R-PD11 (Residential Planned Development). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M.

MR. BROWN presented the staff report and stated this has been approved in the past with an R-PD8 which has expired. The applicant now wants R-PD11 to be put between a 6 and an 8. This would be inconsistent and staff would recommend 7 or 8. Any higher density would not be compatible with the uses on the north and south.

CHAIRMAN SWESSEL declared the public hearing open.

GEORGE DICKERSON represented the application and stated the property is unique. This is a landlocked piece of property, which can only be served from the street that is there and owned by the Land Owners Association. With the net acreage there would only be 40 units. There will be three swimming pools and two tennis courts.

MR. JONES stated there is a lot of difference between the request and R-PD 6.

JOE BONAR stated he had purchased the property approximately one year ago from the original developer of Charleston Village Green.

MRS. COLEMAN stated that when that came up originally, the people already living there objected in force due to the private street use.

MR. DICKERSON stated that a resolution had been adopted by the Home Owners Association for use of the street and common area.

MR. JONES asked the applicant if he would accept an R-PD 6 or 8 zoning.

MR. BONAR replied he would not.

MR. BROWN stated there is one letter of protest on file.

LARRY BALD, 4261 Hampshire Green appeared in protest and stated with the new units there is no common area and that the request would increase the density of the area.

L.F. KELLER, 45 Prince Lane, appeared in protest.

MR. DICKERSON appeared in rebuttal.

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-38-79 because the requested density would not be compatible with the adjoining planned residential development.

Voting was as follows:

"AYES" Chairman Swessel, Mr. Miller, Mr. Guthrie, Mr. Jones
and Mr. Kennedy

"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 16, 1979 at 2:00 P.M.

5. TENTATIVE MAP
CHARLESTON VILLAGE
GREEN, PHASE III

Property generally located west of Lamb Boulevard and south of Sunrise Avenue, R-1 zone (proposed R-PD11).
Owner/Subdivider: Bonar DeMichaelis Development Co.
No. of Acres: 3.7 No. of Lots: 40

ABEYANCE

MR. NULL suggested this item be held in abeyance until the City Commission acted on the previous zoning request.

MR. JONES made a Motion for ABEYANCE of the Tentative Map of Charleston Village Green, Phase III, until the City Commission acts on zoning request Z-38-79 which directly affects this tentative map.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

6. Z-39-79
ABEYANCE

Application of MEDALLION CORP. for reclassification of property generally located at the northwest corner of Smoke Ranch Road and Maverick Street, from R-3 (Two Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as Lots 19, 20, and 21, Block 1, Storybook Village.
Proposed Use: 15 Apartments

CHAIRMAN SWESSEL stated a request had been received from the applicant for abeyance.

MR. JONES made a Motion for ABEYANCE of Z-39-79.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN SWESSEL announced this item would be considered at the Planning Commission meeting on May 22, 1979 at 7:30 P.M.

7. Z-41-79
APPROVED

Application of CHARLESTON HEIGHTS DEVELOPMENT COMPANY for reclassification of property generally located 2400 feet north of Cheyenne Avenue and 350 feet west of Lorenzi Boulevard, from R-1 (Single Family Residence) to R-PD20 (Residential Planned Development). The above property is legally described as the East Half ($E\frac{1}{2}$) of the East Half ($E\frac{1}{2}$) of Section 10, Township 20 South, Range 60 East, MDB&M.

Proposed Use: Medium High Density Planned Residential
Development

MR. BROWN presented the staff report and stated the applicant wants to extend the zoning to the east. Staff thinks this is

in concert with the development and would recommend approval.

CHAIRMAN SWESSEL declared the public hearing open.

ERNIE BECKER, 4401 West Washington, represented the application.

VIC PREAVY, 6675 West Buckskin, appeared in protest and stated he believed the prior zoning overtook the density of the Master Plan and this request would make it worse.

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-41-79, subject to the following condition:

1. Conformance to the conditions of approval of zoning case Z-71-78.

Voting was as follows:

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

"NOES" Chairman Swessel

Motion for APPROVAL carried by a 5/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on May 16, 1979 at 2:00 P.M.

8. TENTATIVE MAP

CHARLESTON HEIGHTS
TRACT #56 REVISED

APPROVED

Property generally located north and south of Gowan Road and west of Lorenzi Boulevard, R-1 zone (proposed R-PD20)
Owner/Subdivider: Charleston Heights Development Co.
No. of Acres. 2.41± No. of Lots: 44

MR. NULL presented the staff report and stated approval is recommended subject to the following conditions: conformance to the conditions of approval of zoning cases Z-41-79 and Z-71-78; a wall statement be provided and the normal conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Charleston Heights Tract #56 Revised, 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. Conformance to the conditions of approval for zoning applications Z-41-79 and Z-71-78.
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 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. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on May 16, 1979 at 2:00 P.M.

9. Z-18-78

EXTENSION OF TIME

APPROVED

Request of ENID GRAHAM ON BEHALF OF E.F. THOMOPOULOS for an Extension of Time on property located at 1527 West Bonanza Road, R-E zone (under resolution of intent to R-3).

MR. BROWN presented the staff report and stated the applicant's letter states he is waiting for action on Vegas House prior to proceeding with the development.

ENID GRAHAM represented the application.

MR. JONES made a Motion for APPROVAL of the request for an Extension of Time under Z-18-78, subject to the following conditions:

1. This extension of time shall be limited to a period of six months.
2. Conformance to previous conditions imposed at the time of zoning approval Z-18-78.

Voting was as follows:

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

Motion for APPROVAL carried by 5/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on May 16, 1979 at 2:00 P.M.

10. Z-27-77

PLOT PLAN REVIEW

APPROVED

Request of STOP N GO MARKETS for a Plot Plan Review to allow a Stop N Go Market on property generally located on the west side of 13th Street between Stewart Avenue and Mesquite Avenue, R-2 zone (under resolution of intent to C-2).

MR. BROWN presented the staff report and stated everything is in order as far as staff is concerned and approval is recommended subject to approval by Public Services and Community Planning and Development Departments.

JON ATHEY represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-27-77, subject to the following conditions:

1. Driveway locations shall conform to the requirements of the Department of Public Services.
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 if 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. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on May 16, 1979 at 2:00 P.M.

11. GREENTREE
SUBDIVISION
TENTATIVE MAP

EXTENSION OF TIME

APPROVED

Request of SEA ENGINEERS/PLANNERS ON BEHALF OF BUSINESS DEVELOPMENT, INC., for a one year Extension of Time on property generally located at the southwest corner of Holly Lane and Simmons Street, R-1 zone.

MR. NULL stated the tentative map was approved by the City Commission last April. The final map was approved, but not recorded, thus the applicants are requesting an extension of time. Staff does not object.

TOM TRABERT represented the application and stated a one year extension of time was needed and construction was anticipated in a couple of months.

MR. MILLER made a Motion for APPROVAL of the request for an Extension of Time for the Greentree Subdivision Tentative Map for a period of one year.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

12. COUNTY REFERRAL ON
REZONING APPLICATION
FOR CITY RECOMMEN-
DATION:

ZC-70-79

Request of PROPERTY TRUST (DONALD E. BORSACK, TRUSTEE) for a Zone Change to reclassify from R-E (Rural Estates Residential) Zone to R-1a (Single Family Residential) Zone on property generally located on the north side of Smoke Ranch Road and the west side of Torrey Pines Drive, to construct and maintain a single family residential subdivision containing 73 lots.

MR. BROWN stated County staff recommended approval and the County Planning Commission recommended approval subject to sewer connection being made to the City. This area is due to be annexed in July. Staff would recommend approval.

MRS. COLEMAN made a Motion of CONCURRENCE with the County Planning Commission action of approval on ZC-70-79.

Voting was as follows:

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

"NOES" None

Motion for CONCURRENCE carried by a 5/1 vote.

DIRECTOR'S BUSINESS:

- 1.

Amendment to the Zoning Ordinance relative to annexations.

MRS. COLEMAN, after a discussion relative to the foregoing and the concern expressed that all annexations would go through the

normal channels plus an amendment changing the proposed 5 dwelling units to 6 dwelling units, made a Motion for APPROVAL of the Amendment to the Zoning Ordinance.

Voting was as follows:

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

"NOES" None.

Motion for APPROVAL carried unanimously.

2.

SPECIAL ACTIVITY CENTER ZONING STUDY - Vicinity of Southern Nevada Memorial Hospital.

Mr. Foster stated that a request has been made to evaluate this particular area due to the expansion of several hospitals and the NIC Facility. Staff has been evaluating the area to determine if there were portions that could be placed under a resolution of intent rather than rezoned on a piecemeal basis. The various hospitals, NIC and the County have been contacted to determine their expansion plans. Based on the information received, there is only one area that is south of Hastings and Tonopah that involves approximately 8 parcels that could be handled under one zoning action. This area is to be acquired by the Southern Nevada Memorial Hospital on a parcel-by-parcel basis as soon as funds are available. There are other areas that are in transition to either higher density residential or non-residential uses that are indicated on the study maps. Staff would like to have this commission evaluate the recommendations for future land use in this area so that a plan can be adopted which will serve as a guide for future zoning requests.

MRS. COLEMAN stated there must be housing of some type in this area to support the existing facilities and future expansions.

MR. FOSTER stated this proposal would serve as a guideline for the Planning Commission.

MR. JONES made a Motion for ABEYANCE of the Special Activity Center Zoning Study.

Voting was as follows:

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

"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 9:42 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/lm