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A G E N D A

CITY PLANNING COMMISSION

JANUARY 10, 1980

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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

OLD BUSINESS:

1. Z-114-79
(Abeyance Item from 11/27/79)
Application of JOHN AND ELVIRA FALCO, ET AL for reclassification of property located at 1708, 1800, and 1804 Valley View Boulevard, from R-1 to P-R.
Proposed Use: Offices
2. FINAL MAPS
CHARLESTON HEIGHTS
62-A AND 62-B
WAIVER
(Abeyance Item from 12/13/79)
Request of BECKER & SONS to waive the full street dedication and improvements on Overbrook on property generally located on the west side of Lorenzi Boulevard, north of Alexander Road, N-U zone (under Resolution of Intent to R-PD8).
3. FINAL MAP
CHARLESTON HEIGHTS
TRACT 62A
(Abeyance Item from 12/13/79)
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
4. STREET NAME CHANGE
(Abeyance Item from 12/13/79)
Request by the property owners for a proposed Street Name Change from Rancho Bel Air Drive to Wimbledon Drive; and from Albacore Drive to Rancho Bel Air Drive.
5. AR-11-79
(Abeyance Item from 12/13/79)
Request of ERNEST A. BECKER ENTERPRISES ON BEHALF OF A. G. SPANOS CONSTRUCTION for an Aesthetic Review to allow a 532 unit apartment complex on property generally located at the northeast corner of Lorenzi Boulevard and Charleston Boulevard, R-3 zone.

NEW BUSINESS:

1. A-30-79 (A)
Petition of Annexation submitted by HOWARD RENTAL & INVESTMENT CORPORATION, ET AL to annex property generally located at the northwest corner of Cimarron Road and Alta Drive, containing approximately 10 acres of land.

2. VAC-27-79 Petition of Vacation submitted by THE CITY OF LAS VEGAS to vacate a five ft. wide drainage easement generally located 100 ft. south of Vista Verde North, between Verde Circado Avenue (extended) and Verde Jardin Way (extended).

3. Z-127-79 Application of NICHOLAS F. NAFF, ET AL for reclassification of property generally located on the northwest corner of 7th Street and Gass Avenue, from R-1 to P-R.
 Proposed Use: Offices

4. Z-128-79 Application of INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL for reclassification of property located at 2915 Cedar Avenue, from R-E to R-3.
 Proposed Use: Apartments

5. Z-71-79
 Plot Plan Review Request of ZICK & SHARP ARCHITECTS for a Plot Plan Review on property generally located at the southwest corner of Sandhill Road and Owens Avenue, R-1 zone (under Resolution of Intent to R-PD11).

6. Z-124-77
 Extension of Time Request of ROBERT P. PELTON for an Extension of Time on property generally located at the northeast corner of Searles Avenue and Eastern Avenue, R-4 zone (under Resolution of Intent to C-2).

7. AV-19-79 Request of JOHN P. BURMAN for an Administrative Variance to allow deviations in the side yard setbacks on property located at 1310 Francis Avenue, R-1 zone.

8. AV-20-79 Request of McDONALD'S CORP. for an Administrative Variance on property located at 704 Dike Lane, R-1 zone.

9. Z-13-76
 Extension of Time Request of GEORGE T. ENOMOTO, ARCHITECT on behalf of KATSUMI KAZAMA for a Six Months Extension of Time on property generally located on the south side of Sahara Avenue between Richfield and Teddy Drive, C-1 zone.

10. ZC-323-78
 Extension of Time Request of VTN-NEVADA for an Extension of Time on property generally located at the southwest corner of Lake Mead Boulevard and Decatur Boulevard, R-E zone (under Resolution of Intent to C-1).

11. REQUEST TO
INITIATE A
VACATION
PETITION

Request by the CITY OF LAS VEGAS to initiate a Vacation Petition to remove the ten ft. walkway easement in the Huntridge Subdivision - Tract 4, generally located 430 feet south of Franklin Avenue, between 11th Street, Maryland Parkway, and 13th Street.

12. Z-120-79
(Referred back
from City
Commission)

Application of GLENN H. AND CHARLOTTE LUTZ for reclassification of property generally located at the northwest corner of Third Street and California Street, from R-4 (under Resolution of Intent to C-1) to C-2.
Proposed Use: Motel

DIRECTOR'S BUSINESS:

1. Proposed Ordinance
Amendment
(Abeyance Item
from 12/13/79)

Proposed Ordinance Amendment relative to increased fees for zoning and subdivision applications.

2. Proposed Ordinance
Amendment

Time Limits on Public Hearings

3. General Plan

Five year assessment of the City General Plan and last six months of 1979 development activity.

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MINUTES

CITY PLANNING COMMISSION

JANUARY 10, 1980

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. Jones, Mr. Kennedy and Mr. Canul

EXCUSED: Mr. Guthrie

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

LEGAL STAFF PRESENT: Chris Gellner, Deputy City Attorney

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.

OLD BUSINESS:

1. Z-114-79

(Abeyance Item
from 11/27/79)

DENIED

Application of JOHN AND ELVIRA FALCO, ET AL, for reclassification of property located at 1708, 1800 and 1804 Valley View Boulevard, from R-1 to P-R.
Proposed Use: Offices

MR. FOSTER presented the staff report and stated this item was held in abeyance at the request of the Commission so staff could conduct a study on the entire length of Valley View. Staff has been advised the applicant would be out of town at this time and has asked that this be held in abeyance.

LAURA BURNS, 4161 Monterey Circle, asked that the matter be held inasmuch as none of the principals could be present.

MRS. COLEMAN said she thought the Commission had heard a complete presentation by the applicants and inasmuch as the protestants had come to this meeting and the study was ready, the Commission should proceed at this time.

MR. FOSTER stated the study found that commercial zoning on Valley View was essentially at the intersections with primary streets and the segments between the primary streets were residential or in public ownership. He then reviewed the zoning pattern on Valley View from Washington to the south City limits. He pointed out this is a similar pattern that exists on other secondary streets and in some cases even on primary streets. Examples such as Rancho Road, Jones Boulevard, Bruce Street and Bonanza Road were shown on maps as predominantly residential between the commercial areas located at the intersections with primary streets. It was recognized that the Meadows Mall Regional Shopping Center did abut Valley View but was also bordered by the Expressway and Meadows Lane. The fact that certain segments of Valley View have commercial was not a valid argument to require that the residential portions should transition to a non-residential use. He pointed out there are twelve properties fronting and siding on Valley View in the vicinity of Oakey. Most of the other residential properties back up to Valley View. Staff feels the study pointed out there is no justification for starting a transition pattern on any segment of Valley View and for this reason, a change on these properties to P-R would be contrary to the study and to the zoning pattern in the area. Due to this finding, staff recommended denial.

CHAIRMAN SWESSEL stated that was one of the best reports the Commission had received.

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MR. JONES asked if staff knew of any intentions of widening Valley View to make it a primary street.

MR. FOSTER stated there is no intention to widen the street to 100'.

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 DENIAL of Z-114-79 because the request would not be compatible with the established residential uses in the area.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN SWESSEL announced this item would be heard by the City Commission on February 6, 1980 at 2:00 P.M.

2. FINAL MAPS
CHARLESTON HEIGHTS
62-A AND 62-B

Request of BECKER & SONS to waive the full street dedication and improvements on Overbrook on property generally located on the west side of Lorenzi Boulevard, north of Alexander Road, N-U zone (under Resolution of Intent to R-PD8).

WAIVER

(Abeyance Item
from 12/13/79)

MR. FOSTER stated this item was held in abeyance because of a tie vote on it. It involves whether Overbrook should be constructed at the time of development or if a half street should be constructed. The reason for the request is when the R-PD20 to the west is developed, it will be necessary to cut into the street for sewer laterals. The applicant feels it is more desirable to wait and then pave the entire west half. The Public Services Department has recommended approval.

APPROVED

ERNIE BECKER represented the application.

MR. MILLER made a Motion for APPROVAL of the request to waive full street dedication and improvements on the west half of Overbrook.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, 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 February 6, 1980 at 2:00 P.M.

2. FINAL MAP
CHARLESTON HEIGHTS
TRACT 62A

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

(Abeyance Item
from 12/13/79)

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

APPROVED

MR. FOSTER presented the staff report and stated the final map is in order and conforms to the subdivision requirements. Approval is recommended with the following conditions: the front building setbacks be shown as 20' and subject to City Commission approval of the waiver just acted upon in Item 2.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Charleston Heights Tract 62A, subject to the following conditions:

1. Front building setback line to be 20 feet.
2. Approval of the waiver of the full street dedication and improvement on Overbrook Drive.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. STREET NAME CHANGE

(Abeyance Item
from 12/13/79)

APPROVED

Request by the property owners for a proposed Street Name Change from Rancho Bel Air Drive to Wimbledon Drive; and from Albacore Drive to Rancho Bel Air Drive.

MR. FOSTER stated this item had been held in abeyance at the request of the applicants and they are now ready to proceed. They would like to rename the entry street the same name as the subdivision. This will result in the street name being changed. Staff would recommend approval of the request subject to the applicant paying for any costs involved in changing the street signs.

BARRY BECKER represented the application and stated all of the residents have signed the petition for the street name change and they would like Wimbledon Drive changed to Wimbledon Way.

MR. JONES made a Motion for APPROVAL of the Street Name Change, subject to the following condition:

1. Applicant to pay for the cost of the new street signs.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, 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 January 16, 1980 at 2:00 P.M. at which time a date for public hearing would be set.

5. AR-11-79

(Abeyance Item
from 12/13/79)

APPROVED

Request of ERNEST A. BECKER ENTERPRISES ON BEHALF OF A.G. SPANOS CONSTRUCTION for an Aesthetic Review to allow a 532 unit apartment complex on property generally located at the northeast corner of Lorenzi Boulevard and Charleston Boulevard, R-3 zone.

MR. FOSTER stated this item was held in abeyance because of a tie vote at the last meeting. This involved an apartment project on a parcel of land which has been approved for apartment zoning. The only item before this Commission is the aesthetic review for this project. The two story building will be kept away from the single family homes as requested by staff and there is parking and landscape planters. At the last meeting there was some question about the 20' setback, whether or not it was sufficient, on Charleston. The ordinance calls for 20'. Staff would recommend approval, subject to some conditions: dedication of Scholl Drive and half street improvements; dedication of any street that would be necessary plus improvements and a parcel map be submitted plus the normal conditions.

WILLIAM FILIOS, A.G. Spanos, represented the application. He stated that the entrance would be on the side and that the buildings back up to Charleston and have balconies and windows. He added that the other buildings are going back 26'. The landscaping will be very lush.

MR. JONES asked how many parking spaces were provided.

MR. FILIOS stated 1½ per unit, which is required by Code. He added they had eliminated 50 units to provide for landscaping and parking.

MR. JONES stated this did not seem to be adequate parking.

MR. KENNEDY stated as long as Code requirements were met, there wasn't much the Commission could do.

MRS. COLEMAN made a Motion for APPROVAL of AR-11-79, subject to the following conditions:

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

Voting was as follows:

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

Motion for APPROVAL carried by a 5/1 vote.

NEW BUSINESS:

1. A-30-79(A)
APPROVED

Petition of Annexation submitted by HOWARD RENTAL & INVESTMENT CORPORATION, ET AL, to annex property generally located at the northwest corner of Cimarron Road and Alta Drive, containing approximately 10 acres of land.

MR. FOSTER presented the staff report and stated the property in question is located in the Charleston/Rainbow area and is zoned County R-E with an ROI to R-1 and will come into the City as R-1. There is adequate sewer in the area according to Public Services. Approval is recommended.

MIKE KRIZUNTI represented the application.

MR. JONES made a Motion for APPROVAL of A-30-79(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously:

2. VAC-27-79
APPROVED

Petition of Vacation submitted by THE CITY OF LAS VEGAS to vacate a five ft. wide drainage easement generally located 100 ft. south of Vista Verde North, between Verde Circado Avenue (extended) and Verde Jardin Way (extended).

MR. FOSTER presented the staff report and stated the 5' drainage is an easement on the subdivision plat. It was felt that the lots would have to drain south when the subdivision was constructed, but were graded to drain to the street. The City is obligated

to maintain it and since it is not needed, Public Services is requesting that it be vacated. Staff would recommend approval with the normal conditions.

JESUS FLORENTINO appeared in favor of the vacation.

ESTES ROPER, 6321 Vista Verde, appeared in favor of the vacation.

AL HARDWICK, 6301 Vista Verde, appeared in favor of the application.

MRS. COLEMAN made a Motion for APPROVAL of VAC-27-79, 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. Jones,
Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

3. Z-127-79

APPROVED

Application of NICHOLAS F. NAFF, ET AL, for reclassification of property generally located on the northwest corner of 7th Street and Gass Avenue, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as Lots 17 through 23, Block 30, South Addition.
Proposed Use: Offices

MR. FOSTER presented the staff report and stated the plot plan shows a two story building, landscaping and parking. Staff would recommend approval subject to: redesign of the parking; construction of sidewalk on Gass and replace damaged sidewalk on South 7th Street; construction of street lighting and alley paving, all as required by Public Services.

CHAIRMAN SWESSEL declared the public hearing open.

ALLEN BLUM represented the application and agreed to staff stipulations. He presented elevations of the proposed development.

A.H. STEVENSON, 714 South 7th Street, stated he did not object to the development as long as there was sufficient space between the properties and a wall be provided.

MR. FOSTER stated a block wall was required on the north side.

WALTER HUNSAKER, 725 South 6th, asked if there would be a block wall between Stevenson's and the building and if the alley would be paved.

MR. FOSTER stated that was part of the requirements.

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

MRS. COLEMAN made a Motion for APPROVAL of Z-127-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Redesign the parking area to conform to City standards.
3. Construct a new sidewalk on the Gass frontage, and replace the damaged sidewalk on 7th Street.

4. Construct street lighting and alley paving.
5. Construction of a 6 ft. block wall along the north and set back to provide for a landscaped planter as required by the Department of Community Planning and Development.
6. The office building to be set back the same distance as the homes to the north along South 7th Street.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Conformance to the plot plan as amended to reflect the above conditions.
11. 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. 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 February 6, 1980 at 2:00 P.M.

4. Z-128-79

APPROVED

Application of INTERNATIONAL CHURCH OF THE FOUR SQUARE GOSPEL for reclassification of property located at 2915 Cedar Avenue, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as the East 150 ft. of the South 200 ft. of the West Half of Lot 5, Block 2, Artesian Acres.
Proposed Use: Apartments

MR. FOSTER presented the staff report and stated that 19 apartments are being proposed. The amount of lot area will only allow 17 units; therefore, 2 units will have to be removed. The applicants would like a court yard in the central portion of the property for the four-plexes. Everything is satisfactory and staff would recommend approval subject to redesigning and reducing the density from 19 to 17 units.

CHAIRMAN SWESSEL declared the public hearing open.

FRED HORROZZO represented the application and agreed to staff stipulations.

JANICE HUBERT, 501 Jullian, stated she did not object to the apartments, but that the church had not been the best neighbor in the past with regard to maintenance of the property. She added she had tried to get some property from them for a drainage ditch, but the church had not cooperated. She asked if Cedar would be improved.

MR. FOSTER stated improvements on Cedar would be required.

HENRY WORTH appeared representing the application.

CHAIRMAN SWESSEL asked if something could be done about the drainage.

MR. FOSTER stated that approval of the rezoning could be conditioned on the drainage meeting the requirements of the Department of Public Services.

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-128-79, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A maximum of seventeen (17) units be allowed on this property.
3. Redesign the plot plan as required by the Department of Community Planning and Development.
4. Drainage to meet the requirements of the Department of Public Services.
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. Conformance to the plot plan as amended to reflect the above conditions.
9. 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. 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 February 6, 1980 at 2:00 P.M.

5. Z-71-79
PLOT PLAN REVIEW
APPROVED

Request of ZICK & SHARP ARCHITECTS for a Plot Plan Review on property generally located at the southwest corner of Sandhill Road and Owens Avenue, R-1 zone (under Resolution of Intent to R-PD11).

MR. FOSTER presented the staff report and stated when this was originally approved, it was for two types of public housing, senior citizens and family units. The south portion of the property is proposed to be redesigned. These were approved for one story units and now the applicants are proposing two story units. This will give more green area on the site. There is adequate parking and green area and staff would recommend approval.

HARRIS SHARP represented the application.

MR. JONES made a Motion for APPROVAL of the Plot Plan Review under Z-71-79, 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 the required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. 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 February 6, 1980 at 2:00 P.M.

6. Z-124-77
EXTENSION OF TIME
APPROVED

Request of ROBERT P. PELTON for an Extension of Time on property generally located at the northeast corner of Searles Avenue and Eastern Avenue, R-4 zone (under Resolution of Intent to C-2).

MR. FOSTER presented the staff report and stated this is the second request for an extension. Due to economic situation, the property has not been developed.

ROBERT PELTON represented the application and asked for a one year extension of time.

MR. MILLER made a Motion for APPROVAL of the Extension of Time under Z-124-77, subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. 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 February 6, 1980 at 2:00 P.M.

7. AV-19-79
ABEYANCE

Request of JOHN P. BURMAN for an Administrative Variance to allow deviations in the side yard setbacks on property located at 1310 Francis Avenue, R-1 zone.

MR. FOSTER stated that the applicant had submitted a letter requesting this item be held in abeyance.

MR. JONES made a Motion for ABEYANCE of AV-19-79.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

8. AV-20-79
APPROVED

Request of McDONALD'S CORP. for an Administrative Variance on property located at 704 Dike Lane, R-1 zone.

MR. FOSTER presented the staff report and stated this will be a 62' lot with a house on it rather than the 65'. This is within the administrative variance provisions and staff would recommend approval.

BOB KOHN represented the application.

MRS. COLEMAN made a Motion for APPROVAL of AV-20-79.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

9. Z-13-76
EXTENSION OF TIME
APPROVED

Request of GEORGE T. ENOMOTO, ARCHITECT on behalf of KATSUMI KAZAMA for a Six Months Extension of Time on property generally located on the south side of Sahara Avenue between Richfield and Teddy Drive, C-1 zone.

MR. FOSTER presented the staff report and stated the request is for a six month extension of time.

GEORGE ENOMOTO represented the application and stated there has been a problem with the funding.

MR. JONES made a Motion for APPROVAL of the Extension of Time under Z-13-76, subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. 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 February 6, 1980 at 2:00 P.M.

10. ZC-323-78
EXTENSION OF TIME
APPROVED

Request of VTN-NEVADA for an Extension of Time on property generally located at the southwest corner of Lake Mead Boulevard and Decatur Boulevard, R-E zone (under Resolution of Intent to C-1).

MR. FOSTER presented the staff report, stated the applicants are seeking an extension of time for one year, and staff does not object.

MIKE KROZUNI, VTN, represented the application and asked for a one year extension of time.

MR. JONES made a Motion for APPROVAL of the Extension of Time under ZC-323-78, subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. 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 February 6, 1980 at 2:00 P.M.

11. REQUEST TO INITIATE
A VACATION PETITION

APPROVED

Request by the CITY OF LAS VEGAS to initiate a Vacation Petition to remove the ten ft. walkway easement in the Huntridge Subdivision - Tract 4, generally located 430 feet south of Franklin Avenue, between 11th Street, Maryland Parkway and 13th Street.

MR. FOSTER stated this is a request by Public Services to initiate a vacation action to vacate two walkway easements in the Huntridge Subdivision. No one was aware of the easements and they are not needed by the City and the City is obligated to maintain them. Staff would request permission to initiate the vacation action. This will go to the City Commission for final action.

MR. MILLER made a Motion for APPROVAL of the Request to Initiate a Vacation Petition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

12. Z-120-79

(REFERRED BACK FROM
CITY COMMISSION)

WITHDRAWN

Application of GLENN H. ANO CHARLOTTE LUTZ for reclassification of property generally located at the northwest corner of Third Street and California Street, from R-4 (under Resolution of Intent to C-1) to C-2.

Proposed Use: Motel

CHAIRMAN SWESSEL stated this item had been withdrawn by the applicants.

13. FINAL MAP

LEWIS HOMES -
SAHARA - NO. 8

APPROVED

Property generally located on the southwest corner of O'Bannon Drive and Verdinal Drive, R-1 zone.

Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 6.0608 No. of Lots: 24

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

MRS. COLEMAN made a Motion for APPROVAL of the Final Map of Lewis Homes - Sahara - No. 8.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

14. FINAL MAP

LONE MOUNTAIN
ESTATES UNIT NO. 1

APPROVED

Property generally located north of Craig Road, west of Rancho Drive, R-1 zone.

Owner/Subdivider: Beauty Built Homes, Inc.
No. of Acres: 17.2298 No. of Lots: 77

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

MR. JONES made a Motion for APPROVAL of the Final Map of Lone Mountain Estates Unit No. 1.

Voting was as follows:

- "AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Jones, Mr. Kennedy and Mr. Canul
 "NOES" None
- Motion for APPROVAL carried unanimously.
15. FINAL MAP
 CHARLESTON HEIGHTS TRACT 53D
 APPROVED
- Property generally located on the east side of Jones Boulevard, north of Paseo Montana, RPD-2 zone.
 Owner/Subdivider: Becker & Sons
 No. of Acres: 17.5690+ No. of Lots: 36
- MR. FOSTER presented the staff report and stated the final map is in substantial conformance with the tentative map and staff would recommend approval subject to conformance to the conditions of approval of the revised tentative map.
- MR. JONES made a Motion for APPROVAL of the Final Map of Charleston Heights Tract 53D, subject to the following condition:
1. Conformance to the conditions of approval of the revised tentative map.
- Voting was as follows:
- "AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. Jones, Mr. Kennedy and Mr. Canul
 "NOES" None
- Motion for APPROVAL carried unanimously.
16. Z-44-78
 EXTENSION OF TIME
 APPROVED
- Request of INDEPENDENT, INC. for an Extension of Time on property generally located on the south side of Smoke Ranch Road, 250 feet east of Maverick Street, R-3 Zone (under Resolution of Intent to R-PD11).
- MR. FOSTER presented the staff report and stated this is the second request, the first being for six months. A period of time has not been indicated in this request.
- MARVIN LINTON, 3666 Boulder Highway, represented the application and requested an extension of time for one year.
- MR. JONES made a Motion for APPROVAL of the Extension of Time under Z-44-78, subject to the following conditions:
1. Conformance to conditions of approval originally imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval.
 2. This extension of time shall be limited to a period of one year.
- Voting was as follows:
- "AYES" Chairman Swessel, Mrs. Coleman, Mr. Miller, Mr. 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 February 6, 1980 at 2:00 P.M.
17. EXTENSION OF TIME
 GRAND TETON VENTURE TENTATIVE MAP
 APPROVED
- Request of FRANCES LAWS for an Extension of Time on property generally located at the northwest corner of Grand Teton Drive and Decatur Boulevard, R-E zone.
- MR. FOSTER presented the staff report and stated under the State Subdivision Statutes, a one year extension of time is allowed on a tentative map. Staff does not object to this request and would recommend approval.
- MR. KENNEDY made a Motion for APPROVAL of the Extension of Time for Grand Teton Venture Tentative Map for a period of one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

18. SO-2-79
APPROVED

Request of METROPOLITAN DEVELOPMENT CORPORATION to allow a temporary sales office on property located at 6800 Atwood Avenue, R-1 zone.

MR. FOSTER presented the staff report and stated this is a routine request for a sales office, one lot on the corner. Staff would recommend approval, subject to the normal conditions.

MR. JONES made a Motion for APPROVAL of SO-2-79, subject to the following conditions:

1. This approval shall be limited to a period of no more than two years or until the last unit in this subdivision is sold, whichever occurs first.
2. All sales are limited to the homes in this subdivision.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. PROPOSED ORDINANCE
AMENDMENT

(Abeyance Item
from 12/13/79)

APPROVED

Proposed Ordinance Amendment relative to increased fees for zoning and subdivision applications.

MR. FOSTER stated this had been held in abeyance so additional input could be provided to the Commission. He then described the various proposed fees and the breakdown of costs to the department.

The following fees were recommended to the Board of City Commissioners:

MRS. COLEMAN made a Motion to RECOMMEND a fee of \$375 for rezoning applications to the Board of City Commissioners.

Voting was as follows:

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

Motion carried unanimously.

MR. JONES made a Motion to RECOMMEND a fee of \$250 for variance applications to the Board of City Commissioners.

Voting was as follows:

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

Motion carried unanimously.

MR. JONES made a Motion to RECOMMEND a fee of \$50.00 for administrative variance applications to the Board of City Commissioners.

Voting was as follows:

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

"NOES" None

Motion carried unanimously.

MRS. COLEMAN made a Motion to RECOMMEND a fee of \$250 for use permit applications to the Board of City Commissioners.

Voting was as follows:

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

"NOES" None

Motion carried unanimously.

MR. JONES made a Motion to RECOMMEND a fee of \$150 for home occupation permit applications to the Board of City Commissioners.

Voting was as follows:

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

"NOES" Mrs. Coleman

Motion carried by a 5/1 vote.

MRS. COLEMAN made a Motion to RECOMMEND a fee of \$225 for a plot plan review application if a new public hearing is required; a fee of \$50 if changes are made by the applicant and NO CHARGE if the plot plan review is a requirement of the Planning Commission or a condition of zoning, to the Board of City Commissioners.

Voting was as follows:

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

"NOES" Mr. Miller

Motion carried by a 5/1 vote.

MR. JONES made a Motion to RECOMMEND a fee of \$50 for an aesthetic review application to the Board of City Commissioners.

Voting was as follows:

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

"NOES" None

Motion carried unanimously.

MR. MILLER made a Motion to RECOMMEND a fee of \$50 for a use review application to the Board of City Commissioners.

Voting was as follows:

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

"NOES" None

Motion carried unanimously.

MRS. COLEMAN made a Motion to RECOMMEND a fee of \$50 for an extension of time application to the Board of City Commissioners.

Voting was as follows:

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

"NOES" None

Motion carried unanimously.

(MR. CANUL was excused from the meeting at 10:00 P.M.)

MR. JONES made a Motion to RECOMMEND a fee of \$150, plus \$2 per lot, not to exceed a maximum of \$400, for a tentative map application to the Board of City Commissioners.

Voting was as follows:

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

Motion carried unanimously.

MR. MILLER made a Motion to RECOMMEND a fee of \$50 for waivers on a tentative map and NO CHARGE for extension of time applications for tentative maps, to the Board of City Commissioners.

Voting was as follows:

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

Motion carried unanimously.

MRS. COLEMAN made a Motion to RECOMMEND a fee of \$100 for final map applications to the Board of City Commissioners.

Voting was as follows:

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

Motion carried unanimously.

MRS. COLEMAN made a Motion to recommend to the Board of City Commissioners a fee of \$100 plus .005 per sq. ft. in each lot in a parcel map that is less than 2½ acres in size except those that do not need graveled streets.

Voting was as follows:

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

Motion carried unanimously.

MR. JONES made a Motion to RECOMMEND a fee of \$75 for land division applications to the Board of City Commissioners.

Voting was as follows:

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

Motion carried unanimously.

MR. JONES made a Motion to RECOMMEND a fee of \$300 for vacation applications to the Board of City Commissioners.

Voting was as follows:

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

Motion carried unanimously.

MR. MILLER made a Motion to RECOMMEND a fee of \$75 for street name change applications to the Board of City Commissioners.

Voting was as follows:

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

Motion carried unanimously.

MRS. COLEMAN made a Motion to RECOMMEND a NO CHARGE fee for annexation applications; however, the petitioner must file a survey map with each request, to the Board of City Commissioners.

Voting was as follows:

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

Motion carried unanimously.

PROPOSED ORDINANCE
AMENDMENT

Time Limits on Public Hearings

APPROVED

MR. FOSTER stated this item is for public hearing items. The City now gives a 15-day notice and the State Statutes only require a 10-day notice. The City Commission also has a 10-day notification period. This would make everyone uniform and will give staff more time to process the applications.

MRS. COLEMAN made a Motion for APPROVAL of the Proposed Ordinance Amendment.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

GENERAL PLAN

Five year assessment of the City General Plan and last six months of 1979 development activity.

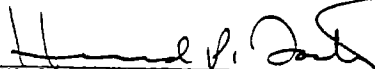
MR. FOSTER stated that with regard to the General Plan, it has been previously indicated that an annual review should be conducted to determine if there are any problems, and if so, make the necessary adjustments. Also, every 5 years there should be a complete assessment of the entire Plan. Staff knows there is a couple of areas that need changes. Staff will be doing the 5 year assessment and recommending adjustments that will be brought back to the Commission.

The housing activity for the past six months was a total of 1804 units which were constructed and occupied as compared to 2324 units during the first 6 months which represents a 25% decrease. Comparing housing units built in 1979 to 1978, there was a 39% increase. In subdivision activity, in the second half of 1979, there were 2414 lots as compared to 3223 in the first six months which represents a 25% decrease. There was an overall 25% decrease in 1979 compared to 1978.

ADJOURNMENT:

There being no further business to come before the City Planning Commissioner, the meeting was adjourned at 10:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/lm