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NOV 5 1979

A G E N D A

CITY PLANNING COMMISSION

NOVEMBER 8, 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

OLD BUSINESS:

1. RESUBDIVISION OF A PORTION OF NORTHRIDGE 1A (REVISED) TENTATIVE MAP (Abeyance Item from 10/11/79)

Property generally located at the southwest corner of Orland Street and Reba Avenue, R-4 zone, (under Resolution of Intent to R-PD15).
Owner: George L. Cote
Subdivider: Anthony W. Mendenhall and Robert Rosequist
No. of Acres: 0.8 No. of Lots: 4

2. RESUBDIVISION OF A PORTION OF NORTHRIDGE 1A FINAL MAP (Abeyance Item from 10/11/79)

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

3. Z-43-77 Plot Plan Review (Abeyance Item from 10/23/79)

Request of ROBERT E. HILL, D.D.S. for a Plot Plan Review on property located at 809 Shadow Lane, P-R zone.

NEW BUSINESS:

1. Z-111-79

Application of JOHN PILKINGTON for reclassification of property generally located north of Monroe Avenue and east of Lamb Boulevard, from R-T and R-E to R-T.
Proposed Use: Mobile Home Sites (Condominiums)

2. TENTATIVE MAP MONROE MOBILE HOME ESTATES

Property generally located at the northeast corner of Monroe Avenue and Lamb Boulevard, R-T and R-E zones (proposed R-T).
Owner: John Pilkington
Subdivider: Richard Ousley, et al
No. of Acres: 13.2 No. of Lots: 73

3. VAC-24-79

Petition of Vacation submitted by MIKE LOUDERMILK to vacate drainage, sewer, and landscaping easements for property generally located on the southwest corner of Westcliff Drive and Rainbow Boulevard.

4. Z-107-79
Application of SAMCO INVESTMENTS INC. for reclassification of property generally located on the north side of Stewart Avenue, 640 feet west of Lamb Boulevard, from R-E (under Resolution of Intent to R-3) to C-1.
Proposed Use: Commercial Child Care Facility
5. Z-108-79
Application of JAMES E. ROGERS for reclassification of property located at 411 South 6th Street, from R-4 to P-R.
Proposed Use: Law Office
6. Z-23-78
Revised Plot Plan
REHEARING
Request of VTN-NEVADA for a Revised Plot Plan on an approved planned residential development on property generally located south of Reba Avenue at Orland Street in Zoning District R-4 zone (under Resolution of Intent to R-PD15).
7. Z-145-77
Use Review
REHEARING
Request of PARK SAHARA COMPANY for a Use Review to allow a restaurant in the Park Sahara Office Center on property located at 1830 East Sahara Avenue, C-1 zone.
8. Z-109-79
Application of RICHARD N. KING for reclassification of property located at 404 Ramsey Street, from R-1 to P-R.
Proposed Use: Offices
9. Z-110-79
Application of VINCENT COSTANTINO for reclassification of property located at 619 South 10th Street, from R-1 to R-2.
Proposed Use: Duplex
10. AR-2-78
Review of
Landscaping
Request of VEGAS WORLD for a Review of Landscaping on property located at 2000 Las Vegas Boulevard South, C-2 zone.
11. Z-41-74
Waiver of
Condition
Request of J. WILLIAM SIMPSON, ARCHITECT for a Waiver of Condition on the use of property located at 1522 Pinto Lane, P-R zone.
12. CV-1-79
C-V Use Review
Request of HERBERT B. SMITH for a C-V Use Review on property located at 2000 South Maryland Parkway, C-V zone.

DIRECTOR'S BUSINESS:

1. Proposed Ordinance
Amendment
Allowing child care nurseries in the R-PD zone.

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MINUTES
Documents Section
CITY PLANNING COMMISSION
NOVEMBER 8, 1979 FEB 11 1980

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

PRESENT: Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul

EXCUSED: Mr. Swessel

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

NEW BUSINESS:

1. Z-23-78 Request of VTN-NEVADA for a Revised Plot Plan on an approved planned residential development on property generally located south of Reba Avenue at Orland Street in Zoning District R-4 (under Resolution of Intent to R-PD15).

REVISED PLOT PLAN

REHEARING

APPROVED

MR. BROWN presented the staff report and stated the applicants have reduced the number of buildings from six to two. The parking is adequate, everything in order and approval is recommended.

KATHY HAYNES, VTN, represented the application.

MRS. COLEMAN asked for clarification of the request.

MR. FOSTER stated the density is reduced from 24 to 16 units.

MR. CANUL made a Motion for APPROVAL of the Revised Plot Plan under Z-23-78, subject to the following conditions:

1. Conformance to conditions originally imposed at the time of approval of Z-23-78, and any ordinance requirements enacted subsequent to the original approval.
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" Acting Chairman Jones, Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

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

OLD BUSINESS:

1. RESUBDIVISION OF A
PORTION OF NORTHRIDGE
1A (REVISED) TENTATIVE
MAP

(Abeyance Item
from 10/11/79)

APPROVED

Property generally located at the southwest corner of Orland Street and Reba Avenue, R-4 zone, (under Resolution of Intent to R-PD15).

Owner: George L. Cote
Subdivider: Anthony W. Mendenhall and Robert Rosequist
No. of Acres: 0.8 No. of Lots: 4

MR. NULL presented the staff report and stated this item is the tentative map for the plot plan just approved. Staff would recommend approval subject to: approval of the revised plot plan; use of joint access to be approved by the City Commission plus the normal conditions.

KATHY HAYNES, VTN, represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Resubdivision of a portion of Northridge 1A (Revised) Tentative Map, 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 the revised plot plan for Z-23-78.
3. Use of joint access to be approved by the City Commission.
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" Acting Chairman Jones, Mrs. Coleman, Mr. Miller,
Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

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

2. RESUBDIVISION OF A
PORTION OF NORTHRIDGE
1A (REVISED) FINAL MAP

(Abeyance Item
from 10/11/79)

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 this item had not been submitted in the revised form and staff would recommend this be removed from the agenda until such time a new final is submitted.

MRS. COLEMAN made a Motion for ABEYANCE of the Resubdivision of a portion of Northridge 1A (Revised) Final Map.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

3. Z-43-77
PLOT PLAN REVIEW
(Abeyance Item
from 10/23/79)

WITHDRAWN

NEW BUSINESS:

2. Z-111-79
APPROVED

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 stated that this item had been withdrawn and the applicant will be going with the original plan.

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

Application of JOHN PILKINGTON for reclassification of property generally located north of Monroe Avenue and east of Lamb Boulevard, from R-T (Trailer Residence) and R-E (Residence Estates) to R-T (Trailer Residence). The above property is legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 29, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Mobile Home Sites (Condominiums)

MR. BROWN presented the staff report and stated that staff feels this is a compatible use and would recommend approval.

ACTING CHAIRMAN JONES declared the public hearing open.

TOM TRABERT, SEA Engineers, represented the application.

MR. & MRS. THOMAS CLARK, 4440 East Van Buren, asked if there would be access to Van Buren.

MR. TRABERT stated the access would be on Lamb and Monroe, and that there would be a 6' wall, and they would improve that portion of Monroe that would be their responsibility.

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

MR. CANUL made a Motion for APPROVAL of Z-111-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
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" Acting Chairman Jones, Mrs. Coleman, Mr. Miller,
Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously,

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

3. TENTATIVE MAP
MONROE MOBILE
HOME ESTATES
APPROVED

Property generally located at the northeast corner of Monroe Avenue and Lamb Boulevard, R-T and R-E zones (proposed R-T).

Owner: John Pilkington
Subdivider: Richard Ousley, et al
No. of Acres: 13.2 No. of Lots: 73

MR. NULL presented the staff report and stated the sewer will have to be extended 700' and staff would recommend the following conditions: approval of zoning case Z-111-79; provision for an easement for off-site sanitary sewer; no vehicular access to Lamb from the lots abutting thereto; a wall statement plus the normal conditions. With those conditions, approval is recommended.

TOM TRABERT, SEA Engineers, represented the application and agreed to staff stipulations.

MRS. COLEMAN asked if everything would be developed at the same time, including the wall.

MR. TRABERT stated they would agree to that.

MR. KENNEDY made a Motion for APPROVAL of the Tentative Map of Monroe Mobile Home Estates, 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-111-79.
3. The six ft. block wall around this development shall be constructed at the same time development commences on this project.
4. Provision of an easement for an off-site sanitation sewer line as required by the Department of Public Services.
5. No vehicular access to Lamb Boulevard from the abutting spaces.
6. 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.
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" Acting Chairman Jones, Mrs. Coleman, Mr. Miller,
Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

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

4. VAC-24-79

APPROVED

Petition of Vacation Submitted by MIKE LOUDERMILK to vacate drainage, sewer and landscaping easements for property generally located on the southwest corner of Westcliff Drive and Rainbow Boulevard.

MR. NULL presented the staff report and stated there are three types of easements shown, drainage, landscape and sanitary sewer. The City is only concerned about the sewer. The rest of the easements were put in by the applicant. When sanitary sewer easements are vacated, a new one must be provided from Creekside Lane to Westcliff Drive. The utility companies and City departments have no objection to this request and would recommend approval subject to the City receiving dedication of a sewer easement before the final map is recorded plus the normal conditions.

JIM BLUMER represented the application. He stated they have

provided for dedication of the sewer easements on the plans, and the street drainage will be taken through the project. He added the property had been researched and the reason for the landscape easement is not known.

MRS. COLEMAN asked when the property had been rezoned.

MR. BLUMER replied approximately 10 years ago.

DAVID CHAPMAN, 201 Redstone, stated he objected to the vacation of the landscape easement. He said he would rather have it remain in lieu of looking at parking against the wall. On Creekside Lane, he stated, he would like to have it blocked off, as it is a residential street coming into a commercial area.

MRS. COLEMAN stated that apparently when this came up, the residents had objected and the easement was a compromise. She added she did not think it should be removed.

MR. KENNEDY asked if a 6' block wall was not required on the west property line.

MR. FOSTER stated that had been a condition and it has been provided for.

BEN NUSSON, 6812 Creekside, stated he was concerned about the drainage.

MR. BLUMER stated that the drainage would go through the parking lots out onto Rainbow. He added this would not help nuisance water. He added they would not object to landscaping on the west property line, but that was the back of the buildings.

MR. NUSSON stated that a block wall was not sufficient.

MRS. COLEMAN stated that if 5' of the landscape easement was vacated, that Arizona Cypress or something could be put in.

MR. BLUMER stated that he thought the 5' of landscaping could be provided by the developer.

MRS. COLEMAN made a Motion for APPROVAL of VAC-24-79, subject to the following conditions:

1. Dedication of a sewer easement from Creekside Lane to Westcliff Drive as required by the Department of Public Services.
2. The west five feet of the landscaping easement to be retained and landscaped as required by the Department of Community Planning and Development.
3. Satisfaction of the requirements of the various utility companies.
4. Conformance to Code requirements and design standards of all City departments.
5. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN JONES announced this item would be heard by the City Commission on November 21, 1979, at which time a date for public hearing would be set.

5. Z-107-79

REMOVED FROM
AGENDA

Application of SAMCO INVESTMENTS INC. for reclassification of property generally located on the north side of Stewart Avenue, 640 feet west of Lamb Boulevard, from R-E (Residence Estates) - under Resolution of Intent to R-3 (Limited Multiple Residence), to C-1 (Limited Commercial). The above property is legally described as the west 112 feet of the east 800 feet of the south 276 feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 31, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Commercial Child Care Facility

MR. BROWN stated this application was invalid because of a bad legal description. Another application has been submitted and the neighbors will be notified.

6. Z-108-79

APPROVED

Application of JAMES E. ROGERS for reclassification of property located at 411 South 6th Street, from R-4 (Apartment Residence) to P-R (Professional Offices and Parking). The above property is legally described as Lots 5 and 6, Block 5, Wardie Addition.
Proposed Use: Law Office

MR. BROWN presented the staff report and stated staff thinks this request is acceptable and would recommend approval.

ACTING CHAIRMAN JONES declared the public hearing open.

WM. E. FRIEDMAN, 309 South Third, represented the application and agreed to any staff stipulations.

ACTING CHAIRMAN JONES 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-108-79, 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" Acting Chairman Jones, Mrs. Coleman, Mr. Miller,
Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

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

7. Z-145-77

USE REVIEW

REHEARING

OENIEO

Request of PARK SAHARA COMPANY for a Use Review to allow a restaurant in the Park Sahara Office Center on property located at 1830 East Sahara Avenue, C-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. The use is compatible and staff would recommend approval.

JOHN HAMPSHIRE represented the application and described the submitted plot plan and the proposed use. He stated that the use would be 150' away from the residential property to the rear. The restaurant faces Sahara and the whole operation is oriented towards Sahara.

MRS. COLEMAN asked where the kitchen fans would be.

An unidentified man stated they would go up to the top of the roof of the three-story building.

MR. GUTHRIE asked if this would be a daytime operation.

MR. HAMPSHIRE said he thought primarily so. The primary interest would be the lunch trade.

ACTING CHAIRMAN JONES asked those present in protest to stand. Three persons were present in opposition.

LEONARO HASSELSON, 1832 Kassabian, appeared in protest. He stated there is already a traffic problem and that there are already 30 restaurants within 6 blocks of this area. He added they do not want the traffic, odors, rodents and flies, which this operation would cause. And, Arizona Cypress was not planted as was originally agreed to. All of the neighbors are opposed to this request.

MR. HAMPSHIRE stated it was his understanding that they had met all of the conditions required by the City.

MR. JONES stated if the original condition called for Arizona Cypress and it had not been put in, they were in violation.

MR. HAMPSHIRE stated if there are any problems, they will be corrected.

BRUCE CULLINGS, 1728 Kassabian, appeared in protest. He stated that to allow a restaurant would be setting a precedent in this section of Sahara.

JOSEPH OEGREGARIO, 1716 Kassabian, appeared in protest.

MR. HAMPSHIRE appeared in rebuttal.

MR. CANUL made a Motion for OENIAL of the Use Review under Z-145-77 because the Planning Commission felt that a restaurant would not be compatible with the original intent of this development.

Voting was as follows:

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

"NOES" None

Motion for OENIAL carried unanimously.

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

8. Z-109-79
DENIED

Application of RICHARD N. KING for reclassification of property located at 404 Ramsey Street, from R-1 (Single Family Residence) to P-R (Professional Offices and Parking). The above property is legally described as Lot 1, Block 1, Rancho Square.
Proposed Use: Offices

MR. BROWN presented the staff report and stated that in 1968 the applicant received a home occupation permit for a fire alarm and fire extinguisher operation. The applicant is now asking this property be rezoned P-R. In view of the fact this is in a solid residential subdivision, the status should be retained. To permit the P-R would be an encroachment into the R-1 and denial is recommended.

ACTING CHAIRMAN JONES declared the public hearing open.

PHILLIP KING represented the application and stated the property is bounded by commercial and there is a nine story office building to the south and east. He submitted a petition indicating the approval of 33 of the property owners in the area. He added the use would be the same as the past 17 years and that he had off-street parking.

MR. GUTHRIE asked the applicant if he lived on the property currently.

MR. KING replied that he did.

MR. MILLER asked the applicant if he intended to continue to live there if the zoning request was approved.

MR. KING stated he could not if the P-R was granted.

MR. JONES asked the applicant why he felt there was a need for the zone change now.

MR. KING stated for his own protection, he would like permanent approval.

MR. JONES stated that a precedent would be set in the neighborhood if this was approved.

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

MR. MILLER made a Motion for DENIAL of Z-109-79 because such a use would not be compatible with the established residential character of the neighborhood.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

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

9. Z-110-79
APPROVED

Application of VINCENT COSTANTINO for reclassification of property located at 619 South 10th Street, from R-1 (Single Family Residence) to R-2 (Two Family Residence). The above property is legally described as Lots 9 and 10, Block 23, Wardie Addition.
Proposed Use: Duplex

MR. BROWN presented the staff report and stated the General Plan dictates a density within which this request would fit. Staff would recommend approval.

VINCE COSTANTINO, JR. represented the application.

DUANE KELLER, 615 South 10th, stated he did not oppose

the duplex, but was concerned about the parking. He added there should be off-street parking for at least 4 cars.

MR. BROWN stated there is adequate parking, and that there was room for seven parking spaces if the applicant desired.

MRS. COLEMAN asked if that much parking would be put in.

MR. BROWN stated the ordinance requires three parking spaces.

MR. MILLER stated he would appreciate seeing more parking spaces provided.

ACTING CHAIRMAN JONES 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-110-79, 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" Acting Chairman Jones, Mrs. Coleman, Mr. Miller,
Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

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

10. AR-2-78
REVIEW OF LANDSCAPING
DENIED

Request of VEGAS WORLD for a Review of Landscaping on property located at 2000 Las Vegas Boulevard South, C-2 zone.

MR. BROWN presented the staff report and stated the question is the signed landscape plan for Vegas World and the difference between the plan they signed and what they have done. Staff thinks there is a considerable difference and that the applicant is not complying with what the Planning Commission and City Commission approved and would recommend denial.

The applicant or a representative was not present.

MR. MILLER made a Motion for DENIAL of AR-2-78 because there was no justification to warrant any deviation from the approved landscaping plan.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

11. Z-41-74
WAIVER OF CONDITION
APPROVED

Request of J. WILLIAM SIMPSON, ARCHITECT for a Waiver of Condition on the use of property located at 1522 Pinto Lane, P-R zone.

MR. BROWN read the letter of request from the applicant (copy on file in the Department of Community Planning & Development) and further stated that staff thinks the request is in concert with the intent of the ordinance and would recommend approval. The request is to waive the limitation of one use on the property.

MRS. COLEMAN made a Motion for APPROVAL to waive the limitation of one use of the property, under Z-41-74.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

12. CV-1-79
CV USE REVIEW
APPROVED

Request of HERBERT B. SMITH for a C-V Use Review on property located at 2000 South Maryland Parkway, C-V zone

MR. BROWN presented the staff report and stated the request is to add an elementary school to an existing church. Staff feels this is compatible, everything is acceptable, and approval is recommended.

DR. HERBERT SMITH represented the application and stated that Sunday School rooms would be used.

MRS. COLEMAN made a Motion for APPROVAL of the CV Use Review under CV-1-79, 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" Acting Chairman Jones, Mrs. Coleman, Mr. Miller,
Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

13. Z-108-78
EXTENSION OF TIME
APPROVED

Request of GEORGE E. HARRIS REALTY for a one year Extension of Time on property generally located north of Alta Drive, between Highland Drive and Shadow Lane, R-4 and R-1 zones (under Resolution of Intent to C-1, P-R and R-3).

MR. BROWN presented the staff report and stated the applicant was present to explain his need for this request.

GEORGE HARRIS represented the application and stated that the property encompasses 37 acres and the portion needed for immediate approval is only 10 acres and that the use has not yet been firmed up. An additional year is needed.

MR. KENNEOY made a Motion for APPROVAL of the Extension of Time under Z-108-78, subject to the following conditions:

1. This extension of time shall be limited to a one year time period.
2. Conformance to conditions originally imposed at the time of approval of Z-108-78, and any ordinance requirements enacted subsequent to the original approval.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

14. COUNTY REFERRAL
ON USE PERMIT.
APPLICATION -
UC-240-79

Request of BLANCHARD CONSTRUCTION, INC. for a Use Permit to construct and maintain a 4,000 sq. ft. preschool and child care center on property generally located on the west side of 28th Street approximately 150 feet north of Charleston Boulevard, R-2 (Two Family Residential) Zone.

MR. BROWN stated that this request has already been acted on by the County Commission and there was no need for the Planning Commission to act on it.

MR. FOSTER stated that staff did not object to the request.

15. CO-1-79
CO USE REVIEW
DENIED

Request of REOMON & MCGIMSEY, LTO. ON BEHALF OF OR. AND MRS. CHARLES HAUCK for a C-0 Use Review to allow a dry cleaning establishment on property located at 1201 South Maryland Parkway, C-0 zone.

MR. BROWN presented the staff report and stated that when the C-0 was initially created, it was to be for rather distinctive commercial uses. Staff feels that a dry cleaning operation is not what the City Commission and Planning Commission were thinking of when creating the C-0 district. This use should more properly be located in a C-1 district. Denial of this request is recommended.

GARY REOMONO represented the application and stated there is no intention of changing the exterior of the building and the operation would be similar to the one-hour martinizing system. He added the plant would be to the rear of the building and there would only be one or two employees and no trucks or deliveries. Additionally, there is parking to accommodate ten vehicles.

ACTING CHAIRMAN JONES stated he had checked the property and there is not room for ten vehicles as indicated. He added he questioned the use of the property and thought it would not be in concert with everything else along Maryland Parkway.

MRS. COLEMAN stated if the operation is successful, it will grow. She added there is C-0 on West Charleston and those property owners would like to know a cleaning operation is allowed in the C-0.

STANLEY SOLONECK represented the application and stated there would not be any emissions from the operation.

MR. BROWN stated if the request is approved, any C-0 district would be allowed this use.

REGINNA HAULK, owner of the property, appeared in approval of the application.

MR. GUTHRIE made a Motion for DENIAL of the C-D Use Review under CD-1-79 because this use is not within the scope of the uses intended for the Designed Commercial zone.

Voting was as follows:

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

Motion for DENIAL carried by a 5/1 vote.

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

16. Z-66-64
PLDT PLAN REVIEW
APPROVED

Request of UNITED REFRIGERATION INC. for a Plot Plan Review to allow a warehouse building on property generally located at the northeast corner of 30th Street and Builders Avenue, C-1 zone (under Resolution of Intent to "M").

MR. BROWN presented the staff report and stated staff would recommend approval subject to placing the wall in on the south and on the west 3' and putting a planter along the south and west walls plus the normal conditions. Staff has talked to the applicant and he has agreed to these conditions.

GARY YOUNG represented the application and stated that he had the plot plan set up with the 3' area and had planned on putting plants around the building and on the west side for a 7' area that was going to be lawned and landscaped. He added there would be a 6' fence completely surrounding the parking area. He then described the plot plan as proposed.

MR. BROWN stated that would be acceptable.

MR. CANUL made a Motion for APPROVAL of the Plot Plan Review under Z-66-64, 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" Acting Chairman Jones, Mrs. Coleman, Mr. Miller,
Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

17. AR-10-79
APPROVED

Request of NORMAN MOTT for an Aesthetic Review on property located at 1540 Western Avenue, "M" zone.

MR. BROWN presented the staff report and stated that the ordinance requires if a building is added within 100' of a major street, an aesthetic review is required. Staff sees nothing to object to in this request and recommends approval.

KEITH HOVERT represented the application and agreed to any staff stipulations.

MR. MILLER made a Motion for APPROVAL of AR-10-79, 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" Acting Chairman Jones, Mrs. Coleman, Mr. Miller,
Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

18. FINAL MAP
CHARLESTON
HEIGHTS TRACT 62A
ABEYANCE

Property generally located on the west side of Lorenzi Boulevard, north of Alexander Road, N-U zone (under Resolution of Intent to R-PD8)

Owner/Subdivider: Becker & Sons
No. of Acres: 8.28 No. of Lots: 73

MR. NULL stated it had been requested this item be held in abeyance pending action on waivers in this subdivision.

MRS. COLEMAN made a Motion for ABEYANCE of the Final Map of Charleston Heights Tract 62A.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

DIRECTOR'S BUSINESS:

1. PROPOSED ORDINANCE
AMENDMENT
ABEYANCE

Allowing child care nurseries in the R-PD zone.

MR. FOSTER stated that a similar request had been before the Commission a couple of months previous to allow family care homes in the R-PD zone by means of a resolution by the Commission. This was discussed and it was felt it would not be appropriate in the R-PD zone. This request has been initiated by the Child Welfare Board who has had a number of requests for this. They have recommended that family care homes be allowed for up to 6 children. In all residential zones, child care facilities are allowed for up to 12 children.

GLORIA LEWTON, representing the Business Activity Department, stated that in the past two months, there had been two requests for family care homes. She added that allowing a family care home to be legal and licensed, it would provide for some type of regulations.

MR. MILLER asked Ms. Lewton that if it were legal, did she think people would come in to be licensed.

MS. LEWTON replied that if one is licensed, the others would come in and get a license.

MRS. COLEMAN stated that in an R-PD zone there are a lot of group facilities for the children who live there. She added if someone brings other children to the nursery, the home owners are paying for it.

ACTING CHAIRMAN JONES asked if the number of children could be limited to 2 or 3.

MRS. COLEMAN stated that number would not be worth taking out a license for. She suggested if this is approved, the stipulation be entered that a family care facility would not be allowed without the approval of the home owners association.

MR. FOSTER stated that could be specified in the ordinance.

MR. CANUL stated he did not think that would solve the problem.

MR. MILLER stated he would like more input on the matter.

MRS. COLEMAN made a Motion for ABEYANCE of the Proposed Ordinance Amendment pending additional input from staff.

(Mr. Canul was excused at this time and did not vote.)

Voting was as follows:

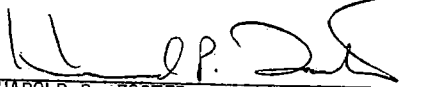
"AYES" Acting Chairman Jones, Mrs. Coleman, Mr. Miller,
Mr. Guthrie and Mr. Kennedy

"NOES" None

Motion for ABEYANCE carried unanimously.

There being no further business to come before the City Planning Commission, the meeting was adjourned at 10:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

ADJOURNMENT:

/lm