

A G E N D A

CITY PLANNING COMMISSION

JULY 12, 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 April 12, 1979.

OLD BUSINESS:

1. Z-8-79
(Abeyance Item
from 3/8/79)
Application of ABE FOX AND EVELYNE FOX, TRUSTEES
for reclassification of property generally
located at the northeast corner of Sahara
Avenue and Spencer Street, from R-1 and R-2
to C-1.
Proposed Use: Offices & Retail Sales
Facilities
2. AR-5-79
(Abeyance Item
from 4/12/79)
Request of MEL POWERS INVESTMENT BUILDER for
an Aesthetic Review on a proposed nine story
office building with a four level parking
structure on property located at 333 Rancho
Drive (generally located on the west side of
Rancho Drive, between Bonanza Road and the
Las Vegas Expressway), C-1 zone.
3. TENTATIVE MAP
CASA DEL SOL
(Abeyance Item
from 6/14/79)
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. FINAL MAP
CASA DEL SOL
CONDOMINIUMS
(Abeyance Item
from 6/14/79)
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
5. Z-40-79
(Abeyance Item
from 6/14/79)
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

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CITY CLERK

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6. Z-53-79
(Abeyance Item
from 6/14/79)
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-60-79
(Abeyance Item
from 6/14/79)
Application of CHARLES A. AND DAISY MOHLER
for reclassification of property generally
located on the north side of Searles Avenue,
east of Eastern Avenue, from R-E and R-4 to
R-PD16.
Proposed Use: Apartments

NEW BUSINESS:

1. TENTATIVE MAP
PALOMINO GARDENS
Property generally located on the south side
of Palomino Lane, west of Rancho Drive, R-E
zone (under resolution of intent to R-PD2).
Owner: Ver-Lyn Corp. and Palomino Gardens
Subdivider: Palomino Gardens
No. of Acres: 7.08 No. of Lots: 20
2. FINAL MAP
CHARLESTON ESTATES
UNIT NO. 7C
Property generally located on the south side
of Washington Avenue, east of Decatur Boulevard,
R-PD7 zone.
Owner/Subdivider: Becker & Sons
No. of Acres: 13.63 No. of Lots: 80
3. VAC-11-79
Petition of Vacation submitted by SOUTHERN
NEVADA MEMORIAL HOSPITAL to vacate a portion
of Alturas Avenue commencing at Tonopah Drive
and extending easterly 190 feet.
4. VAC-12-79
Petition of Vacation submitted by F. X.
McDONALD, JR. to vacate approximately the
east 25.51 feet of Portsmouth Way, beginning
at the north right-of-way line of Providence
Lane and extending northerly 108 feet.
5. VAC-13-79
Petition of Vacation submitted by THOMAS E.
AND PATRICIA NESTLEBUSH to vacate a portion
of the east/west 20 foot wide alley, generally
located north of West Charleston Boulevard,
100 feet south of Peggy Drive, commencing 620
feet east of Antelope Way and extending easterly
65 feet.
6. VAC-14-79
Petition of Vacation submitted by FIRST
WESTERN SAVINGS ASSOCIATION AND ROY WILLIAM
CARVER to vacate the east 20 feet of Jones
Boulevard between Gowan Road and Cheyenne
Avenue.

7. Z-65-79 Application of C. H. AND TONA C. SIEFERT for reclassification of property generally located on the south side of Sunrise Avenue between Bruce Street and 21st Street, from R-4 to C-2.
8. Z-66-79 Application of SOUTHERN NEVADA MEMORIAL HOSPITAL for reclassification of property generally located at the northeast corner of Tonopah Drive and Alturas Avenue, from R-E to C-V.
Proposed Use: Parking Lot
9. Z-67-79 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 C-1.
Proposed Use: Commercial Shops and Stores
10. Z-68-79 Application of BOOKER T. BURNEY, ET AL for reclassification of property generally located on the east side of Highland Drive, between Washington Avenue and Madison Avenue, from R-E to C-1.
Proposed Use: Retail Shops
11. Z-69-79 Application of CHARLES AND VIOLA JOHNSON for reclassification of property located at 1920 West Bonanza Road, from R-E to C-2.
Proposed Use: Electrical Contractor's Office and Storage Area
12. Z-70-79 Application of RAINBOW TOWN & COUNTRY SHOPPING CENTER for reclassification of property generally located on the south side of Westcliff Drive (Las Vegas Expressway) between Rainbow Boulevard and Lorenzi Street, from R-E to C-1.
Proposed Use: Shopping Center
13. Z-71-79 Application of JAMES C. EVANS for reclassification of property generally located at the southwest corner of Sandhill Road and Owens Avenue, from R-1 to R-T.
Proposed Use: Mobile Home Park
14. Z-72-79 Application of BECKER AND SONS for reclassification of property generally located at the northeast corner of Alexander Road and Rainbow Boulevard, from N-U to R-PD8 and R-PD20.
Proposed Use: Medium and Medium High Density Residential Development
15. Z-73-79 Application of ROBERT AND KAREN PEDERSON, ET AL for reclassification of property generally located 330 feet west of Torrey Pines Drive between Tina Lane and Ann Road, from R-E to R-PD2.
Proposed Use: Detached Single Family Residences

16. Z-74-79 Application of BOBCO MANAGEMENT, INC. for reclassification of property generally located on the south side of Ellis Avenue approximately 140 feet east of Shadow Lane, from R-1 to R-PD4.
Proposed Use: Medium Low Density Residential Development
17. Z-18-68 Request of TRAMMELL CROW COMPANY for a Plot Plan Review to allow a First Western Savings Association building at 2350 West Charleston Boulevard, C-D zone.
Plot Plan Review
18. Z-40-77 Request of TRAMMELL CROW COMPANY for a review of the approved landscaping plan on property located at 850 North Rancho Road, C-1 zone.
Review of Landscaping
19. Z-78-76 Request of ELLIOT MEGDAL AND ASSOCIATES for a Plot Plan Review to allow a shopping center on property generally located at the southwest corner of Cheyenne Avenue and Tonopah Drive, C-1 zone.
Plot Plan Review

DIRECTOR'S BUSINESS:

1. By-Law Amendment Discussion on proposed amendment on voting procedure.

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6-12

MINUTES
CITY PLANNING COMMISSION
JULY 12, 1979

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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. Guthrie, Mr. Jones and Mr. Canul

EXCUSED: Mr. Miller and Mr. Kennedy

STAFF PRESENT: Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Rick Sweet, Planner
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 12, 1979, as corrected to reflect on Page 12, Item A-4-79, last paragraph, second line should read "Rainbow" in stead of "Rancho". Motion carried unanimously.

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

OLD BUSINESS:

1. Z-8-79
(Abeyance Item
from 3/8/79)
ABEYANCE
Application of ABE FOX AND EVELYNE FOX, TRUSTEES, for reclassification of property generally located at the northeast corner of Sahara Avenue and Spencer Street, from R-1 and R-2 to C-1.
Proposed Use: Offices & Retail Sales Facilities
MR. BROWN stated this item should be held in abeyance to the August 9, 1979 meeting for a public hearing on the new plot plan.
MR. JONES made a Motion for ABEYANCE of Z-8-79.
Voting was as follows:
"AYES" Chairman Swessel, Mrs. Coleman, Mr. Guthrie, Mr. Jones and Mr. Canul
"NOES" None
Motion for ABEYANCE carried unanimously.

2. AR-5-79

(Abeyance Item
from 4/12/79)

DENIED

Request of MEL POWERS INVESTMENT BUILDER for an Aesthetic Review on a proposed nine story office building with a four level parking structure on property located at 333 Rancho Drive (generally located on the west side of Rancho Drive, between Bonanza Road and the Las Vegas Expressway), C-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as shown with a nine story office building and a four level garage abutting the residences to the west. This item is before the Commission as an Aesthetic Review. Staff does not have any issue with the use as such, as it would be permitted in a C-1 zone. Staff does take issue with the nine story height in view of the fact that this is a low profile area with single family residences to the west and south. To introduce a nine story building at this location would be incompatible with the development established in the area and denial is recommended of the nine story height.

MRS. COLEMAN stated she did receive notification of this request as a property owner in the area and asked the Deputy City Attorney if she would be in conflict of interest if she participated in this matter.

CHRIS GELLNER, Deputy City Attorney, stated he could not find anything specifically addressing this in the Nevada Revised Statutes; however, if Mrs. Coleman thought the property she owned would be affected in terms of value by the decision made at this meeting, then it would be suggested that she abstain from voting.

MRS. COLEMAN stated she did not see any financial gain, but that she would abstain from voting on this item.

CHAIRMAN SWESSEL declared the public hearing open.

HERB JONES, Attorney, represented the application.

RANDY BLACK represented the application and stated the nine story building would represent a considerable investment in the area. Brochures of an existing like building and a rendering was presented to the Commission, in addition to aerial photographs of the area. He stated there would be excellent access to this development with regard to traffic and that seven properties would be affected which are located on the east side. He added with the new plot plan the garage would be setback 5' from the western boundary and trees and more landscaping have been added.

MEL POWERS stated the operation of the offices would be from 9 AM to 5 PM and that this is a very feasible piece of land on which to build this development.

BOB RAMOS, 304 Ramsey, appeared in protest, and stated he represented 80 people who were objecting to the height of the development. He stated there would be a problem with traffic, trash and debris with this development, but that he did not object to a two or three story building.

HERB JONES appeared in rebuttal.

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

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

MR. JONES made a Motion for DENIAL of AR-5-79 because such a structure would be incompatible with the established low profile of the structures in the area.

Voting was as follows:

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

Motion for DENIAL carried by a 3/1/1 vote

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

3. TENTATIVE MAP
CASA DEL SOL
(Abeyance Item
from 6/14/79)

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. FINAL MAP
CASA DEL SOL
CONDOMINIUMS
(Abeyance Item
from 6/14/79)
ABEYANCE (3 & 4)

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 that the applicants for Items 3 and 4 have requested these matters be held in abeyance for action by the full Commission

MR. JONES made a Motion for ABEYANCE of the Tentative and Final Maps of Casa Del Sol Condominiums.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

5. Z-40-79
(Abeyance Item
from 6/14/79)
WITHDRAWN

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

MR. BROWN stated the applicant has requested that this item be withdrawn.

MRS. COLEMAN made a Motion for APPROVAL of the WITHDRAWAL of Z-40-79.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

6. Z-53-79

(Abeyance Item
from 6/14/79)

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

A representative of the applicant stated they planned to change the request from C-2 to R-3 and asked the matter be held in abeyance.

MR. JONES made a Motion for ABEYANCE of Z-53-79.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

7. Z-60-79

(Abeyance Item
from 6/14/79)

DENIED

Application of CHARLES A. AND DAISY MOHLER for reclassification of property generally located on the north side of Searles Avenue, east of Eastern Avenue, from R-E and R-4 to R-PD16.

Proposed Use: Apartments

MR. BROWN presented the staff report and stated that at the last meeting the applicants had a plot plan they did not feel was workable and offered the residents to the east to go and look at some of their other facilities. The people did not accept this invitation. The new plot plan is as shown. A density of approximately 16 units per acre has been retained. Staff thinks this is acceptable and workable in this area.

HARRIS SHARP represented the application and stated that an extensive study of the site had been made. There is commercial to the north and west and a school across the street with an R-1 neighborhood to the east. In order to protect the R-1, a green belt has been established which is 120' in width. The entire project has been surrounded with a green belt area except for the commercial development. Further Searles Street will have to be put in through to Eastern to keep the traffic away from the school and the R-1 subdivision.

CHAIRMAN SWESSEL asked how large the parcel in question is.

MR. SHARP stated it comprises approximately 12 acres, and the main entrance will be on Eastern Avenue.

ART SARTINI represented the application.

CHAIRMAN SWESSEL asked those present in opposition to stand. Sixty-one people were present in protest.

JOHN REILLY, 1333 Arthur Avenue, appeared in protest.

MRS. COLEMAN stated that part of the property in question is already zoned R-4 and asked what the protestants thought should be done with the parcel.

MR. REILLY suggested that it be developed totally as R-1.

WM. L. FLOYD, 1516 Arthur, appeared in protest.

YVONNE RUFFIN, 1400 Arthur, appeared in protest.

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

MR. JONES made a Motion for DENIAL of Z-60-79 because such a use would be incompatible with the surrounding area.

Voting was as follows:

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

Motion for DENIAL carried by a 4/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

RECESS:

CHAIRMAN SWESSEL declared the 5 minutes recess at 9:45 P.M. and reconvened the meeting at 9:50 P.M.

NEW BUSINESS:

1. TENTATIVE MAP
PALOMINO GARDENS

Property generally located on the south side of Palomino Lane, west of Rancho Drive, R-E zone (under resolution of intent to R-PD2).

Owner: Ver-lyn Corp. and Palomino Gardens
Subdivider: Palomino Gardens
No. of Acres: 9.08 No. of Lots: 20

MR. NULL presented the staff report and stated staff has the following conditions: Lots 1 - 3, Block 1 shall front Palomino Lane and lots are to be provided with the following building setback lines: Lots 1 - 3, Block 1, 50' front setback; Lots 4 - 9, Block 1, 50' rear setbacks. All lots shall have a 10' side yard setbacks; necessary buildings and structures shall be permitted; a waiver is necessary from the R-PD requirement for showing an individual structure or building on each lot. The tentative map differs from the approved plot plan in that the entrance has been relocated. Approval of the tentative map constitutes review and approval of the plot plan.

KEN ROSENSTEIN represented the application and stated they are trying to provide the maximum area for the architect to work with in designing of the home. A home cannot be designed for less than \$150,000 that will contribute to the value and quality of the neighborhood. Lot 3 has about 50' in the rear. The architect advises that locating a house with a 50' setback will create a lot of problems. The houses, as designed, will have 3300 sq. ft. on the first floor and 1700 sq. ft. on the second floor and there will be landscaping and no sidewalks. Renderings and elevations were presented to the Commission.

Keith Ferris, Architect, represented the application. He stated the problem is finding a rear yard large enough to place the amenities in. He stated they could live with the other conditions, but not on Palomino.

MRS. COLEMAN asked how far the houses would be from the street or sidewalk.

MR. FERRIS stated 40' from the front boundary line. He added they could live with the shallow setback on the inside of the development.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Palomino Gardens, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map, or a series of final maps is/are not recorded on all of the area embraced by the tentative map within the 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.
2. Lots 1 through 3, Block 1, shall front on Palomino Lane.
3. Building setback lines to be provided as follows:
 - a. Lots 1 through 3, Block 1 - 40 ft. front setback.
 - b. Lots 4 through 9 - Block 1 - 50 ft. rear setback.
 - c. All lots to have 10 ft. side yards.
4. Accessory buildings and structures are permitted as set forth in the R-E District.
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. Guthrie, Mr. Jones
and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

2. FINAL MAP

CHARLESTON ESTATES
UNIT NO. 7C

Property generally located on the south side of Washington
Avenue, east of Decatur Boulevard, R-PD7 zone.

Owner/Subdivider: Becker & Sons

No. of Acres: 13.63 No. of Lots: 80

APPROVED

MR. NULL presented the staff report and stated there is a 5' landscaped strip between the private drive and Bonanza. This means traffic from Unit C would have to go through Unit B which is not completed. The final map is in substantial conformity with the tentative map. Staff would recommend the following conditions: a temporary paved vehicular access be provided to Bonanza. This does constitute plot plan review and approval. The number of units are reduced by 35.

ERNIE BECKER represented the application.

MR. CANUL made a Motion for APPROVAL of the Final Map of Charleston Estates Unit No. 7C, subject to the following condition:

1. A temporary paved vehicular access to be provided to Bonanza Road.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. VAC-11-79

APPROVED

Petition of Vacation submitted by SOUTHERN NEVADA MEMORIAL HOSPITAL to vacate a portion of Alturas Avenue commencing at Tonopah Drive and extending easterly 190 feet.

MR. NULL presented the staff report and stated this vacation will remove Alturas entirely. The utility companies and City departments do not object. Staff would recommend approval with the normal conditions.

KEN PRESSER represented the application.

MRS. COLEMAN made a Motion for APPROVAL of VAC-11-79, 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 as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 18, 1979, at which time a date for public hearing would be set.

4. VAC-12-79

APPROVED

Petition of Vacation submitted by F.X. McDONALD, JR., to vacate approximately the east 25.51 feet of Portsmouth Way, beginning at the north right-of-way line of Providence Lane and extending northerly 108 feet.

MR. NULL presented the staff report and stated this was the half of the street proposed to go north but has been blocked off. The other half was never dedicated. The utility companies and City departments have no objection to the vacation and staff would recommend approval subject to the normal conditions.

DAVE CAUSEY represented the application.

MR. JONES made a Motion for APPROVAL of VAC-12-79, 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. Guthrie, Mr. Jones and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 18, 1979 at which time a date for public hearing would be set.

5. VAC-13-79

APPROVED

Petition of Vacation submitted by THOMAS E. AND PATRICIA NESTLEBUSH to vacate a portion of the east/west 20 foot wide alley, generally located north of West Charleston Boulevard, 100 feet south of Peggy Drive, commencing 620 feet east of

Antelope Way and extending easterly 65 feet.

MR. NULL presented the staff report and stated the alley, as shown, is navigable, although no development is in the commercial designated area. The utility companies and City departments have no objection to this vacation; however, staff would like to hold this in abeyance for the entire alley to be put on a single petition if there are no major objections to access from the abutting properties.

PAT NESTLEBUSH represented the application and stated there is no access to the alley and that it is currently a motorcycle run.

MRS. COLEMAN asked the applicant if she thought it would help if this is vacated and the rest is left open.

MRS. NESTLEBUSH stated this piece of property would be blocked off with a block wall that hooked onto Sproul.

MR. NULL stated that staff would still like to hold the petition to include the other properties.

RICHARD THOMPSON, Sproul Homes, appeared in favor of the application.

MR. JONES made a Motion for APPROVAL of VAC-12-79, 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. Guthrie, Mr. Jones and Mr. Canul.

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 18, 1979 at which time a date for public hearing would be set.

6. VAC-14-79
APPROVED

Petition of Vacation submitted by FIRST WESTERN SAVINGS ASSOCIATION AND ROY WILLIAM CARVER to vacate the east 20 feet of Jones Boulevard between Gowan Road and Cheyenne Avenue.

MR. NULL presented the staff report and stated this is the 20' reduction on the Master Plan of Streets and Highways. This portion of Jones is now 80' in width. The utility companies and City departments have no objection and recommend approval.

DAVE WEIR, VTN, represented the application.

MR. CANUL made a Motion for APPROVAL of VAC-14-79, 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. Guthrie, Mr. Jones
and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on July 18, 1979 at which time a date for public hearing would be set.

7. Z-65-79

APPROVED

Application of C.H. AND TONA C. SIEFERT for reclassification of property generally located on the south side of Sunrise Avenue between Bruce Street and 21st Street, from R-4 (Apartment Residence) to C-2 (General Commercial). The above property is legally described as Lots 15, 16, 17 and 18, Block 3, Church Addition and the vacated alley adjacent thereto.

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff talked to the applicant and he doesn't necessarily want this in concert with the motorcycle area, but it will be a storage area. Staff recommends approval subject to no access from Sunrise.

CHAIRMAN SWESSEL declared the public hearing open.

CHUCK SIEFERT represented the application and stated this would not be tied into the existing Yamaha dealership. There are no plans for a building facing Sunrise. He asked to be allowed a locked gate from Sunrise for employee use only. He added he intends to completely fence the property and to black top it.

MRS. COLEMAN asked if the applicant intended on putting up a block wall.

MR. SIEFERT stated he would if it was required, but preferred a chain link on the used car lot side.

MR. BROWN stated this could be tried to see what happens and the Commission could reserve the right to the development plans.

MRS. COLEMAN asked if this was a storage area, would it be a try out area also.

MR. SIEFERT replied it would not.

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-65-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A six ft. high chain-link fence shall be constructed abutting Sunrise Avenue to prevent motorcycles from using Sunrise Avenue as egress from the Yamaha dealership on Fremont Street. The fence may have a gate thus permitting employees parking on this lot. Such gate shall be locked except when being used for the employees.
3. Development plans to be submitted to the Planning Commission for approval.
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 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. Guthrie, Mr. Jones
and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

8. Z-66-79
APPROVED

Application of SOUTHERN NEVADA MEMORIAL HOSPITAL for reclassification of property generally located at the northeast corner of Tonopah Drive and Alturas Avenue, from R-E (Residence Estates) to C-V (Civic). The above property is legally described as the South 18 feet of Lot 16, and all of Lot 17, Block 2, Woodland Park.

Proposed Use: Parking Lot

MR. BROWN presented the staff report and stated everything is in order and staff would recommend approval.

CHAIRMAN SWESSEL declared the public hearing open.

KEN PRESSER, Southern Nevada Memorial Hospital, represented the application.

EVELYN ACQUIRE, 911 South Tonopah, appeared in protest, and stated she did not want a parking lot next to her home.

John Vooches appeared in protest.

MR. PRESSER appeared in rebuttal.

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

MR. JONES made a Motion for APPROVAL of Z-66-79, subject to the following conditions:

1. Until paved, the parking lot shall be watered daily to render the parking lot dust-free.
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. Guthrie, Mr. Jones
and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

9. Z-67-79
APPROVED

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 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 31, Township 20 South, Range 61 East, MDB&M.
Proposed Use: Commercial Shops and Stores

MR. BROWN presented the staff report and stated the plot plan is as submitted. Staff would recommend the entire parcel be rezoned P-R if it is not to be residential.

CHAIRMAN SWESSEL declared the public hearing open.

HERB JONES represented the application. He described the surrounding property and added there is a large drainage ditch and off-site improvements would have to be put in to cover the ditch. He added it was felt the C-1 was a proper use for the property and to put in any other would be prohibitive.

CHAIRMAN SWESSEL asked if there would be any entrances on Fulton.

MR. JONES replied there would not..

ROY HAWK, 3912 Fulton Place, asked if there would be any protection for the abutting property owners with some type of wall.

MR. JONES replied there would be a wall.

MR. HAWK asked if the only access to the rear of the development would be for service.

MR. JONES replied that was correct, and added the height of the structure would be one story.

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-67-79, 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. Guthrie, Mr. Jones
and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

10. Z-68-79

DENIED

Application of BOOKER T. BURNEY, ET AL, for reclassification of property generally located on the east side of Highland Drive between Washington Avenue and Madison Avenue, from R-E (Residence Estates) to C-1 (Limited Commercial). The above property is legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Retail Shops

MR. BROWN presented the staff report and gave a history of the property in question. The plot plan is as shown. Staff recommendation on the previous application was for denial and is also for denial on this request. This is a classic case of spot zoning. If this block is broken into with commercial, staff cannot see any reason that others should not also be permitted. This is not good planning, not compatible with the area, and denial is recommended.

CHAIRMAN SWESSEL declared the public hearing open.

BOOKER BURNEY, 1229 Madison, represented the application and stated that he had talked to people in the neighborhood and the majority of them are for this rezoning.

BURREL BACKSTER, 1111 Sharon, appeared in protest and stated if the application is approved, it would be precedent setting and that there is existing commercial just five blocks north of this site.

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

JAMES VAUGHAN, 1330 Virginia City, appeared in approval of the application.

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 DENIAL of Z-68-79 because a commercial zoning pattern on this portion of Highland Drive would not be compatible with the adjoining residential uses.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

11. Z-69-79

DENIED

Application of CHARLES AND VIOLA JOHNSON for reclassification of property located at 1920 West Bonanza Road, from R-E (Residence Estates) to C-2 (General Commercial). The above property is legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Electrical Contractor's Office & Storage Area

MR. BROWN presented the staff report and stated this request is for commercial on the north side of Bonanza. The Commission has been consistent with other requests of not allowing commercial on the north, but allowing commercial on the south. Staff sees no reason to change the recommendation and policy and would recommend denial.

CHAIRMAN SWESSEL declared the public hearing open.

JOHN BLACK represented the application and stated he felt this development would improve the area and would also be compatible.

MRS. COLEMAN stated this operation may be compatible, but if the property is zoned C-2, other types of businesses would be permissible but not compatible.

MR. BLACK asked why commercial was not allowed on the north side.

CHAIRMAN SWESSEL stated that commercial has always been on the south side and apartments are being developed on the north, which is a transitional area.

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-69-79 because such a use would be incompatible with the present and proposed development on the north side of Bonanza Road.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

12. Z-70-79

DENIED

Application of RAINBOW TOWN & COUNTRY SHOPPING CENTER for reclassification of property generally located on the south side of Westcliff Drive (Las Vegas Expressway) between Rainbow Boulevard and Lorenzi Street, from R-E (Residence Estates) to C-1 (Limited Commercial). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 34, Township 20 South, Range 60 East, MDB&M.

Proposed Use: Shopping Center

MR. BROWN presented the staff report and stated that in February a request for this property was before the Planning Commission which recommended denial to the City Commission who concurred in the recommendation. A development plan has just been approved for 10 to 15 acres west of Rainbow. South on Rainbow there is a considerable amount of acreage which is zoned commercial. There is far more commercially zoned land in this area than will be used for some time. Staff thinks there is no need for additional commercial and has not changed the recommendation made in February for denial. The plot plan is as shown with a few variations.

CHAIRMAN SWESSEL declared the public hearing open.

GEORGE DICKERSON represented the application and stated that at the time the application was originally made, there was not any activity immediately adjacent to this site. He presented an aerial photograph of the area. He added with the advent of the Expressway this property would not be developed residentially, and this is not speculation rezoning. It is proposed for the neighbors to the east there be a cul-de-sac at the property line and on Lorenzi so the residential area is totally isolated. Elevations of the proposed development were presented. Efforts have been made to accommodate all objections to this development raised.

BOB LARSEN, 1131 Willing, LaJolla, CA, represented the application. He stated if this is approved, the working drawings will be completed in approximately 4 months, another 45 days to go to bid, then the development would be under construction for the next 5 or 6 months.

MR. GUTHRIE asked if there were any tenants.

MR. LARSEN stated Safeway would be a tenant.

CHAIRMAN SWESSEL asked those present in protest to stand. Twenty-three persons were present in opposition.

ROBERT CHESTO appeared in protest and presented a petition with sixty-one signatures. He stated there is too much commercial in the area already.

GORDON PAULSON, 6624 Lowden Lane, appeared in protest.

BROCK FRAISER, 120 Fox Del Way, appeared in protest.

MR. DICKERSON appeared in rebuttal.

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

MR. JONES made a Motion for DENIAL of Z-70-79 because there was no demonstrated need for additional commercial zoning in this area; and, such a use at this location would be incompatible with the established residential character of the neighborhood.

Voting was as follows:

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

Motion for DENIAL carried by a 3/2 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

13. Z-71-79

DENIED

Application of JAMES C. EVANS for reclassification of property generally located at the southwest corner of Sandhill Road and Owens Avenue, from R-1 (Single Family Residence) to R-T (Trailer Residence). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 30, Township 20 South, Range 62 East, MDB&M.
Proposed Use: Mobile Home Park

MR. BROWN presented the staff report and stated in February this request was denied for the requested R-MH. The applicant is still asking for a mobile home park. Staff thinks the conclusion has been that mobile home zoning should not go west of Sandhill. Nothing has changed to thwart staff recommending differently and denial is still recommended.

CHAIRMAN SWESSEL declared the public hearing open.

RICHARD BROFFMAN represented the application. He stated there are mobile homes to the south and east of this property and it is bounded on the west by a flood control channel. He added he felt the zoning was right for the area.

HARRIS SHARP represented the application also and stated the lot would be R-1 in size and a green belt would be maintained completely around the property. There will be additional access on the south side onto Sandhill.

JAMES E. TURNER, 3912 Sequoia, appeared in protest and presented a petition with 90 signatures. He stated a mobile home park was not wanted in their nice R-1 area. Traffic would also become a problem and this would become a transient development.

LINDA ARMSTRONG, 1400 Stevens, appeared in protest.

MR. BOFFMAN appeared in rebuttal.

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-71-79 because such a use would be incompatible at this location.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

14. Z-72-79
APPROVED

Application of BECKER AND SONS for reclassification of property generally located at the northeast corner of Alexander Road and Rainbow Boulevard, from N-U (Non-Urban) to R-PD8 (Residential Planned Development) and R-PD20 (Residential Planned Development). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 3, Township 20 South, Range 60 East, MDB&M.

Proposed Use: Medium and Medium High Density Residential Development

MR. BROWN presented the staff report and stated the plot plan is as shown. It is staff's feeling the R-PD 20 should be reduced to 10 or 12 and the remainder of the area should retain a R-1 type density. Staff would recommend the density as requested be denied.

CHAIRMAN SWESSEL declared the public hearing open.

ERNIE BECKER represented the application and stated the character of R-PD8 is similar to single family. He added that they are building some units which are similar and they are very successful. He added that the high density of 20 would be next to the freeway. He stated there is a mobile home park directly to the east of this property.

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-72-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of a six ft. block wall along the north property line as required by the Department of Community Planning and Development.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler 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. Guthrie, Mr. Jones and
Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

15. Z-73-79

ABEYANCE

Application of ROBERT AND KAREN PEDERSON, ET AL, for reclassification of property generally located 330 feet west of Torrey Pines Drive between Tina Lane and Ann Road, from R-E (Residence Estates) to R-PD2 (Residential Planned Development). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 35, Township 19 South, Range 60 East, MDB&M.

Proposed Use: Detached Single Family Residences

MR. BROWN presented the staff report and stated the lay out is as shown, with a cul-de-sac and private street. There is a

total of 7 lots. A similar request was heard a couple of meetings ago and the Planning Commission did not look with favor on a private road.

CHAIRMAN SWESSEL declared the public hearing open.

ROBERT PEDERSON represented the application and stated the parcel is 4 acres in size.

MR. BROWN stated that the requirements of the ordinance for five acres would have to be waived.

MR. PEDERSON stated this would be a compatible use with the area and added he would be selling the lots.

MRS. COLEMAN stated that according to ordinance, the Planning Commission could not approve an R-PD with less than 5 acres; only the City Commission has that right.

BILL SCHOENIG, 5513 Rebecca, appeared in protest and presented a petition with 50 signatures in opposition to the request. He stated they wished the area to remain R-E in character.

MR. BROWN suggested this matter be held in abeyance so the applicants could come in to the next meeting with the additional amount of acreage and added the people would be notified by mail.

MR. JONES made a Motion for ABEYANCE of Z-73-79 pending submission of a plot plan containing a minimum of five acres.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

16. Z-74-79

DENIED

Application of BOBCO MANAGEMENT, INC. for reclassification of property generally located on the south side of Ellis Avenue approximately 140 feet east of Shadow Lane, from R-1 (Single Family Residence) to R-PD4 (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 4, Township 21 South, Range 61 East, MDB&M.

Proposed Use: Medium Low Density Residential Development

MR. BROWN presented the staff report and stated the plot plan is as noted. Staff does not object to the density but did look at the physical arrangement and is concerned with the 1 $\frac{1}{2}$ acres the applicant is proposing for an R-PD which is undersized.

CHAIRMAN SWESSEL declared the public hearing open.

JAY DOWNEY represented the application. He stated he did not know of the 5 acre requirement.

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

BOB EDWARDS appeared in protest and stated he had a petition with 50 persons opposed to this project. He added this development would not be compatible with the area.

BEECHER AVANTS, 1212 Mercedes Circle, appeared in protest.

STAN KROLAK appeared in protest.

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-74-79 because the density of 1½ acres was considerably less than the minimum five acres required.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

17. Z-18-68

PLOT PLAN REVIEW

APPROVED

Request of TRAMMEL CROW COMPANY for a Plot Plan Review to allow a First Western Savings Association building at 2350 West Charleston Boulevard, C-D zone.

MR. BROWN presented the staff report and stated everything is in order. The plot plan is as shown. Staff would recommend approval. The signs must comply with the ordinance regarding C-D requirements.

REX LEWIS represented the application and agreed to staff stipulations.

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

1. The signs must conform to the Zoning Ordinance.
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. Guthrie, Mr. Jones and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 P.M.

18. Z-40-77

REVIEW OF
LANDSCAPING

Request of TRAMMEL CROW COMPANY for a review of the approved landscaping plan on property located at 850 North Rancho Road, C-1 zone.

MR. BROWN presented the staff report and indicated the landscaping plan as it was approved. The applicant has come in now with a new plan which is substantially different in amount and type. They are asking for this new plan to be approved.

REX LEWIS represented the application.

CHAIRMAN SWESSEL asked why the new plan should be approved when the original conditions had been agreed to.

MR. LEWIS stated that Trammel Crow had an understanding with the landscape contractor that any deviations would be approved by the City and that the company had thought they were in compliance. He added they felt the intent of the landscaping had been met.

GEORGE GLUCE stated the smaller shrubs planted were almost the same size as the 5 gallon shrubs required, and that the 5 gallon were not available.

MRS. COLEMAN stated it was her opinion that Trammel Crow's argument was with the landscaper.

CHAIRMAN SWESSEL stated that the landscaping should be put in and in the proper size.

MRS. COLEMAN made a Motion that the Chairman be authorized to determine compliance with the initial landscape plan.

Voting was as follows:

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

"NOES" NONE

Motion carried unanimously.

19. Z-78-76

PLOT PLAN REVIEW

APPROVED

Request of ELLIOT MEGDAL AND ASSOCIATES for a Plot Plan Review to allow a shopping center on property located at the southwest corner of Cheyenne Avenue and Tonopah Drive, C-1 zone.

MR. BROWN presented the staff report and stated the plot plan is acceptable and staff would recommend approval.

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

1. A six ft. block wall shall be constructed on the west property line 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 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. Guthrie, Mr. Jones and
Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

20. Z-44-78

REINSTATEMENT &
EXTENSION OF TIME

APPROVED

Request of GEORGE STRAIN, INC. for a Reinstatement and Extension of Time on property generally located on the south side of Smoke Ranch Road, 250 feet east of Maverick Street, R-3 zone (under resolution of intent to R-PD11).

MR. BROWN presented the staff report and stated staff recommends this request be approved for a six month period of time.

MRS. COLEMAN made a Motion for APPROVAL of the Reinstatement & Extension of Time under Z-44-78, subject to the following conditions:

1. Conformance to any ordinance requirements enacted subsequent to the original approval.
2. Conformance to previous conditions imposed at the time of approval of Z-44-78.
3. This extension of time shall be limited to a period of six months.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

21. A-8-79(A)
APPROVED

Petition of ANNEXATION submitted by SPROUL HOMES OF NEVADA, ET AL to annex property generally located on the southwest corner of Cimarron Road and Westcliff Drive, containing approximately 62 acres of land.

MR. NULL presented the staff report and stated this particular annexation contains approximately 62 acres and is zoned County R-E. Staff would recommend approval.

MRS. COLEMAN made a Motion for APPROVAL of A-8-79(A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

22. A-9-79(A)
APPROVED

Petition of Annexation submitted by VERTEX, INC., to annex property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, containing approximately five acres of land.

MR. NULL presented the staff report and stated this particular annexation contains approximately 5 acres of land zoned County R-E. Staff would recommend approval.

MR. JONES made a Motion for APPROVAL of A-9-79(A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

23. FINAL MAP

WILLOW TREE
UNIT NO. 2

APPROVED

Property generally located at the southwest corner of the Rainbow Expressway and Carmen Boulevard, R-2 zone (under resolution of intent to R-PD14).

Owner: Willowtree Associates, Ltd., A Nevada Ltd. Partnership
Subdivider: Consolidated Construction Co.

No. of Acres: 10.82 No. of Lots: 35

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

MR. CANUL made a Motion for APPROVAL of the Final Map of Willow Tree Unit No. 2, subject to the following condition:

1. Conformance to the conditions of approval of the tentative map.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

24. Z-61-79

(REFERRED BACK
FROM CITY
COMMISSION)

APPROVED

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.

Propose Use: Apartments

MR. BROWN presented the staff report and stated the Planning Commission originally recommended denial and there were 21 protestants. By the time the case went to the City Commission the developer had talked to the people who protested and had letters from 16 reversing their opposition and stating they are in favor realizing that there will be fewer units than under the present zoning. The Commission may want to make a different recommendation in view of the fact the status of the protestors has changed.

DARRYL ROSS represented the application. He stated the problem with the protestors had started when one gentleman had convinced the others this would be a large apartment complex. He added he had met with the protestants and had 16 letters approving the application.

MR. JONES asked how many units would be developed.

MR. BROWN stated 22.

MR. CANUL made a Motion for APPROVAL of Z-61-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

2. Construction of a six ft. block wall along the north 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 system shall be cause for revocation of a business license.
4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan as amended to reflect the above 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. Guthrie, Mr. Jones and Mr. Canul
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on August 1, 1979 at 2:00 p.m.

25. FINAL MAP

RANCHO BEL AIR
 UNIT NO. 4

APPROVED

Property generally located on the west side of Rancho Drive, south of Mesquite Avenue, R-PD4 zone.

Owner/Subdivider: Rancho Bel-Air, a Nevada Partnership and David G. and Bonita Ruth Clark

No. of Acres: 12.19 No. of Lots: 26

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

ERNIE BECKER represented the application.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Rancho Bel Air Unit No. 4, subject to the following condition:

1. Conformance to the conditions of approval of the tentative map.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. By-Law Amendment

Discussion of proposed amendment on voting procedures.

MRS. COLEMAN made a Motion to APPROVE placing the By-Law Amendment on the next agenda for action.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission the meeting was adjourned at 11:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/lm