

A G E N D A  
CITY PLANNING COMMISSION

JUNE 14, 1979

CITY CLERK

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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

MINUTES: Approval of the Minutes for the City Planning Commission meeting held April 24, 1979.

OLD BUSINESS:

1. Z-45-79  
(Abeyance Item from 5/22/79)  
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
2. TENTATIVE MAP  
CASA DEL SOL  
(Abeyance Item from 5/22/79)  
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
3. FINAL MAP  
CASA DEL SOL  
CONDOMINIUMS  
(Abeyance Item from 5/22/79)  
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
4. Z-40-79  
(Abeyance Item from 5/22/79)  
Application of J. W. ALLEN, ET AL for reclassification of property generally located at the southwest corner of Valley View Boulevard and Fulton Place, from R-1 to R-3.  
Proposed Use: 56 Apartment Units
5. Z-51-79  
(Abeyance Item from 5/22/79)  
Application of DONALD YAHRAUS, ET AL for reclassification of property generally located on the west side of Jones Boulevard, approximately 300 feet south of Smoke Ranch Road, from R-E to R-3.  
Proposed Use: Apartments (120 Units)
6. Z-53-79  
(Abeyance Item from 5/22/79)  
Application of A. KENT GREEN AND DENNIS PULSIPHER for reclassification of property located at 2020 West Bonanza Road, from R-E to P-R and C-2.  
Proposed Use: Professional Offices/  
Commercial Storage Units

7. Z-37-79  
(Referred back from  
City Commission)
- 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

NEW BUSINESS:

1. TENTATIVE MAP  
TANGLEWOOD
- Property generally located on the northwest corner of Smoke Ranch Road and Torrey Pines Drive, R-E zone (under ROI to R-1).  
Owner/Subdivider: Nevada Land Company  
No. of Acres: 37 No. of Lots: 172
2. TENTATIVE MAP  
GREENTREE CONDO-  
MINIUM SUBDIVISION
- Property generally located on the west side of 28th Street at Walnut, R-3 zone.  
Owner/Subdivider: Marlene Michaels  
No. of Acres: 3.4 No. of Lots: 72
3. TENTATIVE MAP  
CHARLESTON RAINBOW  
17-A1
- Property generally located on the south side of Westcliff Drive, west of Buffalo Drive, R-1 zone.  
Owner/Subdivider: Sproul Homes  
No. of Acres: 2.8 No. of Lots: 16
4. FINAL MAP  
CHARLESTON RAINBOW  
17-A1
- Property generally located on the south side of Westcliff Drive, west of Buffalo Drive, R-1 zone.  
Owner/Subdivider: Sproul Homes  
No. of Acres: 2.8 No. of Lots: 16
5. FINAL MAP  
CHARLESTON RAINBOW  
17C
- Property generally located on the south side of Westcliff Drive between Cimarron Road on the west and Buffalo Drive on the east, R-1 zone.  
Owner/Subdivider: Sproul Homes  
No. of Acres: 8.2 No. of Lots: 38
6. FINAL MAP  
CHARLESTON RAINBOW  
17D
- Property generally located at the southeast corner of Westcliff Drive and Cimarron Road, R-1 zone.  
Owner/Subdivider: Sproul Homes  
No. of Acres: 12.9 No. of Lots: 54
7. VAC-10-79
- Petition of Vacation submitted by NEVADA SOUTHERN ESCROW, INC., TRUSTEE to vacate a portion of Drexel Drive generally located parallel to Rancho Drive and extending between Lorenzi Boulevard and Rio Vista Street.
8. Z-54-79
- Application of MARY STEWARD, ET AL for reclassification of property generally located at the northwest corner of Lewis Avenue and 7th Street, from R-3 to R-6.  
Proposed Use: Apartments (52 Units)

9. Z-56-79 Application of JOHN E. CEBULAR for reclassification of property located at 950 West Bonanza Road, from R-3 to C-M.  
Proposed Use: Warehouse and Parking
10. Z-57-79 Application of VERLYN ZESIGER for reclassification of property generally located on the southwest corner of Oakey Boulevard and Bryn Mawr Avenue, from R-1 to P-R.  
Proposed Use: Professional Office
11. Z-58-79 Application of DAVID W. GRACE for reclassification of property located at 919 East Lewis Avenue, from R-4 to P-R.  
Proposed Use: Office
12. Z-60-79 Application of CHARLES A. AND DAISY MOHLER for reclassification of property generally located on the north side of Searles Ave., east of Eastern Avenue, from R-E and R-4 to R-PD16.  
Proposed Use: Apartments
13. Z-61-79 Application of BORIS WALTERS for reclassification of property generally located at the northeast corner of Duncan Drive and Edward Avenue, from R-E and C-2 to R-3.  
Proposed Use: Apartments
14. Z-62-79 Application of GUS STANLEY AND JUANITA L. ANDROS for reclassification of property located at 2501 West Charleston Boulevard, from R-1 to P-R.  
Proposed Use: Office
15. Z-63-79 Application of SAMUEL FREDLUND for reclassification of property generally located southeast of North 11th Street and Marlin Avenue, from R-2 to R-3.  
Proposed Use: Apartments
16. Z-64-79 Application of RICHARD G. AND GLADYS C. TOUSSAINT for reclassification of property generally located on the east side of South First Street between Garces Avenue and Gass Avenue, from C-M to C-2.  
Proposed Use: Apartments
17. AV-9-79 Request of TERRI LEE WEYMILLER for an Administrative Variance to allow a deviation from the west sideyard setback on property located at 2204 E. McWilliams Avenue, R-1 zone.
18. Z-40-78 Request of HARRY NASSE for a Plot Plan Review to allow offices on property located at 808 South Decatur Boulevard, C-2 zone.  
PLOT PLAN REVIEW

19. COUNTY REFERRAL ON REZONING APPLICATION FOR CITY RECOMMENDATION: ZC-121-79
- Request of JOHN R. HIMES, ET AL for a Zone Change to reclassify from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone, to construct and maintain a 70,000 sq. ft. shopping center on property generally located on the south side of Sahara Avenue and the east side of Mann Street.

29-233-769  
5: 979-6-14

6-14

MINUTES

CITY PLANNING COMMISSION

JUNE 14, 1979

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Documents Section  
OCT 22 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. 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  
Brett Reale, Planning Assistant  
Linda McIntosh, Recording Secretary

**ANNOUNCEMENT:** MR. BROWN stated that the agenda for this regular meeting of the City Planning Commission had been posted and mailed 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 April 24, 1979, subject to the following corrections: Page 10, Item Z-39-79 from R-3 (Single Family Residence) should read from R-2 (Single Family Residence); and Page 14, Item ZC-70-79 "NOES" None should read "NOES" Chairman Swessel. Motion for APPROVAL with corrections carried unanimously.

OLD BUSINESS:

1. Z-45-79

(Abeyance Item  
from 5/22/79)

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

APPROVED

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

MR. BROWN presented the staff report and stated this item was held in abeyance because the motion was for denial and resulted in a 3/3 vote. The opinion of the Assistant City Attorney was that in the case of a tie vote on a motion for denial, the matter should be held to the next meeting for a vote. The plot plan is as depicted. Staff recommended the east 502' of the property remain R-1 and the rest be rezoned

for a mobile home park, attempting to hold the line on the east to comply with the rest of the mobile home parks rather than extending the zoning. The applicants did change the layout and provided R-1 lots on the east tier for the mobile homes and moved the recreation areas towards the center. Staff asked for sanitary sewer provisions and that was complied with. Staff would still hold with the initial recommendation.

JAY DOWNEY represented the application and stated they felt they had complied with everything that staff asked for. And they feel this is compatible zoning and there is comparable zoning north which is deeper than that which is requested. He added they had talked with the protestants after the last meeting and they did not seem adverse to R-1 lots and would therefore request approval.

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-45-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. An easement for sanitary sewer be provided on the south portion of the property as required by the Department of Public Services.
3. Only double-wide mobile homes shall be permitted on the east tier of spaces and said spaces shall be a minimum of 6500 sq. ft.
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. Conformance to the plot plan.
7. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

2. TENTATIVE MAP

CASA DEL SOL

(Abeyance Item  
from 5/22/79)

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 stated this item was held in abeyance so the applicants could conduct a parking survey of the area. Based on the PUD requirements, 444 parking spaces are required for the 148 units. The applicants are 161 spaces deficient and have only 283 spaces provided. A survey has been conducted. Staff has seen the preliminary survey and does not disagree with it.

DAVE WEIR, VTN and LEO DURANT represented the application.

MR. WEIR distributed copies of the parking study to the Commission and stated that a survey had been done of each individual resident that is living in the apartments and the total number of vehicles at this time is 184 which leaves 84 excess on-site spaces. A survey of the parking lot did indicate a number of vacant spaces, between 136 and 60, and the project is 100% occupied.

MR. JONES asked if the applicants had investigated alternatives for parking.

MR. WEIR stated they had looked at revising the plan and looked into the possibility of negotiating for additional property, but neither avenue had worked out.

MR. JONES stated that if the units are sold rather than rented, this would result in a different situation with regard to the parking.

MR. WEIR stated that personally he did not think the parking requirements would change as the units are set up for single persons and small families.

MR. MILLER asked if there were children living in the units presently.

MR. DURANT stated that there are and that there is a family and an adult section. The number of children is approximately ten.

MR. GUTHRIE asked for staff's opinion.

MR. NULL stated that based on the study, time will tell. If the people who live there currently have first option and will take care of it, what may happen in four or five years is anybody's guess. However, these types of requests could be evaluated on a one/one basis by the Planning Commission.

MR. JONES made a Motion for DENIAL of the Tentative Map of Casa Del Sol.

Voting was as follows:

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

"NOES" Mrs. Coleman, Mr. Miller and Mr. Guthrie

Motion for DENIAL failed by virtue of a tie vote. Therefore, the application will be held to be for a vote of the full Commission at the next regular meeting.

3. FINAL MAP

CASA DEL SOL  
CONDOMINIUMS

(Abeyance Item  
from 5/22/79)

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. MILLER made a Motion for ABEYANCE of the Final Map of Casa Del Sol Condominiums.

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.

4. Z-40-79

(Abeyance Item  
from 5/22/79)

ABEYANCE

Application of J.W. ALLEN, ET AL, for reclassification of property generally located at the southwest corner of Valley View Boulevard and Fulton Place, from R-1 to R-3.

Proposed Use: 56 Apartments Units

CHAIRMAN SWESSEL stated that a request for withdrawal of this application has been received.

MR. BROWN stated the applicant has also submitted a request for a commercial use on this property and has submitted a letter requesting this item be held in abeyance until the Commission has reviewed the C-1 request on the property.

MRS. COLEMAN asked if the applicants could have two requests for the same piece of property at the same time.

MR. BROWN stated the Commission could not act on both of the requests at the same time.

MR. JONES asked when the letter was received.

MR. BROWN stated June 8, 1979.

CHAIRMAN SWESSEL stated to the protestants in the audience that they would be notified of the new request and would be able to speak on that request also at the next regular meeting.

MR. GUTHRIE made a Motion for ABEYANCE of Z-40-79 because an

application had been received for C-1 zoning on the same parcel and the Commission determined that the new application should be considered before action was taken on the request for withdrawal.

Voting was as follows:

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

"NOES" Mr. Jones

Motion for ABEYANCE carried by a 5/1 vote.

5. Z-53-79

(Abeyance Item  
from 5/22/79)

ABEYANCE

Application of A. KENT GREEN AND DENNIS PULSIPHER for reclassification of property located at 2020 West Bonanza Road, from R-E to P-R and C-2.

Proposed Use: Professional Offices/ Commercial  
Storage Units

6. Z-83-78

WITHDRAWAL REQUEST  
APPROVED

Request of MAE MARTIN for withdrawal of her rezoning application on property generally located at the south-east corner of Lewis Avenue and South 6th Street.

7. Z-19-79

WITHDRAWAL REQUEST  
APPROVED

Request of DAVID GUBLER for withdrawal of his rezoning application of property generally located on the west side of Wardelle Street between Bonanza Road and Harris Avenue.

MRS. COLEMAN made a Motion for ABEYANCE of Z-53-79 and APPROVAL of the Request for Withdrawal of Z-83-78 and Z-19-79.

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.

8. Z-51-79.

(Abeyance Item  
from 5/22/79)

DENIED

Application of DONALD YAHRAUS, ET AL, for reclassification of property generally located on the west side of Jones Boulevard, approximately 300 feet south of Smoke Ranch Road, from R-E to R-3.

Proposed Use: Apartments (120 Units)

MR. BROWN stated the last time this item was discussed, the recommendation was that the southern tier be rezoned to R-1 to be compatible with the adjacent development, with R-3 on the remainder. The plot plan is as depicted with the R-1 lots on the south, 100' deep, and the remainder R-3. There is one problem. There is only right-of-way for half of a cul-de-sac. Mr. Downey said it would interfere with the design of the property.

JAY DOWNEY represented the application and stated they did agree with staff. They could do that and still have the same amount of units. There are only 76 units out of the original 120. There is only one entrance, on Jones. They will accept staff's recommendations subject to redesign.

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

RICHARD WONG, 2212 Obispo Circle, appeared in protest.

MRS. COLEMAN asked if the protestants were aware of the new plan with the R-1.

MR. WONG replied they are and are still opposed.

JOSEPH GARNER, 6121 Rosa Lita, appeared in protest.

LANILA WONG, 2212 Obispo, appeared in protest.

MR. DOWNEY appeared in rebuttal.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-51-79.

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

Motion for APPROVAL failed due to lack of a majority vote; therefore, the item was denied.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

9. Z-37-79

(Referred back from  
City Commission)

DENIED

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

CHAIRMAN SWESSEL stated that the Planning Commission had approved R-2. The City Commission asked the applicant if he was satisfied with the R-2 and the reply was no so this matter was sent back to the Planning Commission.

ERNIE BLACK, 1708 South 7th Street, stated he would like to build four-plexes, and the area warrants it and there is a need for them.

CHAIRMAN SWESSEL asked for staff's recommendation.

MR. BROWN stated staff recommended it would reluctantly go with R-2, but would recommend denial of the R-3. The reason was there is a tier of lots that abut Bonanza on the south which are zoned R-2. To introduce heavy density south of Washington and east of Tonopah would be setting a precedent. Southwest

is Sloat's property which was requested for R-3 and staff recommended R-2 for that to which he agreed. The thinking was the density would be increased too much with the R-3.

MR. BLACK stated there are six-plexes adjoining his property on two sides and that his lot is ample for 24 units and the required parking without crowding the lot.

CHAIRMAN SWESSEL stated that the neighborhood is changing.

MR. BLACK stated that the whole area needed a definite clean-up and that his development or anything would be an asset.

MR. KENNEDY made a Motion for DENIAL of Z-37-79, because the density would not be compatible with the area.

Voting was as follows:

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

"NOES" Chairman Swessel

Motion for DENIAL carried by a 5/1 vote.

CHAIRMAN SWESSEL stated that this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

TANGLEWOOD

APPROVED

Property generally located on the northwest corner of Smoke Ranch Road and Torrey Pines Drive, R-E zone (under resolution of intent to R-1).

Owner/Subdivider: Nevada Land Company

No. of Acres: 37 No. of Lots: 172

MR. NULL presented the staff report and stated staff would recommend the following conditions: proper provisions for sanitary sewer and storm water outflow; no vehicle access to Smoke Ranch Road and Torrey Pines Drive from the abutting lots; the wall statement and the normal conditions. With these conditions, staff would recommend approval. Further, a waiver is necessary for the length of Block 2.

KARSTEN BRONKEN represented the application.

MR. MILLER made a Motion for APPROVAL of the Tentative Map of Tanglewood, 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 not 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. Proper provision to be made for sanitary sewers and storm water outflow as determined by the Department of Public Services.
3. No vehicular access to Smoke Ranch Road and Torrey Pines Drive from the abutting lots.
4. 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.
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" 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 July 5, 1979 at 2:00 P.M.

2. TENTATIVE MAP  
GREENTREE CONDOMINIUM  
SUBDIVISION

DENIED

Property generally located on the west side of 28th Street at Walnut, R-3 zone.

Owner/Subdivider: Marlene Michaels  
No. of Acres: 3.4 No. of Lots: 72

MR. NULL presented the staff report and stated this is an existing apartment project. The applicant is proposing to make it an air space condominium project. There are 72 units. With 3 parking spaces they would need 216 spaces, they have 123 and are 85 spaces short.

MRS. COLEMAN asked if there would be a lot of applications similar to this.

MR. NULL replied yes.

MRS. COLEMAN stated only the City Commission could waive the parking due to the size of the parcel.

BOB LLOYD, 602 Royal Crest, represented the application. He stated the lifestyle of the residents should be considered on its own merits. He stated he had attempted to conduct a feasibility study of prospective buyers. He said that persons who would buy the units, due to the gas shortage, etc. would not have a second car.

MRS. COLEMAN stated that two persons could buy a unit and each could possibly have a car.

MR. LLOYD stated it comes down to an economic standpoint.

MR. JONES stated he thought this looked good on paper, but did not necessarily hold true.

ALLEN STEWART, 5115 Tennis Court, stated he had built this project and sold it and currently has other projects being built that are apartments that will be converted. He added the new projects have 2 and 2½ spaces per unit. There is adjacent ground next to the project in questions that could be purchased. He added it is good the way it is and that it would be a mistake to convert it into condominiums and that he still held a \$100,000 trust deed on the property.

MR. JONES made a Motion for DENIAL of the Tentative Map of Greentree Condominium Subdivision due to insufficient parking.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

3. TENTATIVE MAP

CHARLESTON RAINBOW  
17-A1

APPROVED

Property generally located on the south side of Westcliff Drive, west of Buffalo Drive, R-1 zone.

Owner/Subdivider: Sproul Homes  
No. of Acres: 2.8 No. of Lots: 16

MR. NULL presented the staff report and stated staff recommends the following conditions: no access to Westcliff from the abutting lots; the wall statement; and the blue border be moved out to include abutting streets, plus the normal conditions. With these conditions, staff would recommend approval.

CHARLEY JOHNSON represented the application and agreed to staff stipulations.

MR. MILLER made a Motion for APPROVAL of the Tentative Map of Charleston Rainbow 17-A1, 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 a new tentative map be filed and approved prior to any further final maps being approved.
2. No access to Westcliff 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. Move border of plat to include abutting streets.
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" 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 July 5, 1979 at 2:00 P.M.

4. FINAL MAP

CHARLESTON RAINBOW  
17-A1

APPROVED

Property generally located on the south side of Westcliff Drive, west of Buffalo Drive, R-1 zone.

Owner/Subdivider: Sproul Homes  
No. of Acres: 2.8 No. of Lots: 16

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

CHARLEY JOHNSON represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Charleston Rainbow 17-A1, 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" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie,  
Mr. Jones and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

5. FINAL MAP

CHARLESTON RAINBOW  
17C

APPROVED

Property generally located on the south side of Westcliff Drive between Cimarron Road on the west and Buffalo Drive on the east, R-1 zone.

Owner/Subdivider: Sproul Homes

No. of Acres: 8.2 No. of Lots: 38

MR. NULL presented the staff report and stated that on this final map and also on 17D, the tentative map was approved in the County, by the Board of County Commissioners. This final map is in substantial conformity with the tentative map and staff would recommend approval subject to conformance to all applicable conditions as approved by the County.

A representative of the applicant was present and agreed to staff stipulations.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map of Charleston Rainbow 17C, subject to the following condition:

1. Conformance to all applicable conditions as approved by the County.

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.

6. FINAL MAP

CHARLESTON RAINBOW  
17D

APPROVED

Property generally located at the southeast corner of Westcliff Drive and Cimarron Road, R-1 zone.

Owner/Subdivider: Sproul Homes

No. of Acres: 12.9 No. of Lots: 54

MR. NULL presented the staff report and stated the final map is in substantial conformity with the tentative map and staff would recommend approval subject to conformance to all applicable conditions as approved by the County.

CHARLEY JOHNSON represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Charleston Rainbow 17D, subject to the following condition:

1. Conformance to all applicable conditions as approved by the County.

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.

7. . VAC-10-79

APPROVED

Petition of Vacation submitted by NEVADA SOUTHERN ESCROW, INC. TRUSTEE to vacate a portion of Drexel Drive generally located parallel to Rancho Drive and extending between Lorenzi Boulevard and Rio Vista Street.

MR. NULL presented the staff report and stated the Nevada State Highway Department is trying to acquire no access rights along the Rancho Drive frontage. Rio Vista will deadend into the property line for the interchange with Rancho Drive and the Freeway. The Traffic Department does not feel this is a major problem. Staff agrees with that. The utility companies do not object and approval is recommended.

VIC WILLIAMS, Sage Realty, represented the application.

MR. MILLER made a Motion for APPROVAL of VAC-10-79, 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 satisfied.

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 come before the City Commission on June 20, 1979, at which time a date for public hearing would be set.

8. Z-54-79

APPROVED

Application of MARY STEWARD, ET AL, for reclassification of property generally located at the northwest corner of Lewis and 7th Street, from R-3 (Limited Multiple Residence) to R-6 (High Rise Apartment District). The above property is legally described as Lots 17 through 22 (inclusive), Block 6, Wardie Addition.

Proposed Use: Apartments (52 Units)

MR. BROWN presented the staff report, described the adjacent zoning pattern, and stated staff feels this pattern should be continued. To introduce the heavy density across the street from the school would be incompatible with the development of that area and would not be good planning and would recommend denial.

CHAIRMAN SWESSEL declared the public hearing open.

ALLEN STEWART represented the application and stated the development will be four stories and will also have one level of underground parking. It will have a 20' front yard setback and there will be landscaping and trees. Pictures of a similar development were presented to the Commission.

MR. MILLER asked what the parking ratio would be.

MR. STEWART stated it would be 1 to 1, and would be totally underground with a ramp that would enter from the alley.

MRS. LARSEN, 400 South 7th, appeared in approval of the application, and stated anything would be an improvement to the area.

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-54-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Conformance to the elevations and sketch plan submitted to the Planning Commission.
3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

9. Z-56-79

APPROVED

Application of JOHN E. CEBULAR for reclassification of property located at 950 West Bonanza Road, from R-3 (Limited Multiple Residence) to C-M (Commercial Industrial). The above property is legally described as a portion of the North Half(N $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 28, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Warehouse and Parking

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

CHAIRMAN SWESSEL declared the public hearing open.

JOHN CEBULAR represented the application.

MRS. COLEMAN asked if there would be landscaping.

MR. CEBULAR then described the proposed landscaping and the development.

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-56-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The landscaping shall not be required for one year or until the development of the front portion of the property, whichever occurs first.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan.
7. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

10. Z-57-79

DENIED

Application of VERLYN ZESIGER for reclassification of property generally located on the southwest corner of Oakey Boulevard and Bryn Mawr Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lot 1, Block 1, Glen Heather Estates Subdivision No. 1.

Proposed Use: Professional Office

MR. BROWN presented the staff report and stated the request is located in the middle of a medium and low density area. This would be a beautiful example of spot zoning. A year ago a request was made for a beauty shop at this location to the Board of Zoning Adjustment which was turned down and was not appealed to the City Commission. There are four letters of protest on file and a petition with 138 signatures. Staff recommends denial.

CHAIRMAN SWESSEL declared the public hearing open.

The applicant or a representative was not present.

CYNTHIA CUNNINGHAM appeared in protest.

COTTON CRUTCHFIELD 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 made a Motion for DENIAL of Z-57-79 as this would not be compatible with the established residential uses in the area.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

11. Z-58-79.

DENIED

Application of DAVID W. GRACE for reclassification of property located at 919 East Lewis, from R-4 (Apartment Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lots 31 and 32, Block 12, Pioneer Heights Addition.

Proposed Use: Office

MR. BROWN presented the staff report and stated the application is for an office use. Staff informed the applicant that in a R-4 District, an office is permitted by means of a Use Permit but the applicant still wished to go the P-R route. Staff does not quarrel with the use, but does not think that rezoning is proper and would recommend denial of the rezoning and recommend the applicant go before the Board of Zoning Adjustment.

CHAIRMAN SWESSEL declared the public hearing open.

DAVID GRACE, 421 Parkway East, represented the application. He stated he had spent a month and a half cleaning up the property. He added there is existing P-R approximately two blocks away and that the neighbors are very enthusiastic about this proposal.

MRS. COLEMAN asked what kind of business was contemplated.

MR. GRACE stated a real estate office.

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 DENIAL of Z-58-79 as it was felt this office use should be pursued on the basis of a use permit in the R-4 zone.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

12. Z-60-79

ABEYANCE

Application of CHARLES A. AND DAISY MOHLER for reclassification of property generally located on the north side of Searles, east of Eastern Avenue, from R-E (Residence Estates) and R-4 (Apartment Residence) to R-PD16 (Residential Planned Development). The above property is legally described as a portion of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 25, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Apartments

MR. BROWN presented the staff report and stated in September of 1977 a request was before the Commission for R-4 for the entire area. This request was denied by the Planning Commission and the City Commission. There was a considerable protest factor at that time. The applicant is now requesting R-PD16 which is less than what staff recommended last time. Staff recommended R-3. Staff is not really concerned about the density, but is concerned about the lack of a plot plan, which has not been submitted. The request cannot be considered without a plot plan and staff would, therefore, recommend the request be held in abeyance pending submittal of the plot plan.

CHAIRMAN SWESSEL declared the public hearing open.

HARRIS SHARP & ART SARTINI represented the application.

MR. SARTINI stated the Housing Authority has an option on the property in question and would not object to the application being held in abeyance.

HARRIS SHARP stated that 184 units, two and three bedrooms, were proposed and they did plan on buffering the east boundary with a 100' park or greenbelt. The heavy density will be on the north and west. He added he would have a plot plan for the next meeting.

MRS. COLEMAN asked if these would be family units.

MR. SHARP replied that they would.

DONALD HADE, 225 Bridger, appeared in protest. He stated there have been 3 previous applications in the immediate area, and that this zoning is practically the same as R-3. He cited traffic, density, etc., as reasons for protesting the application.

DENNIS GOMEZ, 1508 Arthur, appeared in protest, and presented a petition with 80 signatures also in protest.

RACHELLE ANDREWS, 1509 Arthur, appeared in protest. She stated the Housing Authority development would decrease the property values.

MR. SARTINI stated that the Authority did not have any projects that were in the conditions implied. He stated the protestants could look at the other projects owned by the Authority to determine whether or not it would enhance the neighborhood.

MRS. COLEMAN stated that the protestants should look at other Authority projects, and suggested that Mr. Sartini escort the protestants on a tour of other facilities.

MR. JONES made a Motion for ABEYANCE of Z-60-79, pending the submission of plot plans.

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.

RECESS:

CHAIRMAN SWESSEL declared a 5-minute recess at 9:40 P.M. and reconvened the meeting at 9:45 P.M.

13. Z-61-79

DENIED

Application of BORIS WALTERS for reclassification of property generally located at the northeast corner of Duncan Drive and Edward Avenue, from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Limited Multiple Residence). The above property is legally described as Lot 9, Block 1, Tonopah Terrace.

Proposed Use: Apartments

MR. BROWN presented the staff report and stated the plot plan is as shown with a cul-de-sac off Duncan and six units. The applicant could go ahead in view of the fact there is C-2 and put multi-family units on that parcel. Staff would defer to the decision of the Planning Commission on this request.

CHAIRMAN SWESSEL declared the public hearing open.

BILL SIMPSON represented the application and stated the applicant is aware that 49 units could be placed on this property, but that is not the type of development he wishes to place on the property.

MR. BROWN stated there are 17 letters of protest on file.

MR. LINGREN, 5929 Duncan, appeared in protest and stated traffic, parking and density as reasons for protest.

DAVE KATZ, 375 North Edwards, appeared in protest. He stated that 21 letters of protest had been sent in.

MRS. COLEMAN asked where the homes of the protestants were located.

MR. KATZ stated between Gowan, Jones, Edwards and Duncan and that the streets are inadequate.

MRS. COLEMAN stated that many more units could be developed in the existing C-2 zoning.

MR. SIMPSON, 3750 Edwards, appeared in protest.

LYNN HANSEN, corner of Jones & Duncan, appeared in protest.

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

MR. MILLER made a Motion for DENIAL of Z-61-79 because the proposed apartments would not be compatible with the adjoining single family development.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

14. Z-62-79

APPROVED

Application of GUS STANLEY AND JUANITA L. ANDROS for reclassification of property located at 2501 West Charleston Boulevard, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lot 3, Block 1, McNeil Tract No. 2.

Proposed Use: Office

MR. BROWN presented the staff report and stated that not too long ago, staff recommended for rezoning the lot two lots east to P-R and the lots in the rest of the block are P-R and C-D. This is in concert with the established development along the area and would be compatible. Staff would recommend approval.

CHAIRMAN SWESSEL declared the public hearing open.

COLIN MCCREEDY represented the application.

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-62-79 subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

15. Z-63-79

APPROVED

Application of SAMUEL FREDLUND for reclassification of property generally located southeast of North 11th Street and Marlin Street, from R-2 (Two Family Residence) to R-3 (Limited Multiple Residence). The above property is legally described as Lots 1 and 2, Block 11, Fairview Tract, together with the portion of the vacated right-of-way lying north of said Lot 1.  
Proposed Use: Apartments

MR. BROWN presented the staff report and stated this request is compatible with the development of the area and staff would recommend approval with the normal conditions.

CHAIRMAN SWESSEL declared the public hearing open.

LOU HESS, 1011 North 4th, 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-63-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

4. Conformance to the plot plan.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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 July 5, 1979 at 2:00 P.M.

16. Z-64-79

APPROVED

Application of RICHARD G. AND GLADYS C. TOUSSAINT for reclassification of property generally located on the east side of South First Street between Garces Avenue and Gass Avenue, from C-M (Commercial Industrial) to C-2 (General Commercial). The above property is legally described as Lots 7, 8, 9 and 10, Block 6, South Addition.

Proposed Use: Apartments

MR. BROWN presented the staff report and stated the C-M and C-2 uses are compatible in this area. There is only one problem. They are coming out into the middle of the block with C-2. Staff thinks there is some merit in this request.

CHAIRMAN SWESSEL declared the public hearing open.

LOU HESS represented the application and stated the applicant is seeking a lesser zoning because of staff recommendation, in order to ensure it doesn't exclude apartments with kitchens. A motel could be built but there is no through street and motels aren't doing too well now.

MRS. COLEMAN asked what provisions were being made for parking.

MR. HESS stated there would be one per unit.

MR. BROWN stated there is sufficient parking.

MARK O. DUNN, 720 South 1st, stated there are too many apartments in the area and not sufficient parking.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-64-79, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

17. AV-9-79

APPROVED

Request of TERRI LEE WEYMILLER for an Administrative Variance to allow a deviation from the west sideyard setback on property located at 2204 East McWilliams Avenue, R-1 zone.

MR. BROWN presented the staff report and stated the applicant is extending the building 5'. If the neighbors don't object, staff does not.

DAN WEYMILLER represented the application and stated he has talked to the neighbors, who have no objections.

MRS. COLEMAN made a Motion for APPROVAL of AV-9-79, 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 and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

18. Z-40-78

PLOT PLAN REVIEW

APPROVED

Request of HARRY NASSE for a Plot Plan Review to allow offices on property located at 808 South Decatur Boulevard, C-2 zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff would recommend approval subject to the Appian Way vacation being recorded, and a block wall on the west with landscaping on Decatur.

HARRY NASSE represented the application and agreed to staff conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-40-78, subject to the following conditions:

1. Recording of the vacation on Appian Way.
2. A six ft. block wall shall be constructed on the west property line.
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 and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

19. COUNTY REFERRAL ON  
REZONING APPLICATION  
FOR CITY  
RECOMMENDATION

ZC-121-79

DENIED

Request of JOHN R. HIMES, ET AL, for a Zone Change to reclassify from R-E (Rural Estates Residential) Zone to C-2. (General Commercial) Zone, to construct and maintain a 70,000 sq. ft. shopping center on property generally located on the south side of Sahara Avenue and the east side of Mann Street.

MR. BROWN stated that City staff has no objections to this request.

MR. MILLER made a Motion for DENIAL as the City's recommendation on County application ZC-121-79.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

20. Z-13-76

EXTENSION OF TIME

APPROVED

Request of GEORGE J. ENOMOTO, ARCHITECT on behalf of KATSUMI KAZAMA for a Six Months Extension of Time on property generally located on the south side of Sahara Avenue between Richfield and Teddy Drive, C-1 zone.

MR. ENOMOTO stated the designs are about 75% finished. The applicant has been held up because of deficiency in the financing. He added he did not want to go 100% on the plans and then charge the applicant the full fee. He requested a six month extension of time.

MR. JONES made a Motion for APPROVAL of the Extension of Time of Z-13-76, subject to the following conditions:

1. Conformance to any ordinance requirements enacted subsequent to the original approval, and conformance to the original conditions of approval of Z-13-76.
2. This extension of time shall be limited to a period of six months.

Voting was as follows:

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

"NONES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

21. FINAL MAP

CYPRESS ESTATES

APPROVED

Property generally located on the south side of Vegas Drive, east of Cherokee Lane, R-1 zone.

Owner/Subdivider: Billy J. Sloat

No. of Acres: 1.67 No. of Lots: 8

21. Continued

AV-10-79

APPROVED

○ Request of BILLY J. SLOAT for ○ Administrative Variance to allow deviations from the square footage requirement on Lots 1 through 8 of Cypress Estates.

MR. NULL presented the staff report and stated there is a right-of-way transition on Vegas Drive from 50' to 40' which has reduced the area of the lots below 6500 sq. ft. As far as the plat, it is in substantial conformity with the tentative map and approval is recommended subject to approval of the tentative map and also that the proper transition of Vegas Drive is indicated. The amount of deviation in lot area is within 5% and staff would recommend approval.

BILLY SLOAT represented the application and agreed to staff stipulations.

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

1. Approval of the tentative map.
2. Indicate right-of-way transition for Vegas Drive as required by the Department of Public Services.

and AV-10-79, 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 and Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

22. Z-76-78

PLOT PLAN REVIEW

APPROVED

Request of BAUGHMAN & TURNER, INC., for a Plot Plan Review to allow revisions to the previously approved plan on property generally located at the northeast corner of Sandhill Road and Washington Avenue, R-E zone (under resolution of intent to R-T).

MR. BROWN presented the staff report and stated there are two plot plans, the one submitted by the Housing Authority which has evidentially sold the property and the one now being submitted. Staff would recommend approval subject to ingress and egress onto Sandhill.

HARRIS SHARP represented the application and stated the Housing Authority was originally going to put their senior citizen mobile home park on this property, but it could not be acquired, so they switched from this site to the one on Searles. The property in question is now privately held.

MR. BROWN stated that there are fewer spaces proposed.

MR. MILLER made a Motion for APPROVAL of the Plot Plan Review under Z-76-78, subject to the following conditions:

1. An additional access be provided to Sandhill Road.

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

23. Z-36-63  
USE REVIEW  
APPROVED

Request of ED POST REALTY on behalf of MRS. MARCELLA YANKE for a Use Review to allow a hypnosis clinic on property generally located on the southeast corner of West Charleston Boulevard and Westwood Drive, R-4 zone.

MR. BROWN presented the staff report and stated staff would recommend approval of the use if it is limited to a hypnosis clinic only.

JOHN SHERMAN represented the application.

MRS. COLEMAN inquired of the redwood fence on the east side of the property.

MR. SHERMAN stated that would be taken down and something else would be put in, and that it was intended to enhance the area. Parking will be in the rear.

MR. JONES made a Motion for APPROVAL of the Use Review under Z-36-63, subject to the following conditions:

1. The use shall be limited to a hypnosis clinic only.

2. Conformance to the plot plan.
3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

24. Z-6-66(29)

PLOT PLAN REVIEW

APPROVED

Request of C & E CONSTRUCTION COMPANY for a Plot Plan Review to allow a parking lot on property generally located on the north side of West Charleston Boulevard between Upland Boulevard and Jones Boulevard, C-1 zone.

MR. BROWN presented the staff report and stated approval is recommended and a block wall is required on the north side until the vacation of Alpine is done.

MR. KENNEDY made a Motion for APPROVAL of the Plot Plan Review under Z-6-66(29), subject to the following conditions:

1. Construction of the block wall along Alpine Street shall be deferred until there is a determination by the City Commission on the vacation of Alpine Street.
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. 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 and Mr. Kennedy

"NOES" None

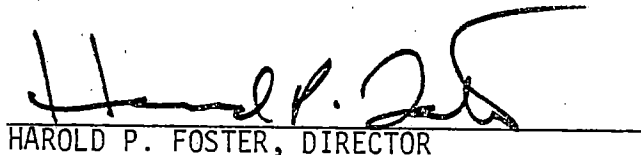
Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 5, 1979 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/lm