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A G E N D A
CITY PLANNING COMMISSION SEP 11 1979
SEPTEMBER 13, 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 meetings held May 10, 1979; May 22, 1979; and June 14, 1979.

OLD BUSINESS:

1. TENTATIVE MAP
RIDGEMOUNT
UNIT 3
(Abeyance Item from 8/9/79)
Property generally located at the southwest corner of Washington Avenue and Michael Way, R-1 zone (under resolution of intent to R-PD7).
Owner: Thomas Beam
Subdivider: Ultima Homes, Inc.
No. of Acres: 20 No. of Lots: 145
2. Z-8-79
(Abeyance Item from 8/9/79)
Application of ABE AND EVELYNE FOX, TRUSTEES for reclassification of property generally located at the northeast corner of Sahara Avenue and Spencer Street, from R-1 and R-2 to C-1.
Proposed Use: Shopping Center
3. Z-84-79
(Abeyance Item from 8/9/79)
Application of JAMES J. BROWN, ET AL for reclassification of property located at 826 East Charleston Boulevard, from R-4 to C-1.
Proposed Use: Gift Shop and Office
4. Z-71-79
(Abeyance Item from 8/9/79)
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: Medium Density Apartment Dev.

NEW BUSINESS:

1. Z-88-79
Application of METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located on the north side of Stewart Avenue between Marion and Nellis Boulevard, from R-E to R-1.
Proposed Use: Detached Single Family Dwellings
2. TENTATIVE MAP
PARKWOOD 10
Property generally located on the northeast corner of Stewart Avenue and Greenbrook Street, R-E zone (proposed R-1).
Owner/Subdivider: Metropolitan Development
No. of Acres: 14.8 No. of Lots: 66

3. FINAL MAP
PARKWOOD 10
Property generally located on the northeast corner of Stewart Avenue and Greenbrook Street, R-E zone (proposed R-1).
Owner/Subdivider: Metropolitan Development
No. of Acres: 14.8 No. of Lots: 66

4. Z-89-79
Application of THOMAS T. BEAM for reclassification of property generally located on the south side of Bonanza Road between Lamb Boulevard and Nellis Boulevard, from R-E to R-1.
Proposed Use: Detached Single Family Residences

5. TENTATIVE MAP
PARKWOOD 11
AND 12
Property generally located on the south side of Bonanza Road, east of Marion Drive, R-E zone (proposed R-1).
Owner: Thomas T. Beam
Subdivider: Metropolitan Development
No. of Acres: 22.7 No. of Lots: 101

6. RESUBDIVISION OF
A PORTION OF
NORTHRIDGE 1A
TENTATIVE MAP
Property generally located on the southwest corner of Orland Street and Reba Avenue, R-4 zone.
Owner: George L. Cote
Subdivider: Anthony W. Mendenhall and
Robert Rosequist
No. of Acres: 0.8 No. of Lots: 5

7. RESUBDIVISION OF
A PORTION OF
NORTHRIDGE 1A
FINAL MAP
Property generally located on the southwest corner of Orland Street and Reba Avenue, R-4 zone.
Owner/Subdivider: Anthony W. Mendenhall and
Robert Rosequist
No. of Acres: 0.8 No. of Lots: 5

8. FINAL MAP
AMENDED PARK
SAHARA
Property generally located north of Sahara Avenue and west of Burnham Avenue, R-1 zone (under resolution of intent to C-1).
Owner/Subdivider: Park Sahara Co.
No. of Acres: 3.1 No. of Lots: 2

9. REVERSIONARY
MAP
BONANZA HEIGHTS
Property generally located at the southwest corner of Bonanza Road and 30th Street, R-3 and C-1 zones.
Owner: Al Gazley
Subdivider: Diversified Properties Corp.
No. of Acres: 3.8+ No. of Lots: 1

10. Z-95-79
Application of AL AND BARBARA GAZLEY for reclassification of property generally located at the southeast corner of Bonanza Road and Wardelle Street, from C-1 to R-3.
Proposed Use: Medium High Density Single
Family Residential Condominiums

11. TENTATIVE MAP
BONANZA VILLAS
EAST
Property generally located on the south side of Bonanza Road between 30th Street on the east and Wardelle Street on the west, R-3 and C-1 zones (proposed R-3).
Owner: Al Gazley
Subdivider: Diversified Properties Corp.
No. of Acres: 3.8+ No. of Units: 64

12. TENTATIVE MAP
PLAZA VEGAS TWO
Property generally bounded by Sirius Avenue on the north, Polaris Avenue on the east, Desert Inn Road on the south, and Procyon Avenue on the west, "M" zone.
Owner/Subdivider: Johnny Ribeiro Builders
No. of Acres: 20.9+ No. of Lots: 7
13. FINAL MAP
PLAZA VEGAS TWO
PHASE I
Property generally located on the south side of Sirius Avenue between Procyon Avenue on the west and Polaris Avenue on the east, "M" zone.
Owner/Subdivider: Johnny Ribeiro Builders
No. of Acres: 3.5 No. of Lots: 1
14. TENTATIVE MAP
CHARLESTON HEIGHTS
TRACT NO. 62
Property generally located at the northwest corner of Alexander Road and Lorenzi Boulevard, N-U zone (under resolution of intent to R-PD8 and R-PD20).
Owner/Subdivider: Becker & Sons
No. of Acres: 37.7 No. of Lots: 433
15. FINAL MAP
CHARLESTON HEIGHTS
TRACT 56A REVISED
Property generally located west of Lorenzi Boulevard and north of Cheyenne Avenue, N-U zone (under resolution of intent to R-1).
Owner/Subdivider: Metropolitan Development Corporation
No. of Acres: 11.7 No. of Lots: 50
16. VAC-17-79
Petition of Vacation submitted by A. G. SPANOS CONSTRUCTION, INC. to vacate the north/south five ft. wide utility easements generally located south of Charleston Boulevard, west of Torrey Pines Drive, and north of Del Rey Avenue.
17. VAC-18-79
Petition of Vacation submitted by JACK K. ANDERSON to vacate Nebraska Avenue commencing at Minnesota Street and extending westerly 120 feet.
18. VAC-19-79
Petition of Vacation submitted by CENTRAL TELEPHONE COMPANY to vacate the west 50 feet of Lorenzi Boulevard located between Rancho Drive and Lone Mountain Road.
19. A-13-79
Petition of Annexation submitted by PHILIP J. COHEN to annex property generally located at the southeast corner of Lake Mead Boulevard and Michael Way containing approximately 35.7 acres of land.
20. A-14-79
Petition of Annexation submitted by WEST CHARLESTON BAPTIST CHURCH to annex property generally located at the southwest corner of Charleston Boulevard and Redwood Street containing approximately four acres of land.

21. A-15-79 Petition of Annexation submitted by CHARLES GHORMLEY to annex property generally located at the southeast corner of West Charleston Boulevard and Antelope Way containing approximately four acres of land.
22. A-16-79 (A) Petition of Annexation submitted by THE CITY OF LAS VEGAS to annex property generally located on the south side of Lake Mead Boulevard, west of Torrey Pines Drive containing approximately 22.8 acres of land.
23. A-17-79 Petition of Annexation submitted by DR. FRANK SILVER, ET AL to annex property generally located at the southwest corner of Westwind Road and West Charleston Boulevard, containing approximately 3.7 acres of land.
24. NEW STREET ALIGNMENT
PM-69-79 Proposed street alignment generally located on the west side of Jones Boulevard, approximately 660 feet south of Farm Road.
25. EXTENSION OF TIME AND REVIEW
WESTOAK PARK TENTATIVE MAP Request for a one year extension of time and review on property generally located on the north side of Oakey Boulevard between Decatur Boulevard and Arville Street, R-1 zone.
Owner: Henry A. Swaab, Inc.
Subdivider: Versatile Development, Inc.
No. of Acres: 4.81+ No. of Lots: 20
26. Z-53-79 Application of A. KENT GREENE for reclassification of property located at 2020 West Bonanza Road, from R-E to P-R and R-3.
Proposed Use: Offices and Medium High Density Apartments
27. Z-91-79 Application of J. RONALD BADOUIN, ET AL for reclassification of property generally located at the southeast corner of Diamond Head Drive and Marion Drive, from R-E to R-1.
Proposed Use: Medium Low Density Single Family Residences
28. Z-92-79 Application of JACK AND BEVERLY COPE for reclassification of property located at 4716 Alpine Place, from R-1 to P-R.
Proposed Use: Office
29. Z-93-79 Application of JOSEPH J. CARAVELLA for reclassification of property located at 1212 Eastern Avenue, generally located at the southwest corner of Houston Drive and Eastern Avenue, from R-1 to P-R.
Proposed Use: Office
30. Z-53-78 Request of CONSOLIDATED COMPANIES for a reinstatement of a resolution of intent to R-PD14 and an extension of time on property generally located on the northeast corner of Arville Street and Tara Avenue, R-1 zone.
Reinstatement and Extension of Time

31. Z-38-76
Plot Plan
Review
Request of AD ART SIGNS INCORPORATED for a Plot Plan Review to allow a double face non-illuminated 36 sq. ft. sign (6'10" in height) on property located at 50 South Jones Boulevard, P-R zone.
32. AR-7-79
Request of BENDO ENTERPRISES for an Aesthetic Review to allow a warehouse complex on property generally located at the northeast corner of Desert Inn Road and Polaris, "M" zone.
33. Z-66-78
Reinstatement
and Extension
of Time
Request of A R H CONSTRUCTION COMPANY for a reinstatement of a resolution of intent to R-T and an extension of time on property generally located on the south side of Harris Avenue, 660 feet west of Lamb Boulevard, R-E zone.
34. R-1-79
R-PD Use Review
Request of SEA ENGINEERS/PLANNERS for an R-PD Use Review to allow a mobile home estate development on property generally located at the northeast corner of Lamb Boulevard and Monroe Avenue, R-T and R-E zone.
35. Z-7-66
Plot Plan
Review
Request of TRINITY UNITED METHODIST CHURCH for a Plot Plan Review to allow a church on property located at 6151 West Charleston Boulevard, C-V zone.
36. Z-59-78
Reinstatement
and Extension
of Time
Request of the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for a reinstatement of a resolution of intent to R-PD42 and a one year extension of time on property generally located on the east side of Brush Street, 480 feet north of Alta Drive.
37. Z-34-79
Plot Plan
Review
Request of PERSONAL INVESTMENT COMPANY for a Plot Plan Review to allow a two-story office building on property generally located on the north side of West Charleston Boulevard between Shetland Road and Rancho Drive, R-E zone (under resolution of intent to C-D and P-R).
38. AV-13-79
Request of SUN CITY BUILDERS for an Administrative Variance to allow deviations from the rear yard setback on four parcels of land generally located at the northeast corner of Oakey Boulevard and Arville Street, R-E zone, (under resolution of intent to R-1).

DIRECTOR'S BUSINESS:

1. By-Law Amendment
(Abeyance Item
from 8/9/79) Adoption of amendment on voting procedure to
the By-Laws.

2. Subdivision Ord.
Amendment Revision to the Subdivision Ordinance relative
to minor land divisions.

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MINUTES
CITY PLANNING COMMISSION

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NOV 1 1979

SEPTEMBER 13, 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 and Development
Howard A. Null, Supervisor of Planning
Rick Sweet, Planner
Linda McIntosh, Recording Secretary

LEGAL STAFF PRESENT: Chris Gellner, Deputy City Attorney

ANNOUNCEMENT: MR. NULL stated that the agenda for this regular meeting of the City Planning Commission had been posted and mailed in accordance with 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 meetings held May 10, 1979, May 22, 1979 and June 14, 1979. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. TENTATIVE MAP
RIDGEMOUNT UNIT 3
(Abeyance Item from 8/9/79)

Property generally located at the southwest corner of Washington Avenue and Michael Way, R-1 zone (under resolution of intent to R-PD7).
Owner: Thomas Beam
Subdivider: Ultima Homes, Inc.
No. of Acres: 20 No. of Lots: 145

APPROVED MR. NULL presented the staff report and stated this item was held in abeyance for additional information which has been provided. Staff would recommend the following conditions: no vehicular access to Michael Way from the rear of the abutting lots; a 6' block wall designed similar to that on Washington be provided to the rear of the lots backing to Bromley, Michael Way and Washington; a wall statement; conformance to the conditions of approval of Z-36-73; Unit No. 3 shall be annexed to Unit #1 for use of private drives and common area prior to recording of a final map, and Unit #2 be recorded prior to Unit #3. With those conditions, staff would recommend approval.

DAVID CAUSEY represented the application and agreed to staff conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Ridgemount Unit 3, 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. There shall be no vehicular access to Michael Way from the rear of the abutting lots.
3. A six ft. block wall, or a wall designed similar to that provided on Washington, be provided to the rear of the lots backing to Bromley, Michael Way and Washington as determined by the Department of Community Planning and Development.
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. Conformance to the conditions of approval in zoning case Z-36-73.
6. Unit No. 3 shall be annexed to Unit 1 for use of private drives and common area prior to recording of a final map, and further that Unit No. 2 be recorded prior to Unit No. 3.
7. Street names to be provided in accord with the City's Street Name policy.
8. Subject to all conditions of City department and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M.

2. Z-8-79

(Abeyance Item
from 8/9/79)

WITHDRAWN

Application of ABE AND EVELYNE FOX, TRUSTEES for reclassification of property generally located at the northeast corner of Sahara Avenue and Spencer Street, from R-1 and R-2 to C-1.
Proposed Use: Shopping Center

MR. FOSTER stated that a letter had been received from the applicant asking that this item be withdrawn. He added the applicant will have to wait eight months before a new application for zoning can be filed.

MR. JONES made a Motion for APPROVAL of the Request to Withdrawal of Z-8-79.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL of the WITHDRAWAL carried unanimously.

3. Z-84-79

(Abeyance Item
from 8/9/79)

ABEYANCE

Application of JAMES J. BROWN, ET AL, for reclassification of property located at 826 East Charleston Boulevard, from R-4 to C-1.
Proposed Use: Gift Shop and Office

MR. FOSTER stated this was held in abeyance for an opinion from the City Attorney. The City Attorney has rendered an opinion indicating there have been cases on both sides. You can attach conditions, but when restricting the use, it is sensitive and can go either way. In the meantime, the applicant has decided to file a variance application and would like to have this held in abeyance until he finds out the action on the variance.

MR. JONES made a Motion for ABEYANCE of Z-84-79 pending action on the variance application submitted.

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-71-79

(Abeyance Item
from 8/9/79)

APPROVED

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: Medium Density Apartment Development

MR. FOSTER presented the staff report and stated this item was before the Commission for a mobile home park. The Commission recommended denial for a mobile home park. When this matter went to the City Commission, the Las Vegas Housing Authority had obtained an option on this land for one of its housing projects.

The City Commission referred this back because the development plans had been changed. The plot plan is as shown with a proposed 193 units. This comes out to approximately 11 units per acre. Staff feels if this request is approved, the application should be amended from R-T to R-PD11, and this density is felt to be compatible. Additional conditions would include a block wall along the drainage channel; improvements on Sandhill and Owens and dedication of a radius corner at those two streets. This is a public hearing and the property owners have been renotified.

CHAIRMAN SWESSEL declared the public hearing open.

HARRIS SHARP and ART SARTINI represented the application.

MR. SHARP stated all of the recommendations are acceptable. He added the development would consist of one story buildings that would conform to an R-1 neighborhood. He stated this would be similar to the Archie Grant development. He described the plot plan to the Commission.

DENNIS ARMSTRONG, 1400 Stevens, appeared in protest and presented one letter of opposition to the request. He stated he has talked to the neighbors who had signed the original petition, but had not asked them to sign again, as the original petition should be on file in protest. He stated that if low income families move in, property values will decrease. He added that he felt Sandhill should remain the line between mobile homes and R-1 development.

MRS. COLEMAN asked Mr. Armstrong where his home was in relation to the proposed development.

MR. ARMSTRONG stated his home backs up to the wash.

MRS. COLEMAN stated this was not the kind of development where a developer was just building it. It would stay under the operation of the City's Housing Authority and certain conditions must be conformed with. She added she felt this would be superior to a lot of things.

MR. ARMSTRONG asked where access to the development would be.

MR. FOSTER stated there is a series of driveways off Sandhill and Owens and that the developer would have to improve both of these streets.

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-71-79, subject to the following conditions:

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

2. Application be amended to an R-PD11.
3. Construction of a six ft. block wall along the west side of the development adjacent to the Las Vegas Wash Flood Control Channel as required by the Department of Community Planning and Development.
4. Construction of half-street improvements on Owens Avenue and Sandhill Road as required by the Department of Public Services.
5. Dedication of a radius corner at Sandhill and Owens as required by the Department of Public Services.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Conformance to the plot plan as amended to reflect the above conditions.
10. 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 October 3, 1979 at 2:00 P.M.

NEW BUSINESS:

L. Z-88-79

APPROVED

Application of METROPOLITAN DEVELOPMENT CORPORATION for reclassification of property generally located on the north side of Stewart Avenue between Marion and Nellis Boulevard. From R-E (Residence Estates) to R-1 (Single Family Residence). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, MDB&M.
Proposed Use: Detached Single Family Residences

MR. FOSTER presented the staff report and stated the plot plan is as depicted. Staff feels this is a logical request and would recommend approval subject to construction of normal street improvements within the subdivision.

CHAIRMAN SWESSEL declared the public hearing open.

DAVE WEIR, VTN, represented the application and agreed to staff recommendations.

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-88-79, subject to the following condition:

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

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 October 3, 1979 at 2:00 P.M.

2. TENTATIVE MAP

PARKWOOD 10

APPROVED

Property generally located on the northeast corner of Stewart Avenue and Greenbrook Street, R-E zone (proposed R-1).

Owner/Subdivider: Metropolitan Development

No. of Acres: 14.8 No. of Lots: 66

MR. NULL presented the staff report and stated staff would recommend approval subject to approval of the zoning; no vehicular access to Stewart, the Cedar Avenue Drain and the Flood Control Channel; a retaining wall to be provided on the rest of the lot abutting the Cedar Avenue Drain and the Flood Control Channel and a wall statement. With this, approval is recommended.

DAVE WEIR represented the application and agreed to conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Parkwood 10, 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. No vehicular access to Stewart Avenue, the Cedar Avenue Drain and the Las Vegas Flood Control Channel from the abutting lots.

3. A retaining wall is to be provided on the rear of lots abutting the Cedar Avenue Drain and the Las Vegas Flood Control Channel as determined by the Department of Public Services.
4. Approval of zoning application Z-88-79.
5. 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.
6. Street names to be provided in accord with the City's Street Name Policy.
7. 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 October 3, 1979 at 2:00 P.M.

3. FINAL MAP
PARKWOOD 10
APPROVED

Property generally located on the northeast corner of Stewart Avenue and Greenbrook Street, R-E zone (proposed R-1).

Owner/Subdivider: Metropolitan Development
No. of Acres: 14.8 No. of Lots: 66

MR. NULL presented the staff report and stated staff would recommend approval subject to the approval of the tentative map and conformance to the conditions of approval of the tentative map.

DAVE WEIR represented the application and agreed to staff recommendations.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Parkwood 10, 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.

4. Z-89-79

APPROVED

Application of THOMAS T. BEAM for reclassification of property generally located on the south side of Bonanza Road between Lamb Boulevard and Nellis Boulevard, from R-E (Residence Estates) to R-1 (Single Family Residence). The above property is legally described as a portion of the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Detached Single Family Residences

MR. FOSTER presented the staff report and stated staff would recommend approval subject to secondary access being provided to the subdivision. A second access is proposed at a street called Diamond Head. It is necessary to work out some type of temporary access from Diamond Head to Marion at the time of development.

CHAIRMAN SWESSEL declared the public hearing open.

DAVE WEIR, VTN, represented the application and agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of Z-89-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A second access shall be provided to Marion Drive.

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 October 3, 1979 at 2:00 P.M.

Property generally located on the south side of Bonanza Road, east of Marion Drive, R-E zone (proposed R-1)

Owner: Thomas T. Beam

Subdivider: Metropolitan Development

No. of Acres: 22.7 No. of Lots: 101

MR. NULL presented the staff report and stated staff would recommend the following conditions: no vehicular access to Bonanza Road, Cedar Avenue Drain and the Flood Control Channel from lots abutting thereto; a retaining wall be provided on the rear of those lots abutting the drain and flood

TENTATIVE MAP

PARKWOOD 11 AND 12

APPROVED

control channel, the design to be determined by Public Services; a wall statement be provided; that zoning case Z-89-79 be approved; a temporary, second means of access be provided on the Diamond Head alignment plus the normal conditions.

DAVE WEIR represented the application and agreed to staff recommendations.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Parkwood 11 and 12, 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. No vehicular access to Bonanza Road, Cedar Avenue Drain and the Las Vegas Flood Control Channel from the abutting lots.
3. A retaining wall is to be provided on the rear of the lots abutting the Cedar Avenue Drain and the Las Vegas Flood Control Channel as determined by the Department of Public Services.
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. Approval of zoning case Z-89-79.
6. At the time of development, a temporary, second means of access on the Diamond Head Drive alignment, shall be provided to Marion Drive and improved as required by the Department of Public Services.
7. Street names to be provided in accord with the City's Street Name Policy.
8. 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 October 3, 1979 at 2:00 P.M.

6. RESUBDIVISION OF A
PORTION OF NORTH-
RIDGE 1A TENTATIVE
MAP

ABEYANCE

Property generally located on the southwest corner of
Orland Street and Reba Avenue, R-4 zone.
Owner: George L. Cote
Subdivider: Anthony W. Mendenhall & Robert Rosequist
No. of Acres: 0.8 No. of Lots: 5

7. RESUBDIVISION OF A
PORTION OF NORTH-
RIDGE 1A FINAL MAP

ABEYANCE

Property generally located on the southwest corner of
Orland Street and Reba Avenue, R-4 zone.
Owner/Subdivider: Anthony W. Mendenhall & Robert Rosequist
No. of Acres: 0.8 No. of Lots: 5

MR. NULL stated that items 6 and 7 have been requested to be
held in abeyance by the applicants.

MRS. COLEMAN made a Motion for ABEYANCE of Item 6 and 7 per
the applicant's request.

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.

8. FINAL MAP
AMENDED PARK SAHARA
APPROVED

Property generally located north of Sahara Avenue and west
of Burnham Avenue, R-1 zone (under resolution of intent to
C-1).

Owner/Subdivider: Park Sahara Co.
No. of Acres: 3.1 No. of Lots: 2

MR. NULL presented the staff report and stated the revision
was submitted because the actual building lines as shown in red,
was constructed over the lot lines through error. They are
revising the plan to enlarge the lots to take this into con-
sideration. Staff does not object.

DAVE WEIR represented the application.

MR. JONES made a Motion for APPROVAL of the Final Map of
Amended Park Sahara.

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.

9. REVERSIONARY MAP
BONANZA HEIGHTS
APPROVED

Property generally located at the southwest corner of Bonanza
Road and 30th Street, R-3 and C-1 zones.

Owner: Al Gazley
Subdivider: Diversified Properties Corp.
No. of Acres: 3.8+ No. of Lots: 1

MR. NULL presented the staff report and stated these two lots as shown are presently being built on and are not part of this map. Staff would recommend approval.

GEORGE SMITH, 2201 Industrial Road, represented the application.

MR. MILLER made a Motion for APPROVAL of the Reversionary Map of Bonanza Heights.

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 September 19, 1979 at 2:00 P.M.

10. Z-95-79

APPROVED

Application of AL AND BARBARA GAZLEY for reclassification of property generally located at the southeast corner of Bonanza Road and Wardell Street, from C-1 (Limited Commercial) to R-3 (Limited Multiple Residence). The above property is legally described as Lot A, Bonanza Heights.

Proposed Use: Medium High Density Single Family
Residential Condominiums

MR. FOSTER presented the staff report and stated the applicants wish the zoning changed so the entire piece is R-3. They are proposing a condominium development. There is R-3 in the area and this request is compatible. Staff would recommend approval.

CHAIRMAN SWESSEL declared the public hearing open.

An unidentified person represented the application.

MRS. COLEMAN asked how many units would be built.

It was stated there would be 16 buildings with four condominiums in each. The parking requirements is 1½ and 3 have been provided.

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-95-79, 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 September 19, 1979 at 2:00 P.M.

11. TENTATIVE MAP
BONANZA VILLAS EAST
APPROVED

Property generally located on the south side of Bonanza Road between 30th Street on the east and Wardelle Street on the west, R-3 and C-1 zones (proposed R-3).

Owner: Al Gazley

Subdivider: Diversified Properties Corp.

No. of Acres: 3.8+ No. of Units: 64

MR. NULL presented the staff report and stated the final map should not be approved until the approval of zoning case Z-95-79, and until the necessary easements are vacated or the building locations realigned. With this condition plus the normal conditions, staff would recommend approval. Approval does constitute approval of the plot plan of Z-95-79. Also consideration must be given for providing the necessary pedestrian openings in the wall along Bonanza.

An unidentified person represented the application and stated there was no problems with the access to Bonanza. With regard to the easements, Nevada Power and the other utilities have been contacted and have agreed to the vacation. FHA has insured the financing for this project.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Bonanza Villas East, 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. Approval of zoning application Z-95-79.
3. The final map will not be approved until necessary e
ments have been vacated or building locations realig
4. Pedestrian openings are to be provided in the wall al
Bonanza Road as required by the Department of Communi
Planning and Development.
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. Guthri
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 September 19, 1979 at 2:00 P.M.

Property generally bounded by Sirius Avenue on the north,
Polaris Avenue on the east, Desert Inn Road on the south, and
Procyon Avenue on the west, "M" zone.
Owner/Subdivider: Johnny Ribeiro Builders
No. of Acres: 20.9 No. of Lots: 7

MR. NULL presented the staff report and stated the following
conditions are recommended: all lots are to have public street
frontage; recording of a proper Certificate of Amendment to
clarify ownership for File 19, Page 45 of Parcel Maps, plus
the normal conditions. With those conditions, staff would
recommend approval.

DAVE WEIR, VTN, represented the application.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map
of Plaza Vegas Two, 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. All lots to have public street frontage.
3. The recording of a proper Certificate of Amendment to
clarify ownership for File 19, Page 45 of Parcel Maps.

12. TENTATIVE MAP
PLAZA VEGAS TWO
APPROVED

4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M.

13. FINAL MAP

PLAZA VEGAS TWO
PHASE I

APPROVED

Property generally located on the south side of Sirius Avenue between Procyon Avenue on the west and Polaris Avenue on the east, "M" zone.

Owner/Subdivider: Johnny Ribeiro Builders
No. of Acres: 3.5 No. of Lots: 1

MR. NULL presented the staff report and stated this 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.

DAVE WEIR represented the application.

MR. JONES made a Motion for APPROVAL of the Final Map of Plaza Vegas Two Phase I, 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.

14. TENTATIVE MAP

CHARLESTON HEIGHTS
TRACT NO. 62

APPROVED

Property generally located at the northwest corner of Alexander Road and Lorenzi Boulevard, N-U zone (under resolution of intent to R-PD8 and R-PD20).

Owner/Subdivider: Becker & Sons
No. of Acres: 37.7 No. of Lots: 433

MR. NULL presented the staff report and stated the density around the border of the plat is R-PD20 with R-PD8 on the interior. Only two streets exit, which are Asbury and Broadriver. All of

the traffic must empty out of these two streets except for one section of the R-PD 20 which has two parking lot drives. Staff has given serious thought to requesting another access onto Lorenzi, but felt if the interior streets are wide enough to handle traffic it may not be necessary.

The following conditions are requested: all interior streets shall have 60' right-of-way except for Millgrove. With that condition and the normal conditions, approval is recommended.

G.C. WALLACE represented the application and stated at this stage, these conditions are acceptable, but the developer, Becker, might want to appeal this.

MR. JONES made a Motion for APPROVAL of the Tentative Map of Charleston Heights Tract No. 62, 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. All interior streets to have 60 ft. wide right-of-way except for Millgrove Avenue.
3. Street names to be provided in accord with the City's Street Name Policy.
4. 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 October 3, 1979 at 2:00 P.M.

15. FINAL MAP

CHARLESTON HEIGHTS
TRACT 56A REVISED

APPROVED

Property generally located west of Lorenzi Boulevard and north of Cheyenne Avenue, N-U zone (under resolution of intent to R-1)

Owner/Subdivider: Metropolitan Development Corporation
No. of Acres: 11.7 No. of Lots: 50

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

G.W. WALLACE represented the application.

MR. MILLER made a motion for APPROVAL of the Final Map of Charleston Heights Tract 56A Revised.

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.

16. VAC-17-79

APPROVED

Petition of Vacation submitted by A.G. SPANOS CONSTRUCTION, INC. to vacate the north/south five ft. wide utility easements generally located south of Charleston Boulevard, west of Torrey Pines Drive, and north of Del Rey Avenue.

MR. NULL presented the staff report and stated that the reservations were removed by the County, but the 5' utility easements were reserved. These easements are now where structures are proposed, this is the reason for the request. The utility companies and City departments do not object and approval is recommended with the normal conditions.

DON ROMANO represented the application.

MRS. COLEMAN made a Motion for APPROVAL of VAC-17-79, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on September 19, 1979 at 2:00 P.M., at which time a date for public hearing would be set.

17. VAC-18-79

ABEYANCE

Petition of Vacation submitted by JACK K. ANDERSON to vacate Nebraska Avenue commencing at Minnesota Street and extending westerly 120 feet.

MR. NULL presented the staff report and stated the utility companies and City departments have no objection. Staff would recommend approval with the normal conditions. It should be

noted that Public Services will probably require curb, gutter and sidewalk to control water drainage.

JACK ANDERSON represented the application and agreed to staff stipulations.

DON ASHWORTH represented the abutting property owner MRS. COOPER who was protesting this petition of vacation. If this is approved, Mrs. Cooper will not have a driveway and no access to the front of her home.

MRS. COLEMAN stated the piece that is paved would become Mrs. Cooper's property and that way she could get into her driveway.

MR. ASHWORTH stated that 20' is not enough for a driveway.

MRS. COOPER stated they would have a 100' x 20' driveway.

MR. MILLER stated that is no less than anyone else that has a residential property.

MR. ASHWORTH asked what the applicant planned to do with his 20' of property.

MR. ANDERSON stated he wanted to build a house not more than 5' from the west property line.

MR. ASHWORTH stated that a driveway would be an additional expense.

MRS. COLEMAN stated if the applicant wanted the vacation so bad and the protestant could live with it, she should not have to bear the expense.

MR. ANDERSON stated he would agree to that.

MR. FOSTER suggested this be held in abeyance so that something could be worked out.

MR. ASHWORTH stated they would agree to that.

MRS. COLEMAN made a Motion for ABEYANCE of VAC-18-79 so that an agreeable solution could be worked out.

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.

18. VAC-19-79

ABEYANCE

Petition of Vacation submitted by CENTRAL TELEPHONE COMPANY to vacate the west 50 feet of Lorenzi Boulevard located between Rancho Drive and Lone Mountain Road.

MR. NULL stated that staff would request that this item be held in abeyance because staff would like to put on a companion item dealing with the Master Plan of Streets and Highways.

MRS. COLEMAN made a motion for ABEYANCE of VAC-19-79 for consideration of an amendment to the Master Plan of Streets and Highways on this segment of Lorenzi Boulevard.

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.

19. A-13-79

APPROVED

Petition of Annexation submitted by PHILIP J. COHEN to annex property generally located at the southeast corner of Lake Mead Boulevard and Michael Way containing approximately 35.7 acres of land.

MR. NULL presented the staff report and stated the area in question is approximately 36 acres in size, is zoned County R-E, and would come into the City as N-U. Staff would recommend approval.

DAVE WEIR represented the application.

MRS. COLEMAN made a Motion for APPROVAL of A-13-79.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M.

20. A-14-79

APPROVED

Petition of Annexation submitted by WEST CHARLESTON BAPTIST CHURCH to annex property generally located at the southwest corner of Charleston Boulevard and Redwood Street containing approximately four acres of land.

MR. NULL presented the staff report and stated this request contains approximately 4 acres zoned County R-3. The City equivalent is R-3. Staff would recommend approval.

GEORGE NORTON represented the application.

MR. JONES made a Motion for APPROVAL of A-14-79.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the
City Commission on October 3, 1979 at 2:00 P.M.

21. A-15-79
WITHDRAWN

Petition of Annexation submitted by CHARLES GHORMLEY to
annex property generally located at the southeast corner of
West Charleston Boulevard and Antelope Way containing approxi-
mately four acres of land.

MR. NULL stated staff has discussed this application with the
applicant and would recommend it be withdrawn or removed from
the agenda.

MR. FOSTER stated if this is approved, the applicant will
have to make expensive improvements to his restaurant to
meet City Codes. Staff does not feel that it is urgent this
come in at this time.

MR. JONES asked when the property could be annexed.

MR. FOSTER stated probably when other parcels in that area
are annexed.

MR. JONES made a Motion for APPROVAL of the WITHDRAWAL of
A-15-79.

Voting was as follows:

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

Motion carried unanimously.

22. A-16-79(A)
APPROVED

Petition of Annexation submitted by THE CITY OF LAS VEGAS to
annex property generally located on the south side of Lake
Mead Boulevard, west of Torrey Pines Drive containing approxi-
mately 22.8 acres of land.

MR. NULL presented the staff report and stated this is a proposed
City park. It is zoned County R-E, the equivalent of City N-U.
Staff would recommend approval.

MR. JONES Made a Motion for APPROVAL of A-16-79(A).

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.

23. A-17-79
APPROVED

Petition of Annexation submitted by DR. FRANK SILVER, ET AL to annex property generally located at the southwest corner of Westwind Road and West Charleston Boulevard, containing approximately 3.7 acres of land.

MR. NULL presented the staff report and stated this land in question consists of approximately 4 acres. It is zoned County R-1 and has a resolution of intent to C-2 on the north 300'. The City equivalent is N-U and C-1.

JACK MOORE represented the application.

MRS. COLEMAN made a Motion for APPROVAL of A-17-79.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M.

24. NEW STREET ALIGNMENT
PM-69-79

Proposed street alignment generally located on the west side of Jones Boulevard, approximately 660 feet south of Farm Road.

MR. NULL presented the staff report and stated this is on a 1/8th line and would be a logical street extension. Staff would recommend approval.

MIKE MILLER represented the application.

MR. KENNEDY made a Motion for APPROVAL of the New Street Alignment - PM-69-79.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this action is final.

25. EXTENSION OF TIME
AND REVIEW

WESTOAK PARK
TENTATIVE MAP

APPROVED

Request for a one year extension of time and review on property generally located on the north side of Oakey Boulevard between Decatur Boulevard and Arville Street, R-1 zone.

Owner: Henry A. Swaab, Inc.

Subdivider: Versatile Development, Inc.

No. of Acres: 4.81+ No. of Lots: 20

MR. NULL presented the staff report and stated the applicants are requesting an extension of time because they do not have a recorded map. This is a review because of the new regulations, the following condition is requested: no vehicular access to Oakey from the lots abutting thereto. This does constitute review and approval of the plot plan for Z-72-78.

DENNIS OAKLEY represented the application and agreed to staff stipulations.

MR. JONES made a Motion for APPROVAL of the Extension of Time and Review of Westoak Park Tentative Map, subject to the following condition:

1. There shall be no vehicular access to West Oakey Boulevard from the abutting lots.

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 October 3, 1979 at 2:00 P.M.

26. Z-53-79

APPROVED

Application of A. KENT GREENE for reclassification of property located at 2020 West Bonanza Road, from R-E (Residence Estates) to P-R (Professional Offices & Parking) and R-3 (Limited Multiple Residence. 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: Offices and Medium High Density Apartments

MR. FOSTER presented the staff report and stated this item was held in abeyance when the applicant requested P-R to C-2 on the north side of West Bonanza Road. Staff has no objection to the P-R but did object to the C-2. The new plot plan is shown with P-R and apartments on narrow part of the property. There was an application to the east for C-2 and it was recommended for denial by this Board. The City Commission amended the application to C-1 and instructed staff to re-evaluate the zoning in the area. Staff has evaluated the area. There is now C-1 to the east and there is also a parcel to the west that is approved for C-1. Staff feels those front properties would be proper for C-1 and P-R as well as R-3 in the area.

This application is in accordance with staff's recommended new policy for the north side of Bonanza.

MR. FOSTER stated it is not of that magnitude that a hearing be held.

CHAIRMAN SWESSEL declared the public hearing open.

KENT GREEN 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-53-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construction of a sidewalk along Bonanza Road as required by the Department of Public Services.
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 October 3, 1979 at 2:00 P.M.

27. Z-91-79

APPROVED

Application of J. RONALD BADOUIN, ET AL for reclassification
of property generally located at the southeast corner of
Diamond Head Drive and Marion Drive, from R-E (Residence
Estates) to R-1 (Single Family Residence). The above property
is legally described as the West half ($W\frac{1}{2}$) of the Southwest
Quarter ($SW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast
Quarter ($NE\frac{1}{4}$) of Section 32, Township 20 South, Range 62 East,
MDB&M.

Proposed Use: Medium Low Density Single Family Residences

MR. FOSTER presented the staff report and stated this is a
logical request and staff would recommend approval subject to:
the developer participating in the costs of a drainage struc-
ture across the Cedar Avenue Drainage Wash, plus the normal
conditions.

CHAIRMAN SWESSEL declared the public hearing open.

RON BADOUIN, 205 Estella, 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. KENNEDY made a Motion for APPROVAL of Z-91-79, subject to
the following conditions:

1. Resolution of Intent to be restricted to a twelve (12)
month time limit.
2. The developer shall pay one quarter of the cost of the
bridge structure at Cedar and Marion as required by the
Department of Public Services.
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 revo-
cation 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 October 3, 1979 at 2:00 P.M.

28. Z-92-79

APPROVED

Application of JACK AND BEVERLY COPE for reclassification of property located at 4716 Alpine Place, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lot 392, Block 18, Hyde Park Subdivision No. 3.

Proposed Use: Office

MR. FOSTER presented the staff report and stated this request is in accordance with the P-R pattern along Decatur. Staff would recommend approval. The plot plan is as shown.

CHAIRMAN SWESSEL declared the public hearing open.

DICK DOUGLAS represented the application.

CHAIRMAN SWESSEL asked for the proposed use.

MR. DOUGLAS stated it would be a dentist's office and there would be parking on Decatur and Alpine.

CHAIRMAN SWESSEL stated that parking on a side street would be an encroachment and would set a precedent.

MR. JONES asked how much on-site parking was provided.

MR. DOUGLAS replied five spaces.

MR. JONES suggested the business should be oriented towards Decatur.

MR. DOUGLAS stated the door was towards Alpine.

MR. FOSTER stated that the address would be on Decatur.

MR. DOUGLAS stated that the carport may be removed and that the building will be remodeled.

CHAIRMAN SWESSEL suggested that during the remodeling, the entrance be oriented towards Decatur.

MR. JONES stated that parking on Alpine would be an encroachment.

MR. DOUGLAS said that two parking spaces on Alpine are for the doctor and his staff.

MRS. COLEMAN suggested the main entrance be on Decatur.

MR. DOUGLAS said if this is done, landscaping will have to be taken out, and that there would not be a lot of traffic on Alpine, and that there could be a walkway to the front of the building.

MR. JONES said this is required in other areas and that he would like to see the entrance on Decatur.

MR. DOUGLAS stated he agreed to this.

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-92-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. The off-street parking off Alpine Place shall be used for employee parking.
3. The entrance door to the office shall be on the Decatur side of the office building and the property shall have a Decatur address.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan as amended to reflect the above conditions.
8. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M.

29. Z-93-79

APPROVED

Application of JOSEPH J. CARAVELLA for reclassification of property located at 1212 Eastern Avenue, generally located at the southwest corner of Houston Drive and Eastern Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lot 10, Block 5, Crestwood Homes Tract No. 4.

Proposed Use: Office

MR. FOSTER presented the staff report and stated the plot plan is as shown. There is a driveway off Houston with a couple of parking spaces. Staff would recommend the driveway be widened to make it more workable and would also recommend approval. There are no protests.

CHAIRMAN SWESSEL declared the public hearing open.

JOE CARAVELLA represented the application.

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-93-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Widen the driveway off Houston Drive and redesign the parking layout 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 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.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M.

30. Z-53-78

REINSTATEMENT AND
EXTENSION OF TIME

APPROVED

Request of CONSOLIDATED COMPANIES for a reinstatement of a resolution of intent to R-PD14 and an extension of time on property generally located on the northeast corner of Arville Street and Tara Avenue, R-1 zone.

MR. FOSTER presented the staff report and stated this is the first time an extension is being requested.

J.D. HUFFER represented the application and stated this is the second phase of development, and the abutting homes have just been finalized in the last two weeks. He added they are now in the process of putting in eight four-plexes and need an extension for a year.

MR. JONES made a Motion for APPROVAL of the Reinstatement and Extension of Time under Z-53-78, subject to the following conditions:

1. Conformance to any ordinance requirements enacted subsequent to the original approval, and conformance to previous conditions originally imposed at the time of approval of Z-53-78.
2. This extension of time shall be limited to a period of one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M.

31. Z-38-76

PLOT PLAN REVIEW

APPROVED

Request of AD ART SIGNS INCORPORATED for a Plot Plan Review to allow a double face non-illuminated 36 sq. ft. sign (6'10" in height) on property located at 50 South Jones Boulevard, P-R zone.

MR. FOSTER presented the staff report and stated that not too long ago, the Commission amended the P-R to allow for a little larger sign when property meets certain conditions. It is felt that due to the magnitude of projects such as this, that possibly a larger sign would be more appropriate. Applicants now can have a 40 sq. ft. sign and that is what is being requested. The plot plan is as shown. It is slightly more than 40 sq. ft., but the sign company will reduce it. Staff feels the location is farther east of Jones than it should be and would recommend that it be moved farther west. The applicant is in agreement. Staff would recommend approval.

MR. GUTHRIE made a Motion for APPROVAL of the Plot Plan Review under Z-38-76, subject to the following conditions:

1. The size of the sign shall not exceed forty square feet.
2. Relocate the sign towards Jones Boulevard as required by the Department of Community Planning & Development.
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.

32. AR-7-79

APPROVED

Request of BENDO ENTERPRISES for an Aesthetic Review to allow a warehouse complex on property generally located at the northeast corner of Desert Inn Road and Polaris, "M" zone.

MR. FOSTER presented the staff report and stated the plot plan is as shown. All of the mechanical equipment will be screened and there is landscaping on Desert Inn. Staff would recommend approval.

DOUG BOLSKY represented the application.

MRS. COLEMAN made a Motion for APPROVAL of AR-7-79, subject to the following conditions:

1. The elevations of the proposed building shall be approved by the Department of Community Planning and Development.

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

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.

33. Z-66-78

REINSTATEMENT AND
EXTENSION OF TIME

APPROVED

Request of A R H CONSTRUCTION COMPANY for a reinstatement of a resolution of intent to R-T and an extension of time on property generally located on the south side of Harris Avenue, 660 feet west of Lamb Boulevard, R-E zone.

MR. FOSTER presented the staff report and stated this is the first request for an extension of time. There has been some problems with the financing. The applicants have requested a period of one year and staff does not object.

DICK HUNTER represented the application.

MR. JONES made a Motion for APPROVAL of the Reinstatement and Extension of Time under Z-66-78, subject to the following conditions:

1. Conformance to any ordinance requirements enacted subsequent to the original approval, and conformance to previous conditions originally imposed at the time of approval of Z-66-78.
2. This extension of time shall be limited to a period of one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M.

34. R-1-79

R-PD USE REVIEW

DENIED

Request of SEA ENGINEERS/PLANNERS for an R-PD Use Review to allow a mobile home estate development on property generally located at the northeast corner of Lamb Boulevard and Monroe Avenue, R-T and R-E zone.

MR. FOSTER presented the staff report and stated that PUD does not provide for mobile home estate developments. The applicant has a parcel of land that has R-T zoning on the east side and another parcel to the north that they would like to develop in PUD with typical R-1 size lots. It would be similar to a condominium basis. The plot plan is as shown. The zoning is not at issue. The request is for the Commission to go on record that a mobile home development would be compatible and an allowable use in a R-PD zone. Staff feels it is appropriate and feels they should be looked at in terms of where other mobile home parks are located. As to the approval, the Commission would not be approving R-PD on this site. They will submit another application.

MRS. COLEMAN stated she thought this would open up a can of worms. There are R-PD's all over the City that could become mobile home parks and that would be wrong.

MR. FOSTER stated that the applicant would have to come before the Commission with his request and that staff does not feel this would open the door to mobile home developments at locations where they are not proper.

MR. JONES stated if it is done for one, it is setting a precedent.

MR. FOSTER stated this would be controlled by the type of density set for the area.

MRS. COLEMAN stated that R-MH handles this type of request. She added that the 5 acre requirement should be considered for this type of development.

RICHARD HOUSELY represented the application. He stated it was believed this development would be an asset to the area and that it is economically feasible for the average wage earner.

TOM TRABERT represented the application.

MR. JONES made a Motion for DENIAL of R-PD Use Review under R-1-79 because it was felt that this use would not be compatible and should be restricted to the R-MH Mobile Home Residence District.

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.

RECESS:

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

35. Z-7-66

Request of TRINITY UNITED METHODIST CHURCH for a Plot Plan Review to allow a church on property located at 6151 West Charleston Boulevard, C-V zone.

PLOT PLAN REVIEW

APPROVED

MR. FOSTER presented the staff report and stated the plot plan is as shown. Staff finds it in accordance with the necessary regulations and would recommend approval.

RICHARD PETERSON and GEORGE COCHRAN represented the application.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-7-66, subject to the following conditions:

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

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.

36. Z-59-79

Request of the HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for a reinstatement of a resolution of intent to R-PD42 and a one year extension of time on property generally located on the east side of Brush Street, 480 feet north of Alta Drive.

REINSTATEMENT AND
EXTENSION OF TIME

APPROVED

MR. FOSTER presented the staff report and stated the plot plan is as shown. One year is needed for the extension. Construction is anticipated to start in January, 1980.

MRS. COLEMAN made a Motion for APPROVAL of the Reinstatement and Extension of Time under Z-59-78, subject to the following conditions:

1. Conformance to any ordinance requirements enacted subsequent to the original approval, and conformance to previous conditions originally imposed at the time of approval of Z-59-78.
2. This extension of time shall be limited to a period of one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on September 19, 1979 at 2:00 P.M.

37. Z-34-79

PLOT PLAN REVIEW

APPROVED

Request of PERSONAL INVESTMENT COMPANY for a Plot Plan Review to allow a two-story office building on property generally located on the north side of West Charleston Boulevard between Shetland Road and Rancho Drive, R-E zone (under resolution of intent to C-D and P-R).

MR. FOSTER presented the staff report and stated the plot plan is as shown. The proposed office building will be in the C-D. The north portion is P-R for parking. Staff would recommend approval.

JUNE DE SILVA represented the application.

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

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the
City Commission on October 3, 1979 at 2:00 P.M.

38. AV-13-79

APPROVED

Request of SUN CITY BUILDERS for an Administrative Variance
to allow deviations from the rear yard setback on four parcels
of land generally located at the northeast corner of Oakey
Boulevard and Arville Street, R-E zone, (under resolution of
intent to R-1).

MR. FOSTER presented the staff report and stated one corner
of the house will encroach within 10'. The ordinance does
allow for these types of situations. As long as the rear
yard setback is maintained, staff would recommend approval.

MR. JONES made a Motion for APPROVAL of AV-13-79, subject to
the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses and satisfac-
tion 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.

39. R-2-79

R-PD USE REVIEW

DENIED

Request of THE CITY OF LAS VEGAS for an R-PD Use Review
to allow family care homes and home occupations in R-PD zones.

MR. FOSTER stated this is a similar request to that regarding
mobile homes. This would allow for the care of up to six
children and would also permit home occupations in a R-PD zone.
The R-PD does not provide for these two uses as in all other
residential zones. Staff feels this should be part of the
permitted uses. Applicants would have to go through the normal
process.

MRS. COLEMAN inquired as to home owners associations.

MR. FOSTER stated persons would have to get approval from the
home owners associations.

MRS. COLEMAN stated she thought there should be some wording to the effect that persons could only apply for these uses if they had the approval of the home owners association.

MR. JONES stated he thought it would be wrong to get into this. The City and the County do not follow through on home occupations and too much is allowed and it is unfair for the average business person who has to go out and set up a shop.

MR. FOSTER stated that three or four months previous, the Commission had recommended an ordinance change on this which tightened up the criteria. Now the entire operation must be conducted within the home. This has eliminated 95% of the requests.

MR. MILLER made a Motion for DENIAL of the R-PD Use Review under R-2-79 as it was felt these uses would not be compatible in developments where there are home owners associations.

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.

40. AR-8-79

APPROVED

Request of HARRY E. CAMPBELL & ASSOC. for an Aesthetic Review on property generally located northeast of Sahara Avenue and Western Avenue, "M" zone.

MR. FOSTER presented the staff report and stated the plot plan is as shown. There is adequate landscaping and the mechanics will be screened from the street frontage. They are asking that they not be required to screen all mechanical equipment on the roof because Sahara is elevated and motorists will not be able to see them. Staff feels this is a logical request and would recommend approval.

R. McMASTERS represented the application.

MR. JONES made a Motion for APPROVAL of AR-8-79, subject to the following conditions:

1. Waiver of the screening requirements for the roof structures along the Sahara overpass side of the property adjacent to the Sahara Avenue overpass.
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.

41. Z-100-64(91)
REVIEW OF LANDSCAPING
APPROVED

Request of LARRY HAAS for a Review of Landscaping on property located at 1001 South Third Street, R-4 zone (under ROI to C-2).

MR. FOSTER presented the staff report and stated this was formerly a smaller building. They did propose a planter along the rear and the front. They now propose building to the front property line and would like to be able to plant trees in the public right-of-way. Staff feels this is a good design and would recommend approval.

LARRY HASS represented the application.

MRS. COLEMAN made a Motion for APPROVAL of the Review of Landscaping under Z-100-64(91), subject to the following conditions:

1. An encroachment agreement be signed as provided by the Department of Public Services.
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.

42. AR-9-79

APPROVED

Request of D.L. GIBSON for an Aesthetic Review on property located at 1716 South Highland, "M" zone.

MR. FOSTER presented the staff report and stated the plot plan is as shown. Everything conforms to the approval of the original zoning. Staff would recommend approval.

The applicant or a representative was present.

MR. JONES made a Motion for APPROVAL of AR-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.

43. AV-14-79

APPROVED

Request of U.S. HOME CORPORATION for an Administrative Variance to allow deviations in the front yard setback on property legally described as Lot 28, Block 6, Rainbow West Unit 2.

MR. FOSTER presented the staff report and stated the ordinance allows for administrative variances on lots that have irregular front property lines. On this, it is 16' at the closest point to the front property line. Staff feels this is logical and would recommend approval.

The applicant or a representative was present.

MRS. COLEMAN made a Motion for APPROVAL of AV-14-79, 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.

44. REQUEST OF THE
CITY OF LAS VEGAS

APPROVED

Request of THE CITY OF LAS VEGAS to initiate a vacation action for a drainage easement located behind Lots 6 through 15, Block 3; and Lots 16 through 27, Block 4, of Lewis Homes-Sahara Unit No. 1.

MR. NULL stated there is an existing drainage easement to the rear of these lots. The drainage is handled in the street. At the time these homes were built, there was some question, so the drain to the rear was provided. Public Services has requested the City to initiate a vacation for the easement to the rear. It is not used and the City must maintain it. They are asking to initiate a vacation request. The property owners have been contacted and they are in agreement.

MRS. COLEMAN made a Motion for APPROVAL of the Request of the City of Las Vegas to initiate a Vacation Action for a drainage easement located behind Lots 6 through 15, Block 3; and Lots 16 through 27, Block 4, of Lew Homes-Sahara Unit No. 1.

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.

45. ZC-181-78

EXTENSION OF TIME

APPROVED

Request of LEWIS HOMES OF NEVADA for an Extension of Time on property generally located on the south side of Vegas Drive and the east side of Tenaya Street, R-E zone (under ROI to R-1).

MR. FOSTER presented the staff report and stated this is a request for an extension of time on a County action prior to annexation. Staff does not object.

JANET HILL represented the application and asked for a one year extension of time. She added they had just acquired the property.

MR. JONES made a Motion for APPROVAL of the Extension of Time under ZC-181-78, subject to the following condition:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 3, 1979 at 2:00 P.M.

46. SHADOW ACRES
TENTATIVE MAP

EXTENSION OF TIME

APPROVED

Request of C & H ENTERPRISES for an Extension of Time on property generally located on the east side of Thom Boulevard, south of Alexander Road, R-E zone (under ROI to R-PD2).

MR. NULL presented the staff report and stated that staff does not object to the request.

DAVID CAUSEY represented the application and asked for a one year extension of time.

MRS. COLEMAN made a Motion for APPROVAL of the Extension of Time for Shadow Acres Tentative Map for a period of one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

47. Z-65-79

PLOT PLAN REVIEW

ABEYANCE

Request of C.H. SEIFERT for a Plot Plan Review to allow recreational vehicle storage on property generally located on the south side of Sunrise Avenue between Bruce Street and 21st Street, R-4 zone (under ROI to C-2).

MR. FOSTER presented the staff report and stated when this property was approved for commercial zoning, it was also indicated it would be used for storage, but not in connection with the motorcycle dealership and would be occasionally used by the employees. The applicant is now proposing recreational vehicle storage with the primary access on Sunrise. Staff feels the property owners should be renotified. Staff would recommend abeyance and also a new fee be paid to handle the costs of notification.

LEE SEIFERT represented the application.

MRS. COLEMAN made a Motion for ABEYANCE of the Plot Plan Review under Z-65-79 so that the surrounding property owners can be notified and further that a new filing fee be paid to defray the cost for the new hearing.

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.

48. Z-85-79

(REFERRED BACK FROM
CITY COMMISSION)

ABEYANCE

Application of MOREY AMSTERDAM for reclassification of property generally located at the northwest corner of Luning Drive and Vegas Drive, from R-E to R-1 and R-T.

Proposed Use: Mobile Home Park and Detached Single Family Residences

MR. FOSTER presented the staff report and stated the plot plan was changed between the Planning Commission and City Commission meetings. The plot plan shows R-1, R-2 and R-3 uses. This was referred back so the Planning Commission could consider the new plan. Staff recognizes there is R-4 in the area to the north. There is vacant R-1 to the west and there is a strip of C-1 to the southwest. Staff has no objection to the R-1 along the east half, but is concerned about the density of the R-2 and R-3. Staff would recommend that the 5 acres on the southwest portion of the property be zoned for a planned development of 15/20 units and the north portion of the development be developed on an R-1 basis. With these types of density, staff would recommend approval.

LEONARD MASON represented the application. He stated he had approached the developer and the people of the neighborhood to work out something. The neighbors do not want any mobile homes in the area. Subsequent to being denied by the Planning Commission and before going to the City Commission, he added he met with about 30 of the people in the neighborhood on Luning and discussed the plot plan and what is now proposed is what was agreed to by these 30 people. It was assumed that this was acceptable to the neighborhood, but it has now been found out that some protestants were not at the meeting.

CHAIRMAN SWESSEL asked if they would be agreeable to a lesser density as suggested by staff.

MR. MASON replied that he did not agree. This would be in concert with the Housing Authority density.

KEN McGEE appeared in protest. He stated he was opposed to the R-2 and R-3 and wanted only R-1 zoning.

EDWARD TURNER, 1704 Ludwig, appeared in protest.

MR. MASON appeared in rebuttal.

ROBERT WOMACK, realtor for the application, stated that 38.4 acres were included in the application. He added that he and Mr. Mason could not speak for the developer on any changes.

CHRIS COOPER appeared in protest and stated she had not received a letter of notification.

MR. MASON asked if the application could be held in abeyance until the September 25, 1979 meeting.

MR. JONES made a Motion for ABEYANCE of Z-85-79 so the applicant could revise the development plan as recommended by staff which proposed a planned development on approximately

five acres on the southwest portion of the property and the remainder for R-1 (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 ABEYANCE carried unanimously.

DIRECTOR'S BUSINESS:

1. BY-LAW AMENDMENT

(Abeyance Item
from 8/9/79)

APPROVED

Adoption of amendment on voting procedure to the By-Laws.

MR. FOSTER read the proposed by-law amendment to the Commission which is as follows:

Any tie vote shall constitute no action and a new motion may be made on the question at the same meeting.

MR. MILLER made a Motion for APPROVAL of the By-Law Amendment.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. SUBDIVISION ORDINANCE
AMENDMENT

ABEYANCE

Revision to the Subdivision Ordinance relative to minor land divisions.

MR. FOSTER stated this change basically applies to parcel maps and certificates of land division. This change was brought about by the Air Quality Plan of Southern Nevada. Staff has revised the present ordinance and set forth the parcel size that determines the types of maps to be filed. If it is under 2½ acres, a parcel map would be filed. If 2½ acres or larger, a certificate of land division would be filed. This is more definitive so people will know what type of map they will be subject to. It will also determine what type of improvements will be required. If the lots are less than 2½ acres and within 766' of a paved street, then they would have to pave the street in front of their parcel. A small fee has been placed in the ordinance to help defer the City's cost in grading access roads to the parcels. Staff has met with members of the Southern Nevada Home Builders Association and everyone is in agreement with the changes. Staff would recommend approval of this amendment.

DAVE WEIR stated he had just received a copy of the proposed amendment and objected to the proposed fee for graveling of the roads.

MRS. COLEMAN stated this would cause a hardship on the small land owner.

MR. WEIR also objected to the scale of 1" = 50'. He added with some parcels, it would be hard to comply with this requirement.

MR. MILLER made a Motion for ABEYANCE of the Subdivision Ordinance Amendment.

Voting was as follows:

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

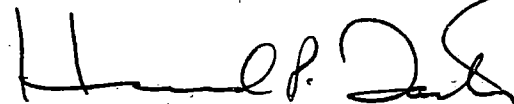
"NOES" None

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

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

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR