

A G E N D A
CITY PLANNING COMMISSION

MAY 10, 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

MINUTES: Approval of the Minutes for the City Planning Commission meeting held January 23, 1979.

NEW BUSINESS:

1. TENTATIVE MAP
CASA DEL SOL
Property generally located on the southeast corner of O'Bannon Drive and Edmond Street, R-4 zone.
Owner/Subdivider: Emerson Development
No. of Acres: 6.06 No. of Lots: 148
2. FINAL MAP
CHARLESTON HEIGHTS
TRACT NO. 57B
Property generally located at the northeast corner of Gowan Road and Tenaya Way, R-1 zone.
Owner/Subdivider: Becker and Sons
No. of Acres: 11.7 No. of Lots: 55
3. VAC-7-79
Petition of Vacation submitted by EARL E. KEENAN, ET AL for vacation of public right-of-way known as the west ten feet of Simmons Street, commencing at Holly Avenue and extending north approximately 595 feet.
4. VAC-8-79
Petition of Vacation submitted by THE N.A.A.C.P. NEVADA HOUSING DEVELOPMENT CORP., INC. for vacation of public right-of-way known as the north 40 feet of Harris Avenue between Eastern Avenue and Lilly Lane.
5. VAC-9-79
Petition of Vacation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORP. for vacation of public right-of-way known as the north 20 feet of Harris Avenue between Lilly Lane and 30th Street.
6. Z-42-79
Application of MOBIL OIL CORP. for reclassification of property generally located at the southwest corner of Vegas Drive and Rancho Drive, from R-1 to C-1.
Proposed Use: Automobile Tune-Up Service Center (Minor Automotive Repair Facility)

CITY CLERK

CITY PLANNING COMMISSION AGENDA - MAY 10, 1979 - PAGE ONE

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7. Z-43-79 Application of MICHAEL EVAL for reclassification of property generally located at the northeast corner of Constantine Avenue and Eastern Avenue, from R-1 to C-1.
Proposed Use: Office (Mortgage Banking)
8. Z-44-79 Application of CHARLES TARR, JR., TRUSTEE for reclassification of property located at 3500 East Charleston Boulevard, from R-1 and R-2 to C-1.
Proposed Use: Shopping Center
9. Z-45-79 Application of THOMAS T. BEAM, ET AL for reclassification of property generally located on the southeast corner of Lamb Boulevard and Monroe Avenue, from R-1 and R-E to R-T.
Proposed Use: Mobile Home Park
10. Z-47-79 Application of LARRY P. SCHLEUSNER for reclassification of property generally located on the east side of 6th Street, 740 feet north of Sahara Avenue, from R-1 to P-R.
Proposed Use: Office
11. Z-48-79 Application of NELLIS LAND COMPANY for reclassification of property generally located at the southwest corner of Harris Avenue and Nellis Boulevard, from R-E to C-1.
Proposed Use: Commercial (Bank)
12. Z-69-73
Review of
Conditions Request of BECKER INVESTMENT CO. for a Review of Conditions relative to landscaping requirements on property generally located at the southeast corner of Jones Boulevard and Smoke Ranch Road, C-1 zone.
13. Z-100-64(109)
Plot Plan Review Request of TIBERTI-BLOOD & CO. for a Plot Plan Review to allow a 31 unit apartment complex on property generally located at the southwest corner of South First Street and Bonneville Avenue, R-4 zone (under resolution of intent to C-2).
14. Z-6-72
Plot Plan Review Request of EARL & DOROTHY TAYLOR for a Plot Plan Review on property located at 2404 Santa Paula Drive, under resolution of intent to P-R.
15. Z-59-70
Plot Plan Review Request of GREGG STAINER for a Plot Plan Review to allow an addition to property located at 125 North Bruce Street, C-1 zone.

DIRECTOR'S BUSINESS:

1. Abeyance Item from April 24, 1979 Special Activity Center Zoning Study - Vicinity of Southern Nevada Memorial Hospital

DIRECTOR'S BUSINESS: (cont.)

2. Proposed Amendment Proposed Amendment to the Sign Ordinance regarding permitted signs in the Professional Office Zone.

3. Proposed Amendment Zoning Ordinance Amendment relative to Home Occupations

4. Item Cancellation of the second meeting during the summer months.

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Nevada State Library
Documents Section
OCT 22 1979

MINUTES

CITY PLANNING COMMISSION

MAY 10, 1979

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

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

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

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the minutes of the meeting held January 23, 1979 corrected to indicate that Mr. Kennedy was excused and had not voted as indicated. Motion for APPROVAL as corrected carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP
CASA DEL SOL
ABEYANCE

Property generally located on the southeast corner of O'Bannon Drive and Edmond Street, R-4 Zone.
Owner/Subdivider: Emerson Development
No. of Acres: 6.06 No. of Lots: 148

MR. NULL presented the staff report and stated this is an existing R-4 apartment project and has a parking ratio of 1 1/2 spaces per unit. This is being turned into a condominium. Staff feels that for a project of this nature in which the units would be sold, the R-PD guidelines for parking should be followed with 3 spaces per unit, 2 on-site and 1 off-site. The project is now 161 spaces deficient. In this type of project parking is important and staff would recommend denial of this map and also the final map on the supplemental agenda.

DAVID WEIR, VTN, 2209 Paradise, represented the application, and stated this was originally planned to be an apartment project. After completion, it was converted to condominiums. The applicant has gone to a great deal of expense and all through meetings held with staff the parking situation was

never mentioned until recently. A brochure of the project was presented. (He added the project is occupied and a parking problem does not exist.

MR. JONES asked if the applicants were not interested in increasing the parking.

MR. WEIR stated that it was physically impossible to do so.

MR. JONES stated that parking is a problem in that area.

LEO DURANT, Emerson Development, stated the conversion was being made due to numerous requests and the price range would be from \$27,000 to \$38,000 and will provide low cost housing for apartment dwellers. He added there is ample landscaping throughout and the project was built to FHA specifications.

MRS. COLEMAN asked what size the units are.

MR. DURANT stated 706 sq. ft. to 1150 sq. ft. and that 38% of the units are one bedroom and that this does not present a parking problem.

MR. MILLER asked what the current occupancy factor is.

MR. DURANT replied there is 100% occupancy.

MR. JONES asked for staff recommendation.

MR. NULL read the guidelines as it related to parking for this type of project. He added that an alternative to supplying the parking on site would be the acquisition of adjacent vacant land and an accessory parking lot be provided.

MR. JONES asked if the applicant wished to hold this in abeyance to see if there are alternatives available.

MR. DURANT stated they would like the item held in abeyance.

MRS. COLEMAN stated she thought the zoning was too heavy for the area and that it was up to the applicants to come up with a solution to the problem, not the Commission.

MR. JONES made a Motion for ABEYANCE of the Tentative Map of Casa Del Sol, and also that the Final Map of Casa Del Sol (see Page 13 for description).

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

2. FINAL MAP

CHARLESTON HEIGHTS
TRACT NO. 57B

APPROVED

Property generally located at the northeast corner of Gowan Road and Tenaya Way, R-1 Zone.

Owner/Subdivider: Becker and Sons

No. of Acres: 11.7 No. of Lots: 55

MR. NULL presented the staff report and stated there is a slight change in the final map from the tentative map as one lot has been added. The final map is in substantial conformity with the tentative map and staff would recommend approval.

ERNIE BECKER represented the application.

MR. JONES made a Motion for APPROVAL of the Final Map of Charleston Heights Tract No. 57B.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. VAC-7-79

APPROVED

Petition of Vacation submitted by EARL E. KEENAN, ET AL, for vacation of public right-of-way known as the west ten feet of Simmons Street, commencing at Holly Avenue and extending north approximately 595 feet.

MR. NULL presented the staff report and stated at one time Simmons was going to be a Secondary Thoroughfare but because North Las Vegas did not proceed to carry through to the north, it was taken off the Master Plan of Streets and Highways and became a 60' street, although some parts are a 40' half-street. The utility companies and City departments do not object to the application.

JOHN NEUSON, 4740 Valley View, represented the application.

MR. JONES made a Motion for APPROVAL of VAC-7-79, 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" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie,
Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be before the City Commission on May 16, 1979 at which time a date for public hearing would be set.

4. VAC-8-79

APPROVED

Petition of Vacation submitted by THE N.A.A.C.P. NEVADA HOUSING DEVELOPMENT CORP., INC. for vacation of public right-of-way known as the north 40 feet of Harris Avenue between Eastern Avenue and Lilly Lane.

5. VAC-9-79

APPROVED

Petition of Vacation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORP. for vacation of public right-of-way known as the north 20 feet of Harris Avenue between Lilly Lane and 30th Street.

MR. NULL presented the staff report and stated this plan shows 40' from the center line to the north which would be added to the lot for a senior citizen high rise. The utility companies and City departments do not object. Staff would recommend approval subject to the normal conditions. With regard to VAC-9-79, this vacation would also remove an extra 20' and this would then become a 60' street which will remain open. Staff would recommend approval with the normal conditions.

MILTON STEFFEN, 2740 Harris, asked what would happen to the east and south from Lilly Street.

MR. NULL replied that nothing would happen, that it would remain the same.

JIM TYREE, 3737 Desert Inn, represented the application and agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of VAC-8-79 and VAC-9-79, 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" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced these items would be before the City Commission on May 16, 1979 at which time a date for public hearing would be set.

6. Z-42-79

APPROVED

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

Application of MOBIL OIL CORP. for reclassification of property generally located at the southwest corner of Vegas Drive and Rancho Drive, from R-1 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as Lot 20, Block 17, Twin Lakes Village Unit 3.

Proposed Use: Automotive Tune-Up Service Center
(Minor Automotive Repair Facility)

MR. BROWN presented the staff report and stated the property in question has been used as a service station under an approved variance. The applicant is now requesting C-1 zoning. The plot plan is as depicted with the present structure and future addition. The canopy will be enclosed and planters are provided. Everything is in order and staff would recommend approval. A resolution which has been adopted provides that all major repair work be done in an enclosed building and that there be no outside storage applicable in this case.

CHAIRMAN SWESSEL declared the public hearing open.

LARRY SELDITZ, 21031 Ventura Blvd., Woodland Hills, CA., represented the application, and agreed to staff stipulations.

ED RASKIN, 1322 Smoke Tree, asked if there would be screening between the building and his property.

MR. BROWN stated that the roof mechanics and trash areas would be screened.

MR. RASKIN stated there is currently a 4' fence.

MR. BROWN stated that a 6' block wall would be required on the south side.

MR. RASKIN stated he thought there would still be too much noise.

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-42-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of a 6 foot block wall on the south boundary.
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 property maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

Voting was as follows:

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

"NOES" Chairman Swessel and Mr. Guthrie

Motion for APPROVAL carried by a 5/2 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 6, 1979 at 2:00 P.M.

7. Z-43-79

APPROVED

Application of MICHAEL EVAL for reclassification of property generally located at the northeast corner of Constantine Avenue and Eastern Avenue, from R-1 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as Lot 38, Block 5, Washington Addition #2.

Proposed Use: Office (Mortgage Banking)

MR. BROWN presented the staff report and stated the plot plan is as shown. The existing house is to be converted to a C-1 use. Staff can see no merit in going the C-1 route as the rest of the block is P-R. This application is not consistent with the P-R and would constitute spot zoning. In recommending P-R staff would also recommend that screening planting be provided along Constantine and that it be brought to the west side of the property to the existing planters. Staff would recommend approval of P-R with those stipulations.

CHAIRMAN SWESSEL declared the public hearing open.

JIM HAYES, 856 North Eastern, represented the application.

CHAIRMAN SWESSEL asked if the applicant would accept staff stipulations.

MR. HAYES replied that he did not object to the P-R, but asked for an explanation of the landscaping and what it was for.

MRS. COLEMAN replied to screen the residents on Constantine and orient the property towards Eastern.

MR. BROWN described the requested landscaping.

MR. HAYNES stated he did not see the need for the landscaping as described by staff.

MR. FOSTER stated it is the policy to require landscaping along the street frontage and in the parking areas.

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-43-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Application be amended to P-R.
3. Additional landscaping shall be installed as required by the Department of Community Planning and Development.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. 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, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 6, 1979 at 2:00 P.M.

8. Z-44-79

APPROVED

Application of CHARLES TARR, JR., TRUSTEE, for reclassification of property located at 3500 East Charleston Boulevard, from R-1 (Single Family Residence) and R-2 (Two Family Residence)

to C-1 (Limited Commercial). The above property is legally described as a portion of the West Half (W $\frac{1}{2}$) of the South-west Quarter (SW $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Shopping Center

MR. BROWN presented the staff report and stated to the west on the north side of Charleston is 160 acres of C-1. The plot plan is as shown, with a Circle K store and future buildings and parking. There is already C-1 to the depth of about half of what is being requested. With so much C-1 in the area, staff does not see the need to convert the R-1 and R-2 to C-1 and would recommend denial.

CHAIRMAN SWESSEL declared the public hearing open.

HERB JONES represented the application, and stated the individual who owns the property in question wishes to develop it, and it is not, therefore, speculation property. He added they wished to see some benefit from this property and that the property to the east is vacant and across the street is C-1. Because the City owns the 160 acre piece of C-1 is not justification for denying this application.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-44-79, subject to the following conditions:

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

Voting was as follows:

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

"NOES" Chairman Swessel and Mr. Jones

Motion for APPROVAL carried by a 5/2 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 6, 1979 at 2:00 P.M.

9. Z-45-79

ABEYANCE

Application of THOMAS T. BEAM, ET AL, for reclassification of property generally located on the southeast corner of Lamb Boulevard and Monroe Avenue, from R-1 (Single Family Residence) and R-E (Residence Estates) to R-T (Trailer Residence). The above property is legally described as a portion of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 29, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Mobile Home Park

MR. BROWN presented the staff report and stated the plot plan is as shown. North of this parcel, across the street, is another mobile home park that extends 1524' east of Lamb. Staff would recommend this application be stopped at the 1524' mark east of Lamb, and the remaining 502' be submitted for redevelopment for other than a mobile home park. Staff recommends that the zoning be 1524' east of Lamb; redesigning of the park and if the applicant is to develop the parcel on the easterly portion as R-1.

CHAIRMAN SWESSEL declared the public hearing open.

JAY DOWNEY represented the application. He stated there are other mobile home parks in the area and felt this would be compatible. He added that the other parks have abutted residences, but this one would only abut rear yards. He said that one problem with developing R-1 is that this area is within the Nellis Noise Zone and single family homes cannot be built. He added he thought with a block wall, this proposal would be compatible.

MR. BROWN stated there is R-1 being developed in the area.

FRANK PROVENZANO, 4600 Spring Creek, appeared in protest.

LESLIE McCRITE, 108 Green Bank, appeared in protest.

MRS. COLEMAN stated that the 500' could be developed different and that people who would buy in this development would be aware of the mobile home park.

MR. JONES suggested this area be made into a greenbelt area.

MR. DOWNEY stated that the lots could be made larger, similar to R-1 lots.

MR. GUTHRIE asked where the playground area would be.

MR. DOWNEY stated the recreation area is towards the front.

MRS. COLEMAN stated she would like to hold this item for a new development plan or just rezone it as staff recommended.

MR. MILLER made a Motion for ABEYANCE of Z-45-79.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

10. Z-47-79

ABEYANCE

Application of LARRY P. SCHLEUSNER for reclassification of property generally located on the east side of 6th Street, 740 feet north of Sahara Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 3, Township 21 South, Range 61 East, MDB&M.

Proposed Use: Office

MR. BROWN stated staff has not yet received a plot plan and would recommend abeyance.

MR. JONES made a Motion for ABEYANCE of Z-47-79.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

11. Z-48-79

APPROVED

Application of NELLIS LAND COMPANY for reclassification of property generally located at the southwest corner of Harris Avenue and Nellis Boulevard, from R-E (Residence Estates) to C-1 (Limited Commercial). The above property is legally described as the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Commercial (Bank)

MR. BROWN presented the staff report and stated the plot plan is as shown. The north 205' of the east 300' is for a bank. The rest of the area is called future development. Staff thinks a bank is compatible and would recommend that the north 205' of the east 300' be rezoned only.

CHAIRMAN SWESSEL declared the public hearing open.

JERRY STRATLOW represented the application and agreed to staff stipulations.

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

MR. JONES made a Motion for APPROVAL of Z-48-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Application be amended to the north 205 feet of the east 300 feet.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan as amended to reflect the above conditions.
7. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 6, 1979 at 2:00 P.M.

12. Z-69-73

REVIEW OF CONDITIONS

APPROVED

Request of BECKER INVESTMENT CO. for a Review of Conditions relative to landscaping requirements on property generally located at the southeast corner of Jones Boulevard and Smoke Ranch Road, C-1 zone.

MR. BROWN presented the staff report and read a letter from the applicant defining his request. Public Services has recommended that the conditions not be required until the improvements on Jones are completed. Staff would recommend approval of the request.

ERNIE BECKER represented the application.

MR. CANUL made a Motion for APPROVAL of the Review of Conditions under Z-69-73, subject to the following conditions:

1. Installation of the landscaping immediately after the completion of the street improvements on Jones Boulevard.
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" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

13. Z-100-64(109)
PLOT PLAN REVIEW
APPROVED

Request of TIBERTI-BLOOD & CO. for a Plot Plan Review to allow a 31 unit apartment complex on property generally located at the southwest corner of South First Street and Bonneville Avenue, R-4 zone (under resolution of intent to C-2).

MR. BROWN presented the staff report and stated the plot plan is as shown. There is landscaping and it is set back properly. There are 11 parking spaces for 31 units. This is compatible as far as the ordinance is concerned and staff would recommend approval.

RANDY BLOOD and RON TIBERTI represented the application.

MR. GUTHRIE made a Motion for APPROVAL of the Plot Plan Review under Z-100-64(109), subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application 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" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie,
Mr. Jones, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on June 6, 1979 at 2:00 P.M.

14. Z-6-72

PLOT PLAN REVIEW

APPROVED

Request of EARL & DORTHY TAYLOR for a Plot Plan Review on property located at 2404 Santa Paula Drive, under resolution of intent to P-R.

MR. BROWN presented the staff report and stated the plot plan is as shown with the building and 5 parking spaces in the front yard. It is a real tight situation. Staff would recommend approval with redesign of the front with the parking, driveway and landscaping.

DOROTHY FISHER represented the application and agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-6-72, subject to the following conditions:

1. Revise the parking layout in the front yard as required by the Department of Community Planning and Development.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan as amended to reflect the above conditions.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

15. Z-59-70

PLOT PLAN REVIEW

APPROVED

Request of GREGG STAINER for a Plot Plan Review to allow an addition to property located at 125 North Bruce Street, C-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff would recommend approval subject to refurbishing the landscaping and planting the north part in grass. There is adequate parking. The alley is open and there is plenty of ingress and egress. The normal conditions would also apply.

GREG STAINER, 2025 East Oakey, represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-59-70, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application 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 to reflect the above conditions.
5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

16. FINAL MAP

CASA DEL SOL
CONDOMINIUMS

ABEYANCE

Property generally located on the southeast corner of O'Bannon Drive and Edmond Street, R-4 zone.

Owner/Subdivider: Emerson Development
No. of Acres: 6.06 No. of Lots: 148

(See Item 1, Page 2, for action on this item.)

17. AR-6-79

APPROVED

Request of DONREY OUTDOOR ADVERTISING CO. for an Aesthetic Review to allow an addition to the building at 1211 West Bonanza Road, "M" zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff would recommend approval and would request that the landscaping be refurbished and sprinklers be put in.

FRANK KEISER represented the application.

MRS. COLEMAN made a Motion for APPROVAL of AR-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" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie,
Mr. Jones, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

18. Z-5-69 and
Z-29-67

PLOT PLAN REVIEW

APPROVED

Request of LOUDERMILK INVESTMENTS for a Plot Plan Review on property generally located on the southwest corner of Rainbow Boulevard and Westcliff Drive, under ROI to C-1.

MR. BROWN presented the staff report and stated the property is vacant right now. The plot plan is as shown. Everything is in order. There are a couple of changes. In the previous approval, a 10' block wall was located on the entrance. The applicant has worked with Traffic Engineering and both have agreed that is not acceptable. In addition, the initial plot plan required a 50' corridor. That has been reduced to 30' and is agreed to by the Traffic Engineer. Approval is recommended.

MICHAEL LOUDERMILK represented the application and agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-5-69 and Z-29-67, subject to the following conditions:

1. Subject to conditions of approval of the March 14, 1973 plot plan review.
2. Rescind Condition #1 of the March 14, 1973 Plot Plan Review approval which provided that a 10 feet long block wall be extended from the end of the right-of-way on Creekside Lane to a height of 6 feet with a hedge to be installed between the block wall and the driveway.
3. Rescind Condition #4 which provided the east/west driveway between the buildings on the north portion of the development and in the alignment of Creekside Lane shall have a minimum width of 50 feet.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the
City Commission on June 6, 1979 at 2:00 P.M.

19. Z-28-77

REVIEW OF CONDITIONS

APPROVED EXTENSION
OF TIME ONLY

Request of VALLEY HOSPITAL for a Review of Conditions on
property generally located at the southwest corner of
Valerie and Rose Street.

MR. BROWN presented the staff report and stated he thought
the Commission was aware of the location of the property. He
read the conditions that the applicant wished to have reviewed.
He stated staff recommended the request for elimination of
these conditions be denied, and the extension of time be
approved, in addition to providing Rose Street with an oil
surface and the Arizona Cypress being planted within 60 days
on the north side of Valerie.

DON DAVIDSON represented the application and described the
hospital's request.

PETE BARBUTTI, 716 Rose Street, appeared in protest.

MR. MILLER made a Motion for DENIAL for the elimination of
Conditions 2, 3 and 8, and APPROVAL for an Extension of Time
for Conditions 2, 3 and 8 for 6 months and subject to the
following conditions:

1. Rose Street is to be provided with an oil surface.
2. The required Arizona Cypress trees on the north side
of Valerie shall be planted within 60 days.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the
City Commission on June 6, 1979 at 2:00 P.M.

20. Z-101-77

PLOT PLAN REVIEW

APPROVED

Request of YOUNG ELECTRIC SIGN COMPANY for a Plot Plan Review
to allow a sign on property located at 619 South Main Street,
C-2 zone.

MR. BROWN presented the staff report and described the plot
plan with a sign encroaching onto the right-of-way line.

Staff would recommend approval subject to receiving an encroachment permit from the City Commission.

DENNIS CHASTAIN, Young Electric Sign Co., represented the application.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-101-77, 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" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie,
Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

21. Z-5-66

PLOT PLAN REVIEW

APPROVED

Request of DR. DAVID P. SMITH for a Plot Plan Review to allow an addition to his doctor's office located at 4140 West Charleston Boulevard, P-R zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. There is existing grass along the north. Staff would recommend approval subject to landscaping all along Charleston plus the normal conditions:

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-5-66, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. Abeyance Item from April 24, 1979

APPROVED

Special Activity Center Zoning Study - Vicinity of Southern Nevada Memorial Hospital.

MR. FOSTER presented a map and the results of the zoning study conducted by staff. The proposed expansion areas have been determined as far as possible. Only a portion of the area studied could possibly be placed under a blanket resolution of intent. This study is being submitted to the Commission for adoption as a conceptual guide on future

rezoning requests.

MRS. COLEMAN stated that multi-family housing should be considered in this area to service the agencies which are there.

CHAIRMAN SWESSEL stated he thought the concept was very good.

MR. JONES asked if the area could legally be put under a resolution of intent.

MR. FOSTER stated that staff is not recommending that, but is just indicating that this is a future transition area. The Planning Commission and City Commission would have to grant staff permission to go through with a rezoning process.

MRS. COLEMAN stated as long as it was piece by piece, it would be possible to protect the people still residing in the area.

MR. FOSTER stated that the Commission would have control with plot plan review under a resolution of intent. Staff will submit this to the City Commission if the Planning Commission recommends this be placed under resolution of intent, that also will be recommended.

MRS. COLEMAN made a Motion for APPROVAL of the Study plus proceeding with the resolution of intent action for the area southeast of Hastings and Tonopah for C-V zoning.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. Proposed Amendment

APPROVED

Proposed Amendment to the Sign Ordinance regarding permitted signs in the Professional Office Zone.

MR. FOSTER stated that staff has come up with a proposal to expand the sign ordinance in the P-R zone in larger developments. Some situations have arisen due to the size for signage that do not make the signs compatible with the building. Staff feels a little larger sign would be compatible. There would be, however, a number of checks and balances. The Planning Commission would have final action under this proposal except in the case of appeal or a denial.

MRS. COLEMAN stated that the plans for the signs should be submitted with the architectural drawings, not brought in later.

MR. FOSTER stated he thought this would happen with the new process.

MR. KENNEDY stated that an architect submits the plans for the plot plan and the sign company submits the plan for the sign.

MR. JONES asked why a larger sign was proposed for the P-R.

MR. FOSTER stated due to the various tenants within the building.

MRS. COLEMAN made a Motion to adopt the regulations of the Sign Ordinance regarding permitted signs in the Professional Office Zone as presented by staff.

Voting was as follows:

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

"NOES" None

Motion carried unanimously.

3. Proposed Amendment

APPROVED

Zoning Ordinance Amendment relative to Home Occupations.

MR. FOSTER stated this is a proposed change in the home occupation requirements. Staff feels these requirements have to be tightened up.

MR. MILLER made a Motion for APPROVAL of the Proposed Amendment to the Zoning Ordinance relative to Home Occupations.

Voting was as follows:

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

"NOES" Mrs. Coleman

Motion for APPROVAL carried by a 6/1 vote.

4. Item

Cancellation of the second meeting during the summer months.

MR. MILLER made a Motion to CANCEL the second meeting of each month for June, July and August, except when more than 10 public hearing items are scheduled.

ERNIE BECKER asked that if a public hearing is to be held on the resolution of intent for the area around Southern Nevada Memorial Hospital, that it be held on a vacated meeting date.

Voting was as follows:

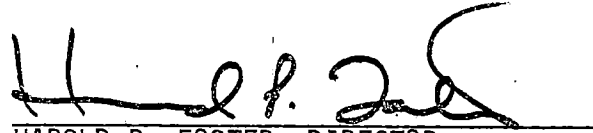
"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie,
Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion carried unanimously.

T: There being no further business to come before the City
Planning Commission, the meeting was adjourned at 10:05 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/lm