AGENDA

CITY PLANNING COMMISSION

OCTOBER 11, 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 July 12, 1979, and August 9, 1979.

OLD BUSINESS:

1. PROPOSED LAND USE PLAN - SPECIAL ACTIVITY CENTER (Abeyance Item from 9/26/79)	Proposed Land Use Plan for the Special Activity Center Area bounded by Alta Drive, Highland Drive, Charleston Boulevard, and Rancho Drive depicting the expansion of the medical facilities and private developments in the area, and indicating the proposed transition areas.
2. Z-84-79 (Abeyance Item from 9/13/79)	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
3. RESUBDIVISION OF A PORTION OF NORTHRIDGE 1A TENTATIVE MAP (Abeyance Item from 9/25/79)	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
4. RESUBDIVISION OF A PORTION OF NORTHRIDGE 1A FINAL MAP (Abeyance Item from 9/25/79)	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
5. Z-38-77 Review of Landscaping (Abeyance Item from 9/25/79)	Request of LEONARD A. J. TANCREDI, ET AL for a Review of Landscaping on property located at 1414 South Eastern Avenue, P-R zone.
6. Z-78-78 Reinstatement and Extension of Time (Abeyance Item from 9/25/79)	Request of JERRY D. HOLTZ for a reinstatement of a resolution of intent to R-3 and an extension of time on property located at 2600 East Bonanza Road, R-E zone.

NEW BUSINESS:

1.	AMENDMENT TO THE MASTER PLAN OF STREETS & HIGHWAYS MARION DRIVE	Amend the Master Plan of Streets and Highways to remove Marion Drive between Bonanza Road on the south and Harris Avenue on the north.
2.	AMENDMENT TO THE MASTER PLAN OF STREETS & HIGHWAYS WESTCLIFF DRIVE	Amend the Master Plan of Streets and Highways to extend Westcliff Drive from Buffalo to the west City limits at a width of 40 ft. south of the centerline and 60 ft. north of the centerline.
3.	Z-94-79	Application of SPROUL HOMES OF NEVADA for reclassification of property generally located on the south side of Westcliff Drive between Cimarron Road and Durango Drive, from N-U to R-1. Proposed Use: Medium Low Density Detached Single Family Homes
4.	TENTATIVE MAP CHARLESTON RAINBOW 18	Property generally located on the southwest corner of Cimarron Road and Westcliff Drive, N-U zone (proposed R-1). Owner/Subdivider: Sproul Homes No. of Acres: 41.34 No. of Lots: 180
5.	FINAL MAP CHARLESTON RAINBOW 18A	Property generally located on the northwest corner of Ducharme Avenue and Cimarron Road, N-U zone (proposed R-1). Owner/Subdivider: Sproul Homes No. of Acres: 11.32 No. of Lots: 50
6.	FINAL MAP CHARLESTON RAINBOW 18B	Property generally located on the southwest corner of Westcliff Drive and Cimarron Road, N-U zone (proposed R-1). Owner/Subdivider: Sproul Homes No. of Acres: 9.39 No. of Lots: 41
7.	TENTATIVE MAP PARK BONANZA EAST 7-B AND 7-C	Property generally located on the north side of Diamond Head Drive and the west side of Reef Drive, southeast of Bonanza Road and Pecos, R-1 and C-1 zones (proposed R-1). Owner/Subdivider: Kenney Mobile Homes, Inc. No. of Acres: 4.27 No. of Lots: 17
8.	FINAL MAP PARK BONANZA EAST 7-B	Property generally located on the north side of Diamond Head Drive, east of Pecos Street, R-1 zone. Owner/Subdivider: Kenney Mobile Homes, Inc. No. of Acres: 2.27 No. of Lots: 10

9. FINAL MAP
BONANZA VILLAGE EAST

Property generally located on the south side of Bonanza Road between Wardelle Street on the west and 30th Street on the east, R-3 zone.
Owner: Al Gazley, et al
Subdivider: Diversified Properties
No. of Acres: 5.1± No. of Units: 64

10. VAC-21-79

Petition of Vacation submitted by DIVERSIFIED PROPERTIES CORP. to vacate the 3 ft. side lot line utility easements generally located south of Bonanza Road, east of Wardelle Street and west of 30th Street.

11. A-20-79(A)

Petition of Annexation submitted by BECKER & SONS to annex property generally located on the east side of Lorenzi Boulevard, south of Lake Mead Boulevard containing approximately 15.6 acres of land.

12. A-21-79(A)

Petition of Annexation submitted by VERTEX, INC. to annex property generally located 660 ft. west of Torrey Pines Drive and 660 ft. north of Lake Mead Boulevard containing approximately 10.5 acres of land.

13. A-22-79(A)

Petition of Annexation submitted by L. R. G. REAL ESTATE, LTD. to annex property generally located approximately 1000 ft. west of Buffalo Drive, north of Westcliff Drive, containing approximately 10 acres of land.

14. A-23-79(A)

Petition of Annexation submitted by ANDREW TOMPKINS, ET AL to annex property generally located at the southeast corner of Jones Boulevard and Cheyenne Avenue, containing approximately 10 acres of land.

15. Z-101-79

Application of DECATUR PROPERTIES LTD. for reclassification of property generally located at the northwest corner of Decatur Boulevard and Nebraska Street, from R-3 to C-1.
Proposed Use: Shopping Center

16. Z-108-63
Plot Plan Review

Request of JOHN H. MIDBY & ASSOC. for a Plot Plan Review on property generally located on the north side of Sahara Avenue between Richfield and Rancho Drives, C-1 zone.

17. Z-6-66(10)
Plot Plan Review

Request of STEELWOOD CONSTRUCTION, INC. for a Plot Plan Review to allow a storage building on property located at 5301 West Charleston Boulevard, C-1 zone.

18.	Z-100-64(110) Plot Plan Review	Request of FRED DORIOT, ARCHITECT for a Plot Plan Review to allow an office building on property located at 428 South 4th Street, R-4 zone (under resolution of intent to C-2).

DIRECTOR'S BUSINESS:

1.	Rescheduling/ Cancellation of Meeting	Rescheduling and/or cancellation of regular meeting of the Planning Commission scheduled for December 25, 1979.

MINUTES

CITY PLANNING COMMISSION

OCTOBER 11, 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. Canul

EXCUSED: Mr. Kennedy

STAFF PRESENT: Harold P. Foster, Director, Community Planning and Development
Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Rich Sweet, Planner
Linda McIntosh, Recording Secretary

ANNOUNCEMENT: MR. FOSTER 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: Approval of the Minutes for the City Planning Commission Meetings held July 12, 1979 and August 9, 1979.

MR. GUTHRIE made a Motion for APPROVAL of the Minutes of the City Planning Commission Meetings held July 12, 1979 and August 9, 1979. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. PROPOSED LAND USE PLAN

SPECIAL ACTIVITY CENTER

(Abeyance Item from 9/26/79)

APPROVED

Proposed Land Use Plan for the Special Activity Center Area bounded by Alta Drive, Highland Drive, Charleston Boulevard and Rancho Drive depicting the expansion of the medical facilities and private developments in the area, and indicating the proposed transition areas.

MR. FOSTER stated this plan is again before the Commission for consideration and adoption with any modifications seen fit. The area of concern seems to be the portion designated as single family south of Pinto and on both sides of Tonopah Drive. These owners have petitioned that they be included in the transition area. Staff has looked at this again and feels the boundaries which have been established seem to be the most logical dividing line and feel there would be an adverse effect if this area was designated as transition. It would affect the residential area to the north and west and if a transition is started to P-R, where does it stop. There is quite a bit of area proposed for transition and staff feels it would take 5/10 years before it is changed from single family to some other type of use. To expand this area would open up additional problems and is not warranted. If this plan is adopted as recommended, it is conceivable the patterns of development in the area may change in the future and, maybe, down the road, it would be logical to include this. It is premature at this time to do it and staff would recommend the plan be adopted as proposed.

MRS. COLEMAN asked if Pinto was at its full width.

MR. FOSTER stated he did not believe so and that it has about a 40' pavement and a 60' right-of-way.

MRS. COLEMAN asked the same about Tonopah.

MR. FOSTER stated he was not sure if there was 50' or 60' of right-of-way, but north of the area there is 60' of right-of-way.

MRS. COLEMAN stated those streets are not capable of handling the traffic. She asked if there would be a block wall on Valerie.

MR. FOSTER stated along Valerie there would be landscaping or a fence.

MRS. COLEMAN stated that the people on Valerie cannot use the street as it is now put in.

MR. FOSTER stated that they can use it for access. He added there is quite a difference in grade between the two sections, but that when the other half of the street is put in, it will level out, but the properties will be lowered. This is required for drainage in the area.

MRS. COLEMAN asked if it was correct if the area is designated as transition, no specific zoning would be set.

MR. FOSTER replied that was correct.

MARION SCHNELL, 1824 Goldring, stated that Valley has talked to them about purchasing their property, but they do not want to sell.

CHAIRMAN SWESSEL stated it was his understanding that the Commission would vote on some zone changes at the next meeting if this plan is approved. He added with regard to the previous meeting where a lady had questioned NIC's plans, that he had checked this out and they are going to acquire that property by December 1, 1979 and it is their intention of building a large consolidated office complex.

MR. JONES stated that if the plan is adopted, it will not commit anyone to anything. He added this area and plan would have to be taken a step at a time anyway and that it would be some time in the future before the area was developed.

MRS. COLEMAN made a Motion to APPROVE the Proposed Land Use Plan - Special Activity Center - as proposed by staff.

Voting was as follows:

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

Motion for APPROVAL carried by a unanimous vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 7, 1979 at 2:00 P.M.

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

2. Z-84-79

(Abeyance Item from 9/13/79)

WITHDRAWN

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. BROWN stated that the applicant had said that in view of the fact that the Board of Zoning Adjustment had approved a variance, he is sending in a letter of withdrawal for this request and staff would recommend the request for withdrawal be approved.

MR. JONES made a Motion for APPROVAL of the Request for Withdrawal of Z-84-79.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

3.	RESUBDIVISION OF A PORTION OF NORTH-RIDGE 1A TENTATIVE MAP (Abeyance Item from 9/25/79)	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
4.	RESUBDIVISION OF A PORTION OF NORTH-RIDGE 1A FINAL MAP (Abeyance Item from 9/25/79) ABEYANCE	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 MR. NULL stated these items have been held in abeyance so the applicants could make a minor change to the tentative map. However, the applicants have decided they would prefer to have a major change. This will constitute revisions to the plot plan. Staff would recommend both the tentative and final map be removed from the agenda until a plan is submitted at which time it would be placed back on the agenda. MR. JONES made a Motion for ABEYANCE of the Resubdivision of a portion of Northridge 1A Tentative and Final Maps, pending revision of the building layout. VOTING WAS AS FOLLOWS: "AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones and Mr. Canul "NOES" None Motion for ABEYANCE carried unanimously.
5.	Z-38-77 REVIEW OF LANDSCAPING (Abeyance Item from 9/25/79) DENIED	Request of LEONARD A.J. TANCREDIE, ET AL, for a Review of Landscaping located at 1414 South Eastern Avenue, P-R zone. MR. BROWN stated the applicant has had a meeting of the minds with staff on the landscaping. There is now no need for a request for review and staff would recommend denial. MRS. COLEMAN made a Motion for DENIAL of the Review of Landscaping under Z-38-77 in view of the fact that the landscaping problem has been worked out with staff. Voting was as follows: "AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Jones and Mr. Canul "NOES" None Motion for DENIAL carried unanimously.
6.	Z-78-78 REINSTATEMENT AND EXTENSION OF TIME (Abeyance Item from 9/25/79) APPROVED	Request of JERRY D. HOLTZ for a reinstatement of a resolution of intent to R-3 and an extension of time on property located at 2600 East Bonanza Road, R-E zone. MR. BROWN presented the staff report and stated this request was submitted for a reinstatement and extension of time. No reason was given for the request and staff would suggest the Commission listen to the applicant and make a decision accordingly. JERRY HOLTZ represented the application and stated there had been some unavoidable financial and personal problems. He added he had talked to RS&H who has agreed to widen Bonanza and he will not have to cross the street to hook into the sewer and water. He said he planned to start construction around December, 1979, and needed an additional 6 months. MR. CANUL made a Motion for APPRDVAL of the Reinstatement and Extension of Time under Z-78-78, subject to the following conditions: 1. Conformance to the conditions originally imposed at the time of approval of Z-78-78 and any ordinance requirements enacted subsequent to the original approval.

2. This extension of time shall be limited to a period of six months.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 7, 1979 at 2:00 P.M.

NEW BUSINESS:

1. AMENDMENT TO THE MASTER PLAN OF STREETS & HIGHWAYS

MARION DRIVE

APPROVED

Amend the Master Plan of Streets and Highways to remove Marion Drive between Bonanza Road on the south and Harris Avenue on the north.

MR. NULL presented the staff report and stated the Las Vegas Drainage Channel crosses Marion Drive at one point. There will be no bridge or crossing provided for Marion Drive. Based on that, staff felt it should be removed as 80' right-of-way, but it will still remain as a 60' street. A bridge would cross at an angle and would be too expensive.

MR. FOSTER stated this was reviewed with the Traffic Engineer who felt there are adequate streets in the area to satisfy circulations needs.

MR. MILLER asked what would happen in the future if it is found a crossing is needed.

MR. NULL stated Traffic Engineering did a study of future traffic trends. However, without the Marion Drive crossing, they would have to find some other way to do it (more traffic) and would probably have to buy the right-of-way.

MRS. COLEMAN stated there is no other crossing north and south between Lamb and Nellis.

MR. FOSTER stated this is basically a R-1 low density area and the Traffic Engineer has proposed a connection with Harris if traffic warrants. Harris will be a 4-lane with no parking on it and would provide a connection.

MRS. COLEMAN made a Motion for APPROVAL of the Amendment to the Master Plan of Streets & Highways to remove Marion Drive between Bonanza Road on the south and Harris Avenue on the north.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

2. AMENDMENT TO THE MASTER PLAN OF STREETS & HIGHWAYS

WESTCLIFF DRIVE

APPROVED

Amend the Master Plan of Streets and Highways to extend Westcliff Drive from Buffalo to the west City limits at a width of 40 ft. south of the centerline and 60 ft. north of the centerline.

MR. NULL presented the staff report and stated the City has experienced a series of annexations south of Westcliff. This is simply an action to designate the right-of-way width. This alignment will extend all the way west until the City stops growing.

MR. MILLER made a Motion for APPROVAL of the Amendment to the Master Plan of Streets and Highways to extend Westcliff Drive from Buffalo to the west City limits at a width of 40 ft. south of the center line and 60 ft. north of the centerline.

Voting was as follows:

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

Motion for APRPOVAL carried unanimously.

3. Z-94-79

APPROVED

Application of SPROUL HOMES OF NEVADA for reclassification of property generally located on the south side of Westcliff Drive between Cimarron Road and Durango Drive, from N-U (Non-Urban), to R-1 (Single Family Residence). The above property is legally described as the North Half (N½) of the Northwest Quarter (NW¼) of Section 33, Township 20 South, Range 60 East, MDB&M.
Proposed Use: Medium Low Density Detached Single Family Homes

MR. BROWN presented the staff report and stated staff thinks the R-1 is compatible with the development in the area and would recommend approval.

CHAIRMAN SWESSEL declared the public hearing open.

CHARLEY JOHNSON 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-94-79, 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. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 7, 1979 at 2:00 P.M.

4. TENTATIVE MAP

CHARLESTON RAINBOW
RAINBOW 18

APPROVED

Property generally located on the southwest corner of Cimarron Road and Westcliff Drive, N-U zone (proposed R-1).
Owner/Subdivider: Sproul Homes
No. of Acres: 41.34 No. of Lots: 180

MR. NULL presented the staff report and stated there is a minor problem in the northwest portion of the property in that we are going to have to control traffic generation and also storm water flow. Staff would recommend the following conditions: no vehicular access to Westcliff Drive from the abutting lots; a wall statement be provided; approval of Z-94-79; that minor redesign be made in the northwest corner of the plat plus the normal conditions. With those conditions, staff would recommend approval. Also, the applicant has submitted a request for a waiver on lots less than 100' wide on Cimarron which is an 80' street. The tentative map of Charleston Rainbow 17 was approved in the County on the east side and they did allow lots of less than 100' to front Cimarron. Because of that, it would be difficult to deny that type of approach on the west side and staff does not object to the waiver.

MRS. COLEMAN asked what the lots frontages would be.

MR. NULL stated 67', but they do vary.

CHARLEY JOHNSON represented the application and stated that the City did revise its ordinance and it changed the lots and frontage.

He added the traffic will never be greater than 300 vehicles per hour.

MR. JONES asked if they were agreeable to redesign of the portion pointed out by staff.

MR. JOHNSON stated that would not be a problem.

MRS. COLEMAN asked if the waiver was not granted, would the applicants have to redesign.

MR. JOHNSON stated the whole thing would have to be redesigned.

MARION SCHNELL, 1824 Goldring, stated she owns property on the opposite side of Westcliff and asked why the applicants did not go through on Westcliff.

MR. JOHNSON stated that you cannot front lots on a 100' street.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Charleston Rainbow 18, 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 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 Westcliff Drive from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Approval of zoning case Z-94-79.
5. Minor redesign of the northwest portion of the plat as required by the Department of Community Planning & Development.
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. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 7, 1979 at 2:00 P.M.

5. FINAL MAP

CHARLESTON RAINBOW 18A

APPROVED

Property generally located on the northwest corner of Ducharme Avenue and Cimarron Road, N-U zone (proposed R-1).
Owner/Subdivider: Sproul Homes
No. of Acres: 11.32 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 subject to approval of the tentative map and waiver and conformance to the conditions of approval of the tentative map.

CHARLEY JOHNSON represented the application.

MR. MILLER made a Motion for APPROVAL of the Final Map of Charleston Rainbow 18A, subject to the following conditions:

1. Approval of the tentative map and waiver.

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. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

6. FINAL MAP

CHARLESTON RAINBOW 18B

APPROVED

Property generally located on the southwest corner of Westcliff Drive and Cimarron Road, N-U zone (proposed R-1).
Owner/Subdivider: Sproul Homes
No. of Acres: 9.39 No. of Lots: 41

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

CHARLEY JOHNSON represented the application.

MR. CANUL made a Motion for APPROVAL of the Final Map of Charleston Rainbow 18B, subject to the following conditions:

1. Approval of the tentative map and waiver.

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. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

7. TENTATIVE MAP

PARK BONANZA EAST 7-B

APPROVED

Property generally located on the north side of Diamond Head Drive and the west side of Reef Drive, southeast of Bonanza Road and Pecos, R-1 and C-1 zones (proposed R-1).
Owner/Subdivider: Kenney Mobile Homes, Inc.
No. of Acres: 2.27 No. of Lots: 10

MR. NULL presented the staff report and stated there are ten lots in this tentative. Staff would recommend the following conditions: the soils report requirement to be met as required by the Department of Public Services and the normal conditions.

CHAIRMAN SWESSEL stated he had been contacted by the applicant and could not be present at this meeting and that he had agreed to staff stipulations.

MR. CANUL made a Motion for APPROVAL of the Tentative Map of Park Bonanza East 7-B, subject to the following conditions:

1. Soils reports be provided as required by the Department of Public Services.

2. 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.

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. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 7, 1979 at 2:00 P.M.

8. FINAL MAP

PARK BONANZA EAST 7-B

APPROVED

Property generally located on the north side of Diamond Head Drive, east of Pecos Street, R-1 zone.
Owner/Subdivider: Kenney Mobile Homes, Inc.
No. of Acres: 2.27 No. of Lots: 10

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

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Park Bonanza East 7-B, 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. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

9. FINAL MAP

BONANZA VILLAS EAST

APPROVED

Property generally located on the south side of Bonanza Road between Wardelle Street on the west and 3Dth Street on the east, R-3 zone.
Owner: Al Gazley, et al
Subdivider: Diversified Properties
No. of Acres: 5.1± No. of Units: 64

MR. NULL presented the staff report and stated this is a condominium subdivision. Staff would recommend approval subject to conformance to the conditions of approval of the tentative map. The next item on the agenda is a vacation connected with this item.

The applicant or a representative was present.

MR. CANUL made a Motion for APPROVAL of the Final Map of Bonanza Villas East, 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. Miller, Mr. Guthrie, Mr. Jones and Mr. Kennedy
"NOES" None

Motion for APPROVAL carried unanimously.

10. VAC-21-79

APPROVED

Petition of Vacation submitted by DIVERSIFIED PROPERTIES CORP. to vacate the 3 ft. side lot line utility easements generally located south of Bonanza Road, east of Wardelle Street and west of 30th Street.

MR. NULL presented the staff report and stated the utility companies and City departments do not object to this request and staff would recommend approval with the normal conditions.

The applicant or a representative was present.

MRS. COLEMAN made a Motion for APPROVAL of VAC-21-79, 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. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on October 17, 1979 at 2:00 P.M., at which time a date for public hearing would be set.

11. A-20-79(A)

APPROVED

Petition of Annexation submitted by BECKER & SONS to annex property generally located on the east side of Lorenzi Boulevard, south of Lake Mead Boulevard containing approximately 15.6 acres of land.

MR. NULL presented the staff report and stated the area in question contains approximately 15.6 acres of land which is zoned County R-E. The City equivalent is N-U. Staff would recommend approval.

ERNIE BECKER, JR. represented the application.

MR. JONES made a Motion for APPROVAL of A-20-79(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

12. A-21-79(A)

APPROVED

Petition of Annexation submitted by VERTEX, INC. to annex property generally located 660 ft. west of Torrey Pines Drive and 660 ft. north of Lake Mead Boulevard containing approximately 10.5 acres of land.

MR. NULL presented the staff report and stated the area in question contains approximately 10.5 acres of land and is zoned County R-E. The City equivalent is N-U. Staff would recommend approval.

The applicant or a representative was not present.

MRS. COLEMAN made a Motion for APPROVAL of A-21-79(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

13. A-22-79(A)

APPROVED

Petition of Annexation submitted by L.R.G. REAL ESTATE, LTD. to annex property generally located approximately 1000 ft. west of Buffalo Drive, north of Westcliff Drive, containing approximately 10 acres of land.

MR. NULL presented the staff report and stated the property in question contains approximately 10 acres of land. It is zoned County R-E. The City equivalent is N-U. Staff would recommend approval.

MARK RUBY represented the application.

MR. JDNES made a Motion for APPROVAL of A-22-79(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

14. A-23-79(A)

APPROVED

Petition of Annexation submitted by ANDREW TDMPKINS, ET AL to annex property generally located at the southeast corner of Jones Boulevard and Cheyenne Avenue containing approximately 10 acres of land.

MR. NULL presented the staff report and stated the sewer is adequate to handle this area, but there is a problem. There is a survey litigation in progress and Public Services has indicated they would prefer this item be held in abeyance until the survey question can be decided.

PHILLIP COHEN represented the application and stated if this is approved, he would not hold the City responsible in any way.

MR. FOSTER explained that the City has to record a boundary map in the case of annexation. By recording something different, it could result in a land case against the City. The City would prefer this be held until the boundaries are known.

MR. COHEN stated they would have to get a zone change and there is still a lot of work to do.

MRS. COLEMAN stated the Commission could not annex anything until it is known what is being annexed.

MR. COHEN stated that it would be encouraging to be annexed to the City; however, no construction would be started until this matter is settled.

MR. JONES asked if this item could be approved, but with the condition that a letter be submitted to Planning stating compliance.

MR. NULL stated the Commission could recommend approval and condition this approval contingent upon receipt of a survey map. Until this is adjudicated, it would not be sent to the City Commission.

MR. MILLER made a Motion for APPROVAL of A-23-79(A), subject to the following condition:

1. A proper survey map to be provided as required by the Department of Public Services.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

15. Z-101-79

DENIED

Application of DECATUR PROPERTIES LTD. for reclassification of property generally located at the northwest corner of Decatur Boulevard and Nebraska Street, from R-3 (Limited Multiple Residence) to C-1 (Limited Commercial). The above property is legally described as Lots 15 through 26, Block 19, Las Vegas Square.
Proposed Use: Shopping Center

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff recommends approval subject to dedication of a 20' radius corner on Nebraska and a 10' radius corner on Decatur and that no parking be permitted on the north side of Nebraska plus the normal condition. Staff would also recommend a 6' high block wall or slumpstone be at the back of the building.

CHAIRMAN SWESSEL declared the public hearing open.

JERRY DYE represented the application and agreed to all of staff recommendations.

SHARON APPODOCK, Harvard Street, appeared in protest to the application. She stated that due to traffic and parking, it was impossible to get in and out of Nebraska at this time. If there is parking on Decatur, it will be impossible to get out. She stated they wanted no parking on both sides of Nebraska between Yale and Decatur.

MR. JONES asked what type of shopping center was proposed.

MR. DYE stated the normal small retail shop type center.

CHAIRMAN SWESSEL asked if it would be possible to have no parking on Nebraska.

MR. BROWN stated that the Traffic & Parking Commission would have to act on that.

MS. APPODOCK stated the protestants did not want any type of liquor establishment because of Western High School.

MR. MILLER asked if it would be possible to close off the Nebraska entrances and have two entrances on Decatur.

MR. BROWN stated this was discussed with the developer and it is unfeasible. The Traffic Engineer determined that if there was no parking on the north side of Nebraska, there would be no problem with traffic on Nebraska.

MR. DYE said the Traffic Engineer made the decision with regard to two entrances on Decatur. The entrances would pose a safety problem.

FRANK SIMMONS represented the application.

MR. JONES suggested a P-R zoning would be more appropriate.

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-101-79 because it was felt P-R zoning may be more appropriate on this property.

Voting was as follows:

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

Motion for DENIAL carried by a 4/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 7, 1979 at 2:00 P.M.

16. Z-108-63

PLOT PLAN REVIEW

ABEYANCE

Request of JOHN H. MIDBY & ASSOC. for a Plot Plan Review on property generally located on the north side of Sahara Avenue between Richfield and Rancho Drives, C-1 zone.

MR. BROWN presented the staff report and gave a review of the history of the property in question, and discussed the sensitivity that was felt by the neighbors regarding the multi-family residential zoning which was granted. Because of the interest shown by the neighbors and the requested change from residential to offices, staff would recommend a Public Hearing be held.

JOHN MIDBY represented the application and stated he did not object to a public hearing. He added, however, the property is commercial and the plan that is proposed fits into the stores in the area. He stated he then saw no need for a hearing.

MR. JONES stated that if a public hearing is not held to inform the neighbors, then it was not only the applicant's neck, but they would be coming after the Commission also.

MR. MIDBY stated the final determination is up to the Traffic Engineer. He added they are abandoning the variance for multi-family and are going back to the commercial use.

MR. JONES stated that is the purpose for the public hearing.

MRS. COLEMAN stated this would be another zone change as far as the neighbors are concerned.

MR. JONES made a Motion for ABEYANCE of the Plot Plan Review under Z-108-63, pending notification of the surrounding property owners.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

17. Z-6-66(10)

PLOT PLAN REVIEW

APPROVED

Request of STEELWOOD CONSTRUCTION, INC. for a Plot Plan Review to allow a storage building on property located at 5301 West Charleston Boulevard, C-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff sees no problem, and would request a 6' block wall plus the normal conditions.

DAN BAILEY represented the application. He stated the storage would be for manure for the nursery which is now stored outside. He stated this would be a metal building, Spanish brown.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-6-66(10), subject to the following conditions:

1. Construction of a six ft. block wall on the south property line as required by the Department of Community Planning & Development.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

5. Conformance to the plot plan as amended to reflect the above conditions.

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. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

18. Z-100-64(110)

PLOT PLAN REVIEW

APPROVED

Request of FRED DORIOT, ARCHITECT for a Plot Plan Review to allow an office building on property located at 428 South 4th Street, R-4 zone (under resolution of intent to C-2).

MR. BROWN presented the staff report and stated the plot plan is as shown. There is parking back to back. In a commercial district no parking is required and the applicants have six spaces. Staff would recommend approval subject to staff approval of the elevations.

DAVE HARRIS represented the application and presented a rendering of the proposed development.

MR. GUTHRIE asked how the parking would work.

MR. HARRIS stated this would be a legal office and people who work there would be there most of the day. He stated this is a practical use for the occupants.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-100-64(110), subject to the following conditions:

1. Elevations subject to the approval of 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 departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

19. Z-119-78

PLOT PLAN REVIEW

DENIED

Request of DAVID MORNICK for a Plot Plan Review on property generally located on the east side of Malner Lane, 210 feet north of Gowan Road, R-E zone (under resolution of intent to R-PD2).

MR. BROWN presented the staff report and stated in the R-E, the side yard setback is 10'. This request goes within 5' of the north property line. Staff thinks the 10' setback on the side yard should be held in this district. Staff would recommend approval as long as the applicant does not go closer than 10'.

DAVID MORNICK represented the application and stated he had just finished a swimming pool on the side and it is not 10' from the property line.

MR. BROWN stated a swimming pool can be closer.

CHAIRMAN SWESSEL stated this would be setting a precedent.

MR. MILLER asked how large the lot is.

MR. MORNICK stated 7/10ths of an acre.

MR. MILLER made a Motion for DENIAL of the Plot Plan Review under Z-119-78 because the setback would not be compatible with the R-E district which requires a minimum setback of ten feet.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, 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 November 7, 1979 at 2:00 P.M.

DIRECTOR'S BUSINESS:

1. RESCHEDULING/ CANCELLATION OF MEETING

Rescheduling and/or cancellation of regular meeting of the Planning Commission scheduled for December 25, 1979.

CHAIRMAN SWESSEL stated he would recommend cancellation.

MR. JONES made a Motion for CANCELLATION of the regular meeting of the December 25, 1979 Planning Commission.

Voting was as follows:

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

Motion for CANCELLATION carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

Harold P. Foster

HAROLD P. FOSTER, DIRECTOR