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A G E N D A
CITY PLANNING COMMISSION
OCTOBER 23, 1979

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CALL TO ORDER: 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the Minutes for the City Planning Commission meeting held September 26, 1979.

OLD BUSINESS:

1. Z-108-63
Plot Plan Review
(Abeyance Item
from 10/11/79)
Request of JOHN H. MIDBY AND ASSOC. for a Plot Plan Review to allow a proposed office complex (a permitted use) on property generally located at the southeast corner of Richfield Boulevard and El Camino Avenue, under resolution of intent to C-1.

NEW BUSINESS:

1. TENTATIVE MAP
STORYBOOK VILLAGE I
Property generally located at the southeast corner of Maverick Street and Cartier Avenue, N-U zone (under resolution of intent to R-1).
Owner/Subdivider: Medallion Corp.
No. of Acres: 4.85 No. of Lots: 18
2. ZC-292-78
Extension of
Time
Request of MEDALLION CORP. for a one year extension of time on property generally located on the south side of Cartier Avenue, and the east side of Maverick Street, R-E zone (under resolution of intent to R-1).
3. VAC-22-79
Petition of Vacation submitted by JACK AND BEVERLY COPE to vacate public right-of-way generally located on the north side of Alpine Place between Brush Street on the west and Decatur Boulevard on the east.
4. VAC-23-79
Petition of Vacation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION to vacate portions of the east 10 ft. of the west 50 ft. and the west 10 ft. of the east 50 ft. of Lorenzi Boulevard, between Lone Mountain Road and Cheyenne Road.
5. A-24-79 (A)
Petition of Annexation submitted by BEAUTY BUILT HOMES to annex property generally located at the northeast corner of Cimarron Road and Westcliff Drive, containing approximately 15.6 acres of land.

6. Z-102-79 Application of ERNIE BLACK, ET AL for reclassification of property generally located on the west side of Tonopah Drive between Bonanza Road and Washington Avenue, from R-1 (portion of property is under resolution of intent to R-2) to R-2.
 Proposed Use: Apartments

7. Z-103-79 Application of GLORIA E. LISTER, ET AL for reclassification of property located on the east side of Dike Lane between Bonanza Road and Warren Drive, from R-1 (portion of property is under resolution of intent to R-2) to R-2.
 Proposed Use: Apartments

8. Z-104-79 Application of JACK AND BEVERLY COPE for reclassification of property generally located on the north side of Alpine Street, 300 ft. west of Decatur Boulevard, from R-1 and P-R to R-4.
 Proposed Use: Apartments

9. Z-105-79 Application of MELVIN AND ELSIE DEXHEIMER for reclassification of property located at 1514 Maryland Parkway, from R-1 to P-R.
 Proposed Use: Offices

10. Z-106-79 Application of L. E. AND DOROTHY M. CLARK for reclassification of property located at 2025 West Hastings, from R-E to P-R.
 Proposed Use: Office

11. Z-45-79
 Plot Plan Review Request of MOBILEPARKS WEST for a Plot Plan Review on property generally located at the southeast corner of Lamb Boulevard and Monroe Avenue, R-1 and R-E zones (under resolution of intent to R-T).

12. Z-66-73
 Plot Plan Review Request of STANWELL MORTGAGE for a Plot Plan Review on property generally located at the northeast corner of Valley View Boulevard and Sahara Avenue, C-1 zone.

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MINUTES
CITY PLANNING COMMISSION
OCTOBER 23, 1979

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

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

EXCUSED: Mrs. Coleman and Mr. Miller

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

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

MINUTES: MR. GUTHRIE made a Motion for APPROVAL of the Minutes of the City Planning Commission meeting held September 26, 1979. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-103-63
PLOT PLAN REVIEW
(Abeyance Item
from 10/11/79)
APPROVED

Request of JOHN H. MIDBY AND ASSOC. for a Plot Plan Review to allow a proposed office complex (a permitted use) on property generally located at the southeast corner of Richfield Boulevard and El Camino Avenue, under resolution of intent to C-1.

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

MR. BROWN presented the staff report and stated this item was postponed for a public hearing in view of the fact the Springhurst people were sensitive to the development of this parcel. It is zoned C-1 and had been approved for multiple family development. The applicant does not now want the multiple family. Instead, an office complex is desired. The plot plan is as shown. Staff would recommend that in view of the fact this has been changed from residential to commercial, that no access be granted from Richfield or El Camino.

CHAIRMAN SWESSEL declared the public hearing open.

JOHN MIDBY, 2800 W. Sahara, represented the application.

CHAIRMAN SWESSEL stated that whatever action was taken by the Planning Commission would be final.

MR. MIDBY described the plot plan and the proposed ingress/egress. He added that traffic to the development would not be 24-hour traffic. This will be a two story building with a gradual increase to three. The tenants will be of the professional type and will not be traffic generators any more than is usual for this type of operation. He added that the Traffic Engineer had attended a meeting with the Springhurst people and the only recommendation was that the traffic should be stopped with a fire gate.

LEE BACKUS, 3068 El Camino, stated there is somewhat of a traffic problem now which has been created by Spanos. He suggested that stop lights or signs could be used to control the traffic on El Camino. He suggested that the ingress/egress problem could be solved by having the main entrance on Richfield and the egress on El Camino.

MR. CANUL stated he thought this could be worked out with the Traffic Engineer.

MR. MIDBY stated they would agree to do that.

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 the Plot Plan Review under Z-108-63, subject to the following conditions:

1. The driveway at the east end of El Camino shall be closed except for emergency fire access.
2. The driveway on Richfield shall be limited to ingress only and the access on El Camino shall be limited to an exit or egress only.
3. The Traffic Engineering shall provide any needed traffic control signs on Richfield and El Camino.
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, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. TENTATIVE MAP
STORYBOOK VILLAGE II
APPROVED

Property generally located at the southeast corner of Maverick Street and Cartier Avenue, N-U zone (under resolution of intent to R-1).

Owner/Subdivider: Medallion Corp.
No. of Acres: 4.85 No. of Lots: 18

CHAIRMAN SWESSEL announced he would abstain from participating in the discussion and action on this item.

MR. NULL presented the staff report and stated approval is recommended subject to: approval of the one year extension of time for zoning case ZC-292-78, which is County zoning, plus the normal conditions.

DAVE COMPTON represented the application and agreed to staff stipulations.

MR. CANUL made a Motion for APPROVAL of the Tentative Map of Storybook Village II, subject to the following conditions:

1. Approval of the one year extension of time for ZC-292-78.
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" Acting Chairman Jones, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None
"ABSTAIN" Chairman Swessel

Motion for APPROVAL carried by a 4/0/1 vote.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on November 21, 1979 at 2:00 P.M.

2. ZC-292-78
EXTENSION OF TIME
APPROVED

Request of MEDALLION CORP. for a one year extension of time on property generally located on the south side of Cartier Avenue, and the east side of Maverick Street, R-E zone (under resolution of intent to R-1).

MR. BROWN presented the staff report and stated staff has no objection to the request.

DAVE COMPTON represented the application and asked for a one year extension of time.

MR. CANUL made a Motion for APPROVAL of the Extension of Time for a One Year Time Period under ZC-292-78.

Voting was as follows:

"AYES" Acting Chairman Jones, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None
"ABSTAIN" Chairman Swessel

Motion for APPROVAL carried by a 4/0/1 vote.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on November 21, 1979 at 2:00 P.M.

3. VAC-22-79
ABEYANCE

Petition of Vacation submitted by JACK AND BEVERLY COPE to vacate public right-of-way generally located on the north side of Alpine Place between Brush Street on the west and Decatur Boulevard on the east.

4. Z-104-79
WITHDRAWN

Application of JACK AND BEVERLY COPE for reclassification of property generally located on the north side of Alpine Street, 300 ft. west of Decatur Boulevard, from R-1 (Single Family Residence) and P-R (Professional Offices & Parking) to R-4 (Apartment Residence). The above property is legally described as a portion of Government Lot 34, Section 36, Township 20 South, Range 60 East, MDB&M.

Proposed Use: Apartments

MR. NULL stated the applicant has requested these items be held in abeyance as they want to see how the access works out. A new rezoning application will be submitted for this area and Z-104-79 should be withdrawn.

MR. JONES made a Motion for ABEYANCE of VAC-22-79 and APPROVAL of the WITHDRAWAL of Z-104-79.

Voting was as follows:

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

Motion carried unanimously.

5. VAC-23-79
APPROVED

Petition of Vacation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION to vacate portions of the east 10 ft. of the west 50 ft. and the west 10 ft. of the east 50 ft. of Lorenzi Boulevard, between Lone Mountain Road and Cheyenne Road.

MR. NULL stated that recently the Master Plan of Streets and Highways was amended to reduce Lorenzi from 100' to 80'. This has produced uneven property lines. The abutting property owners will receive the vacated property. The utility companies and City departments agree and approval is recommended.

TODD ALLEN, 6645 Painted Desert, asked for clarification of the vacation.

MR. NULL stated the property normally goes back to the abutting property owners, thus giving Mr. Allen an additional 10'.

MR. KENNEDY made a Motion for APPROVAL of VAC-23-79.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. A-24-79(A)
APPROVED

Petition of Annexation submitted by BEAUTY BUILT HOMES to annex property generally located at the northeast corner of Cimarron Road and Westcliff Drive, containing approximately 15.6 acres of land.

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

G.C. WALLACE represented the application.

MR. JONES made a Motion for APPROVAL of A-24-79(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

7. Z-102-79
APPROVED

Application of ERNIE BLACK, ET AL, for reclassification of property generally located on the west side of Tonopah Drive between Bonanza Road and Washington Avenue, from R-1 (Single Family Residence) - portion of property is under resolution of intent to R-2 (Two Family Residence), to R-2 (Two Family Residence). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, MDB&M.
Proposed Use: Apartments

MR. BROWN presented the staff report and stated the plot plan is as shown. Four plexes are proposed. The only problem is 2 four-plexes cannot fit in here and the applicant should go to the Board of Zoning Adjustment for relief. Staff would recommend approval subject to a 10' wide planter being provided on Tonopah with landscaping.

CHAIRMAN SWESSEL declared the public hearing open.

BOB CONN represented the application and stated the intent is to hopefully go ahead with this site plan.

MR. BROWN stated the applicant would have to be approved by the Board of Zoning Adjustment as it could not be approved with this 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-102-79, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

8. Z-103-79

APPROVED

Application of GLORIA E. LISTER, ET AL for reclassification of property located on the east side of Dike Lane between Bonanza Road and Warren Drive, from R-1 (Single Family Residence) - portion of property is under resolution of intent to R-2 (Two Family Residence), to R-2 (Two Family Residence). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 29, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Apartments

MR. BROWN presented the staff report and stated this is a parcel the applicants want to include in the previous parcel. Staff would recommend approval if two units are approved by the Board of Zoning Adjustment. The cul-de-sac in the north central portion of the development should be dedicated for Carter Street and temporary paving on Carter extending to Warren should be provided.

CHAIRMAN SWESSEL declared the public hearing open.

BOB KOHN represented the application. He asked if this would be similar to the other parcel.

MR. BROWN replied that it would.

LLOYD ZUCK also 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-103-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Dedicate the cul-de-sac in the north central portion of the development for Carter Street.
3. Install temporary paving on Carter Street extended to Warren Drive as required by the Department of Public Services.
4. This approval does not constitute approval of four-plexes.
5. 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.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
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, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul
 "NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 21, 1979 at 2:00 P.M.

9. Z-105-79

APPROVED

Application of MELVIN AND ELSIE DEXHEIMER for reclassification of property located at 1514 Maryland Parkway, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lot 15, Block 21, Huntridge Subdivision Tract No. 4.
 Proposed Use: Offices

MR. BROWN presented the staff report and stated there is a problem with the plot plan, and have not been able to get hold of the applicant. In order to provide parking, the building to the rear will have to be removed. With that stipulation and landscaping in front of the building, staff would recommend approval. There should also be a block wall on the rear.

CHAIRMAN SWESSEL declared the public hearing open and asked to hear from the applicant.

ISABELLE ESPINOZA represented the application and stated that the applicant was agreeable to the stipulations.

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

MR. GUTHRIE made a Motion for APPROVAL of Z-105-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Remove the building on the rear of the property to provide additional off-street parking.

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

Voting was as follows:

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

Motion for APPROVAL carried by a 4/1 vote.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 21, 1979 at 2:00 P.M.

10. Z-106-79

APPROVED

Application of L.E. AND DOROTHY M. CLARK for reclassification of property located at 2025 West Hastings, from R-E (Residence Estates) to P-R (Professional Offices & Parking). The above property is legally described as Lot 7, Block 2, Woodland Park.
 Proposed Use: Office

MR. BROWN presented the staff report and stated the house is as shown with landscaping. To provide the additional parking which is needed, the garage will have to be removed. With that stipulation, staff would recommend approval.

CHAIRMAN SWESSEL declared the public hearing open.

DR. CLARK represented the application. He stated there was parking facilities for six units and wanted to know why more was needed until it was required. He added he had shown on the plot plan to take the garage down and parking would be put in the rear if necessary, and he would agree to staff stipulations.

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

MR. JONES made a Motion for APPROVAL of Z-106-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Remove the garage to provide access to the rear of the lot for parking.
3. Provide a minimum of four parking spaces, only two of which may be in the front yard.
4. Landscaping and a permanent underground sprinkler system shall be provided as shall be 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, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 21, 1979 at 2:00 P.M.

11. Z-45-79
PLOT PLAN REVIEW
APPROVED

Request of MOBILEPARKS WEST for a Plot Plan Review on property generally located at the southeast corner of Lamb Boulevard and Monroe Avenue, R-1 and R-E zones (under resolution of intent to R-T).

MR. BROWN presented the staff report and stated the basic issue with this is the initial approval included a cul-de-sac in the northeast corner. The two people in the R-1 subdivision adjacent to this have been notified. It is the policy of Public Services to not have deadend streets. Now, they are mainly concerned with the proper drainage being provided.

DAVE CARRIER, 2055 Garden Grove, Monterey, California, represented the application. He stated that on the original plan, no access to Monroe was shown. Access is now provided on Monroe and they would like to delete the cul-de-sac which serves one home and also creates problems with the drainage.

FRANK PROVENZANO, 4600 Sunnecreek, asked if there would be a block wall.

MR. BROWN stated there would be a block wall all the way around the development.

MR. GUTHRIE made a Motion for APPROVAL of the Plot Plan Review under Z-45-79, subject to the following conditions:

1. The drainage at the northeast corner of this development be approved as required by the Department of Public Services.
2. Conformance to previous conditions imposed at the time of original approval of Z-45-79, and any ordinance requirements enacted subsequent to the original approval.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 21, 1979 at 2:00 P.M.

12. Z-66-73
PLOT PLAN REVIEW
ABEYANCE

Request of STANWELL MORTGAGE for a Plot Plan Review on property generally located at the northeast corner of Valley View Boulevard and Sahara Avenue, C-1 zone.

MR. BROWN stated the applicant had requested this item be held

- to the next meeting. The applicant is requesting some power easements that need to be vacated and there is also a slight change in the plans.
- MR. JONES made a Motion for ABEYANCE of the Plot Plan Review under Z-45-79.
- Voting was as follows:
- "AYES" Chairman Swessel, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul
 "NOES" None
- Motion for ABEYANCE carried unanimously.
13. FINAL MAP
 PLAZA VEGAS TWO
 PHASE 2
 APPROVED
- Property generally located between Procyon Avenue on the west and Polaris Avenue on the east, north of Desert Inn Road, "M" zone.
 Owner/Subdivider: Johnny Ribeiro Builders
 No. of Acres: 2.6 No. of Lots: 1
14. FINAL MAP
 PLAZA VEGAS TWO
 PHASE 3
 APPROVED
- Property generally located between Procyon Avenue on the west and Polaris Avenue on the east, north of Desert Inn Road, "M" zone.
 Owner/Subdivider: Johnny Ribeiro Builders
 No. of Acres: 2.65 No. of Lots: 1
15. FINAL MAP
 PLAZA VEGAS TWO
 PHASE 4
 APPROVED
- Property generally located between Procyon Avenue on the west and Polaris Avenue on the east, north of Desert Inn Road, "M" zone.
 Owner/Subdivider: Johnny Ribeiro Builders
 No. of Acres: 2.9 No. of Lots: 1
- MR. NULL presented the staff report and stated the final maps of Plaza Vegas Two, Phases 2, 3 and 4, are in substantial conformity with the tentative map and staff would recommend approval.
- MR. KENNEDY made a Motion for APPROVAL of the Final Map of Plaza Vegas Two, Phases 2, 3 and 4.
- Voting was as follows:
- "AYES" Chairman Swessel, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul
 "NOES" None
- Motion for APPROVAL carried unanimously.
16. Z-43-77
 PLOT PLAN REVIEW
 ABEYANCE
- Request of ROBERT E. HILL, D.D.S. for a Plot Plan Review on property located at 809 Shadow Lane, P-R zone.
- MR. BROWN presented the staff report and stated the plot plan is as shown. Staff would recommend approval subject to landscaping in the front and redesign of the parking plan.
- The applicant or a representative was not present.
- MR. JONES made a Motion for ABEYANCE of the Plot Plan Review under Z-43-77 because the applicant was not represented.
- Voting was as follows:
- "AYES" Chairman Swessel, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul
 "NOES" None
- Motion for ABEYANCE carried unanimously.

17. Z-51-73

REVIEW OF
CONDITIONS

APPROVED

Request of WATKINS DEVELOPMENT CORPORATION for a Review of Conditions on property located at 3009 West Charleston Boulevard, C-D zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. Staff would recommend approval subject to waiving the requirement and retainment of the wall in front. Staff would recommend those conditions be waived, but would also recommend it be approved subject to staff approval of the elevations.

ED MARTINELLI represented the application and agreed to staff stipulations.

MR. JONES stated he would like for the Planning Commission to have final approval of the elevations.

MR. JONES made a Motion for APPROVAL of the Review of Conditions under Z-51-73, subject to the following conditions:

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on November 21, 1979 at 2:00 P.M.

18. Z-100-64(111)

PLOT PLAN REVIEW

APPROVED

Request of JONES AND HOLT, ATTORNEYS AT LAW ON BEHALF OF CIH RENTALS for a Plot Plan Review to allow an office building on property generally located on the east side of 3rd Street between Bonneville Street and Clark 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. Everything is in order and staff would recommend approval.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-100-64(111), 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, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

19. Z-100-64(112)
PLOT PLAN REVIEW
APPROVED

Request of F. MIKE PINJUV for a Plot Plan Review to allow an office building on property located at 800 South Casino Center Boulevard, R-4 zone (under resolution of intent to C-2).

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

MIKE PINJUV represented the application and agreed to staff stipulations.

MR. KENNEDY made a Motion for APPROVAL of the Plot Plan Review under Z-100-64(112), subject to the following conditions:

1. Elevations to be approved 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.
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, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

20. Z-38-76
PLOT PLAN REVIEW
DENIED

Request of AD-ART INCORPORATED for a Plot Plan Review of the existing sign located at 50 South Jones Boulevard, P-R zone.

MR. BROWN presented the staff report and stated the building permit stipulated the sign should be placed closer to the west than 20' from the lot line. The sign company misunderstood and they placed it farther east. They now want a plot plan review to consider this.

TOM BRADFORD represented the application and stated there is a State right-of-way which blocks the structure. When the sign was placed it was thought it would be more than 20' from Jones. To have placed the sign closer would have put it behind a mound of dirt.

CHAIRMAN SWESSEL stated it wouldn't cost much to move the sign a couple of feet.

MR. BRADFORD stated it would cost more to move it than to construct a new sign.

CHAIRMAN SWESSEL stated the applicants had agreed to the location of the sign originally.

MR. JONES suggested this item be held in abeyance in order that Mrs. Coleman might be present.

ERNIE BECKER, JR., represented the application and asked if the matter was held in abeyance, that it be the latter part of November.

MR. JONES made a Motion that the sign be located in the original approved location, 20' east of the west lot line.

Voting was as follows:

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

Motion carried by a 3/2 vote.

21. FINAL MAP
INDEPENDENT
SQUARE AMENDED
APPROVED

Property generally located on the south side of Smoke Ranch Road, east of Maverick Street, R-PD11 zone.
Owner/Subdivider: Independent Inc.
No. of Acres: 1.3 No. of Lots: 21

MR. NULL presented the staff report and stated this is a revised final map which creates a new lot 21. This is a requirement of FHA for approval of the subdivision. Approval of this request constitutes approval of the plot plan under Z-44-78. This map is in substantial conformity with the tentative map and staff would recommend approval.

GEORGE STRAIN represented the application.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map of Independent Square Amended.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

22. SO-1-79
APPROVED

Request of MITCHELL COMPANY to allow a real estates sales office on property located at 2413 Winwood Street, R-1 zone.

MR. BROWN presented the staff report, stated everything is in order and approval is recommended.

MR. CANUL made a Motion for APPROVAL of SO-1-79 for a period of two years or until the last lot is sold, whichever occurs first.

Voting was as follows:

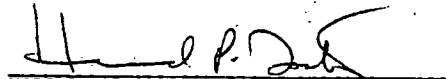
"AYES" Chairman Swessel, Mr. Guthrie, Mr. Jones, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 8:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/lm