

29233-169
6. 980-2-14

A G E N D A

CITY PLANNING COMMISSION

FEBRUARY 14, 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:
- MINUTES: Approval of the Minutes for the City Planning Commission meetings held September 25, 1979, and October 23, 1979, November 8, 1979, and January 22, 1980.
- ANNOUNCEMENT: Satisfaction of Open Meeting Law
- NEW BUSINESS:
1. TENTATIVE MAP
Sunshine Village
Property generally located north of Bonanza Road and east of Dike Lane, R-3 zone.
Owner/Subdivider: Robert L. Conn
No. of Acres: 4.2 No. of Lots: 66
 2. TENTATIVE MAP
Charleston Estates
7C (Revised)
Property generally located between Washington Avenue and Bonanza Road, east of Decatur Boulevard, R-PD7 zone.
Owner/Subdivider: Becker & Sons
No. of Acres: 8.5 No. of Lots: 115
 3. FINAL MAP
Charleston Estates 7C
Property generally located between Washington Avenue and Bonanza Road, east of Decatur Boulevard, R-PD7 zone.
Owner/Subdivider: Becker & Sons
No. of Acres: 13.63 No. of Lots: 79
 4. EXTENSION OF TIME
Charleston Heights
53 (Revised)
Tentative Map
Request of BECKER & SONS for an extension of time on property generally located south of Cheyenne Avenue between Michael Way and Jones Boulevard, R-PD2 zone.
 5. FINAL MAP
Palomino Gardens
Property generally located 660 ft. west of Rancho on the south side of Palomino, R-PD2 zone.
Owner/Subdivider: Palomino Gardens and Ver-Len Corp.
No. of Acres: 9.09 No. of Lots: 20
 6. A-1-80(A)
Petition of Annexation submitted by ANTHONY AND JOAN FAZZOLARE to annex property generally located at the northwest corner of Smoke Ranch Road and Decatur Boulevard, containing approximately .36 acres of land.

7. A-2-80 Petition of Annexation submitted by ANTHONY AND JOAN FAZZOLARE to annex property generally located 100 ft. north of Smoke Ranch Road fronting on the west side of Decatur Boulevard, containing approximately .52 acres of land.
8. Z-1-80 Application of SOUTHERN NEVADA MEMORIAL HOSPITAL for reclassification of property located at 911 South Tonopah Drive, from R-E to C-V.
Proposed Use: Parking Lot
9. Z-2-80 Application of WILLIAM G. STONE, M.D. for reclassification of property located at 1915 Pinto Lane, from R-1 to C-1.
Proposed Use: University (Clinical Psychology)
10. Z-3-80 Application of WOODROW P. PORTER for reclassification of property generally located at the southwest corner of Bonanza Road and 13th Street, from R-3 to C-2.
Proposed Use: Bar
11. Z-4-80 Application of BUTTRUM CONSTRUCTION COMPANY OF NEVADA for reclassification of property generally located at the southwest corner of Craig Road and Lorenzi Boulevard, from R-1 to C-1.
Proposed Use: Shopping Center and Automobile Service Station
12. Z-5-80 Application of GENE H. AND CAROLYN J. MOSS for reclassification of property located at 521 South 7th Street, from R-1 to P-R.
Proposed Use: Offices
13. Z-6-80 Application of NEVADA INDUSTRIAL COMMISSION for reclassification of property located at 1536 West Charleston Boulevard, from R-E to C-V.
Proposed Use: Offices
14. Z-7-80 Application of FAYE WAITS, ET AL for reclassification of property generally located on the east side of Burnham Avenue, 100 feet south of Exley Avenue, from R-1 to C-1.
Proposed Use: Offices
15. Z-100-64 (114)
Plot Plan Review Request of TIBERTI-BLOOD INC. for a Plot Plan Review to allow a 33 unit apartment project on property generally located on the east side of South 1st Street between Clark Avenue and Bonneville Avenue, R-4 zone (under Resolution of Intent to C-2).

16. Z-136-77
Extension
of Time

Request of GARY E. SILVA for an Extension of Time on property located at 2101 East Oakey Boulevard, R-1 zone (under Resolution of Intent to P-R).

17. AR-1-80

Request of GARY E. CONGDON, ARCHITECT ON BEHALF OF SUPERIOR TIRE for an Aesthetic Review to allow a truck tire service center on property located at 2320 Highland Drive, "M" zone.

18. Z-62-72
Review of
Conditions

Request of W. R. GRACE DEVELOPMENT CORP. for a Review of Conditions relative to landscaping on property generally located at the northwest corner of Nellis Boulevard and Bonanza Road, C-1 zone.

19. AR-2-80

Request of CENTURY BUILDERS, INC. for an Aesthetic Review to allow a 5,351 sq. ft. building on property located at 3224 Meade Avenue, "M" zone.

DIRECTOR'S BUSINESS:

1. Discussion on Planning Commission Meetings.
2. Proposed Zoning Ordinance Amendment - Required signatures on applications.
3. Proposed Zoning Ordinance Amendment - Establishing minimum lot sizes when public water and/or sewer is not available.

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 14, 1980

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

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

EXCUSED: Mr. Miller and Mr. Swessel

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

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the minutes of the meetings held September 25, 1979, November 8, 1979 and January 22, 1980. Motion for APPROVAL carried unanimously.

MR. GUTHRIE made a Motion for APPROVAL of the minutes of the meeting held October 23, 1979. Motion for APPROVAL carried unanimously.

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.

NEW BUSINESS:

1. TENTATIVE MAP
SUNSHINE VILLAGE
APPROVED

Property generally located north of Bonanza Road and east of Dike Lane, R-1 zone (under R01 to R-2).
Owner/Subdivider: Robert L. Conn
No. of Acres: 4.2 No. of Lots: 66

MR. FOSTER presented the staff report and stated this tentative map is in conformance to the subdivision regulations and staff would recommend approval subject to conformance to the conditions of approval of the variance application, the wall statement and the normal conditions.

BOB McNUTT represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Sunshine Village, subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of 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. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the area of extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Provision to be made for proper drainage as determined by the Department of Public Services.
3. Conformance to the conditions of approval for V-87-79.
4. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

2. TENTATIVE MAP

CHARLESTON ESTATES
 7C (REVISED)

APPROVED

Property generally located between Washington Avenue and Bonanza Road, east of Decatur Boulevard, R-E zone (under ROI to R-PD7).

Owner/Subdivider: Becker & Sons
 No. of Acres: 13.63 No. of Lots: 115

MR. FOSTER presented the staff report and stated this tentative map is in conformance with the subdivision regulations and staff would recommend approval subject to the wall statement and the normal conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Charleston Estates 7C (Revised), subject to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within 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. If a final map is recorded within twelve (12) months of the original approval of the tentative map, or within the extension of time of the tentative map for only a portion of the area embraced by the tentative map, the Planning Commission may require that a new tentative map be filed and approved prior to any further final maps being approved.
2. Provision to be made for proper drainage as determined by the Department of Public Services.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
4. Street names to be provided in accord with the City's Street Name Policy.
5. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

3. FINAL MAP
CHARLESTON ESTATES 7C
APPROVED

Property generally located between Washington Avenue and Bonanza Road, east of Decatur Boulevard, R-E zone, (under ROI to R-PD7).

Owner/Subdivider: Becker & Sons
No. of Acres: 13.63 No. of Lots: 79

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

MR. KENNEDY made a Motion for APPROVAL of the Final Map of Charleston Estates 7C, subject to the following conditions:

1. Approval of the tentative map.

2. Conformance to the conditions of approval of the tentative map.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. EXTENSION OF TIME
CHARLESTON HEIGHTS 53
(REVISED) TENTATIVE MAP
APPROVED

Request of BECKER & SONS for an extension of time on property generally located south of Cheyenne Avenue between Michael Way and Jones Boulevard, R-PD2 zone.

MR. FOSTER presented the staff report and stated this is a routine request for an extension of time as provided for in the State Statutes. Staff would recommend approval for a period of one year.

MR. GUTHRIE made a Motion for APPROVAL of the Extension of Time for Charleston Heights 53 (Revised) for a period of one year.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. FINAL MAP
PALOMINO GARDENS
APPROVED

Property generally located 660 ft. west of Rancho on the south side of Palomino, R-E zone (under Resolution of Intent to R-PD2).

Owner/Subdivider: Palomino Gardens and Ver-Lyn Corp.
No. of Acres: 9.09 No. of Lots: 20

MR. FOSTER presented the staff report and stated this final map conforms to the tentative map and staff would recommend approval subject to the normal conditions.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map of Palomino Gardens.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

6. A-1-80(A)
APPROVED

Petition of Annexation submitted by ANTHONY AND JOAN FAZZOLARE to annex property generally located at the northwest corner of Smoke Ranch Road and Decatur Boulevard, containing approximately .36 acres of land.

MR. FOSTER presented the staff report and stated there are two different procedures which are permissible under annexation. One is vacant land which is ready to be developed and only takes a short period of time. The other is a longer method when there is development on the property. This application is for the short procedure for annexation. The County zoning, C-2, for this piece of property was brought before this Commission for a carwash. It will come into the City as C-1. Staff would recommend approval.

ANTHONY FAZZOLARE represented the application.

MRS. COLEMAN made a Motion for APPROVAL of A-1-80(A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

7. A-2-80
APPROVED

Petition of Annexation submitted by ANTHONY AND JOAN FAZZOLARE to annex property generally located 100 ft. north of Smoke Ranch Road fronting on the west side of Decatur Boulevard, containing approximately .52 acres of land.

MR. FOSTER presented the staff report and stated the north 24' of this property has been approved for C-2 and will be used for the carwash. It is adjacent to the piece just approved and the balance of the property is R-E and will come into the City as N-U. Staff would recommend approval.

MR. KENNEDY made a Motion for APPROVAL of A-2-80.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

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

8. Z-1-80
APPROVED

Application of SOUTHERN NEVADA MEMORIAL HOSPITAL for reclassification of property located at 911 South Tonopah Drive, from R-E (Residence Estates) to C-V (Civic). The above property is legally described as Lot 15, the south 8 ft. of Lot 14, and the north 12 ft. of Lot 16, Block 2, Woodland Park.
Proposed Use: Parking Lot

MR. FOSTER presented the staff report and stated the request is in accordance with the zoning pattern of the area and staff would recommend approval.

CHAIRMAN JONES declared the public hearing open.

RALPH BENDS, Southern Nevada Memorial Hospital, represented the application.

MR. FOSTER stated there are two conditions if the application is approved: construction of sidewalk, curb and gutter on the front of the property and signing of an encroachment agreement for landscaping in the right-of-way.

MR. BENDS agreed to staff conditions.

CHAIRMAN JONES 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-1-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Construct a concrete sidewalk, curb and gutter for approved plan.
3. Signing an encroachment agreement for landscaping in the right-of-way.
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. 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 Jones, Mrs. Coleman, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

9. Z-2-80

DENIED

Application of WILLIAM G. STONE, M.D., for reclassification of property located at 1915 Pinto Lane, from R-1 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M.
Proposed Use: University (Clinical Psychology)

MR. FOSTER presented the staff report and stated the Commission would remember the special activity center plan which indicated the area to the northwest was to be retained as residential. Staff does not feel it is appropriate to start P-R or a commercial pattern in this area where there would be signs and people coming to business addresses on residential streets. This request is contrary to the adopted plan and staff would recommend denial.

CHAIRMAN JONES declared the public hearing open.

DR. WM. STONE represented the application and state he would like to set up a university to train approximately 10 psychologists in conjunction with Valley Hospital. He added this is a very convenient location to the Hospital.

CHAIRMAN JONES asked how many students would be attending.

DR. STONE stated approximately 10 and they would be on the Ph.D level.

MRS. COLEMAN asked why this location was convenient.

DR. STONE stated it is very convenient to the hospital to use their facilities for training.

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

DR. STONE stated there would probably be some evening classes, but most would be during the day.

MRS. COLEMAN asked the applicant why he did not choose a place on Shadow Lane within the transition area.

DR. STONE stated he thought there were other acceptable places; however, he does own this property and does not own the others.

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

MR. GUTHRIE made a Motion for DENIAL of Z-2-80 because it would be contrary to the established zoning pattern in the area.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City
Commission on March 5, 1980 at 2:00 P.M.

10. Z-3-80

DENIED

Application of WOODROW P. PORTER for reclassification of
property generally located at the southwest corner of Bonanza
Road and 13th Street, from R-3 (Limited Multiple Residence)
to C-2 (General Commercial). The above property is legally
described as Lot 1, Block 4, 14th Street Addition.

Proposed Use: Bar

MR. FOSTER presented the staff report and stated there is
some commercial existing at the Maryland Parkway and Bonanza
intersections which are major streets. Staff does not want to
see a pattern starting along East Bonanza to the east of
Maryland Parkway as there would be no logical stopping point.
The Master Plan calls for a 20' dedication on the north side
of the property which would reduce the lot to 41' in width.
The property is on a very steep slope making it difficult for
ingress and egress. Staff feels that a residential use would
be more appropriate and would recommend denial of the request.

CHAIRMAN JONES declared the public hearing open.

WOODROW PORTER represented the application and stated he has
owned the land for about 3 years and thought it would be a
good location for a bar.

MR. GUTHRIE asked for the size of the building.

MR. PORTER stated 32' x 55'.

MR. GUTHRIE asked if the parking requirements could be met.

MR. FOSTER stated that even with the right-of-way taken off,
the requirements could be met by redesigning the plot plan.
He added there are two protests on records.

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

TOM BUTLER, 1923 Mesquite, appeared in protest and submitted
a petition of protest. He stated a bar was not wanted at this
location and it was preferred to keep the property residential.

ANITA CLARK, 2121 Marlin, appeared in protest.

WALTER HASTER, 1905 Bonanza, appeared in protest.

MR. PORTER appeared in rebuttal.

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 DENIAL of Z-3-80, because it would be contrary to the established residential zoning pattern in this area.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

11. Z-4-80

DENIED

Application of BUTTRUM CONSTRUCTION COMPANY OF NEVADA for reclassification of property generally located at the southwest corner of Craig Road and Lorenzi Boulevard, from R-1 (Single Family Residence), to C-1 (Limited Commercial). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 3, Township 20 South, Range 60 East, MDB&M.

Proposed Use: Shopping Center and Automobile Service Station

MR. FOSTER presented the report and stated staff has evaluated the amount of commercial zoning in this area. The City's general plan is based on a certain amount of commercial for each neighborhood. Staff feels the commercial along Rancho existing is more than adequate to serve this area and recommend denial. There are no protests on records. The submitted development plan is as shown.

CHAIRMAN JONES declared the public hearing open.

GEORGE PERKINS represented the application and stated he would prefer to appear before the Commission with staff support of the request and would like the application held so he could discuss it further with staff.

CHAIRMAN JONES asked if there was a need to hold this item in abeyance.

MR. FOSTER stated he did not know what could be said in terms of changing staff's recommendation. There is a sufficient amount of commercial in the area and that is the basis for staff's recommendation.

CHAIRMAN JONES asked why another shopping center was wanted.

MR. PERKINS stated it was felt there was a need for it in the area based on the occupancy factor and it was intended to develop this property in the near future.

RAY POTTER, 4595 Balsam, appeared in protest. He stated he wanted the area to remain R-E and that a shopping center would bring back the traffic that existed until the Freeway was completed. He added he felt there was adequate commercial zoning in the area.

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

MRS. COLEMAN made a Motion for DENIAL of Z-4-80 because there is sufficient commercial zoning along Rancho Drive to adequately serve this neighborhood.

MR. PERKINS asked if this could be withdrawn.

MR. FOSTER stated yes, and that would be the same as a denial by the Commission and the applicants could not reapply for four months.

MR. PERKINS asked that the Commission proceed.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

12. Z-5-80

DENIED

Application of GENE AND CAROLYN J. MOSS for reclassification of property located at 521 South 7th Street, from R-1 (Single Family Residence) to P-R (Professional Offices & Parking). The above property is legally described as the south 10 ft. of Lot 10, Lots 11, 12, 13 and the north 5 ft. of Lot 14, Block 10, Wardie Addition.

Proposed Use: Offices

MR. FOSTER presented the staff report and stated this is an area that is almost entirely R-1. The proposed development plan is as shown with landscaping and parking. Staff feels this is contrary to the established residential zoning in the area and would recommend denial.

CHAIRMAN JONES declared the public hearing open.

DAVID COOPER represented the application and presented a letter to the Commission which had been sent by the applicants to all persons receiving letters of notification of this request. He added, as a result, he had received some approvals and some objections to the request. It is the intent to maintain the residential character of the building and the property would be owner occupied and the applicants would agree to any stipulations that would be imposed regarding signs and

off-street parking. He added the neighborhood would be going commercial in the future.

BRAD BURCH represented the application and presented photographs of the property in question. He stated the services of a professional landscaping firm would be obtained and it was intended to renovate the rear of the house to provide parking for staff and guests and the existing garage would be removed. There will be no noise-making activity and most of the business would be done at clients offices and there would not be a free-standing sign.

MRS. COLEMAN asked how many employees would be at this location.

MR. BURCH stated 9 full time, 1 part time and 2 consultants on a part time basis. He added the house is 3000 sq. ft. in size and the lot is oversized.

MR. GUTHRIE asked how many parking spaces would be provided.

MR. COOPER stated there would be 10 with the garage removed.

CHAIRMAN JONES asked what would happen to the property if the request was denied by the Planning and City Commissioners.

MR. COOPER stated it would be necessary to rent it out.

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

MR. FOSTER stated that a petition with 31 signatures of protest had been received.

RICHARD MILLER, 528 South 8th, appeared in protest and asked who would maintain the alley.

MR. COOPER stated it was planned to pave the parking area and if the request was approved, they would pave the alley all the way out to Bonneville.

ELIZABETH LEE, 515 South 7th, appeared in protest and cited traffic and parking as being a problem.

BELL RATLIFF, owner of property across the street, appeared in approval of the application. She stated if this was the right kind of business and was maintained, she would not object.

HOWARD EKKER, owner of property at 529 South 6th, appeared in favor of the application. He stated the development would be an asset to the neighborhood.

D. FOUNTAIN, 600 South 7th, appeared in approval of the application and stated this neighborhood is surrounded by professional and commercial zoning.

BARRY LOWD, 800 East Bonneville, appeared in favor of the application.

MR. COOPER appeared in rebuttal.

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

MRS. COLEMAN made a Motion for DENIAL of Z-5-80 because it would not be compatible with the surrounding zoning pattern.

Voting was as follows:

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

Motion for DENIAL carried by a 4/1 vote.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

13. Z-6-80

APPROVED

Application of NEVADA INDUSTRIAL COMMISSION for reclassification of property located at 1536 West Charleston Boulevard, from R-E (Residence Estates) to C-V (Civic). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, MDB&M.

Proposed Use: Office

MR. FOSTER presented the staff report and stated the request is in accordance with the special activity center study and plan. Staff would recommend approval. The plot plan is as submitted with landscaping and parking.

CHAIRMAN JONES declared the public hearing open.

ROBERT WYATT, Nevada Industrial Commission, represented the application and stated this is a temporary plan for 18 months to 2 years or until they can get approval for an administrative office building further up on West Charleston. The property is needed for expansion.

CHAIRMAN JONES 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-6-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.

4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

14. Z-7-80

DENIED

Application of FAYE WAITS, ET AL, for reclassification of property located on the east side of Burnham Avenue, 100 feet south of Exley Avenue, from R-1 (Single Family Residence) to C-1 (Limited Commercial). The above property is legally described as Lots 5, 6, 7 and 42, and the north half of Lot 41, Block 7, Amended Metropolitan Addition.

Proposed Use: Offices

MR. FOSTER presented the staff report and stated this property was before the Commission previously. It was discovered that not all of the property owners signed the petition and therefore, only a portion of the request was acted on. Later staff reviewed this with the City Attorney and it was determined the entire application was invalid. There are some ambiguities in the ordinance so the applicant did not have to wait the four months to reapply. The applicant has again essentially the same request for C-1. There have been problems with the zoning in this area, especially along Sahara. Staff has developed a plan that will come before the Commission the last meeting of this month for consideration. Staff has two suggestions on this application. If the Commission feels it would like to hold this request in abeyance until the plan is submitted, that is acceptable. If the Commission feels the request is out of character with the area, it may act accordingly. Staff has come up with a proposal of commercial to extend north of Sahara only 150' on the portion of the block where this application is proposed, which means the application should be denied. The property owners have been notified of the hearing on the plan and asked to comment on it. The plot plan is as submitted and it does extend to Mariposa and a two story building is proposed with ingress from Burnham and egress on Mariposa. There are 3 protests on records and one approval.

CHAIRMAN JONES declared the public hearing open.

FAY WAITS represented the application.

CHAIRMAN JONES asked why the applicant wanted to have an office here and not a residence.

MS. WAITS asked who would want to live across the street from an approximately 100,000 sq. ft. of office buildings.

MRS. COLEMAN stated that the houses to the north were under construction at the time of the previous application.

MS. WAITS stated she felt this was an ideal location for an office building.

MR. KENNEDY asked why the C-1 zoning was wanted.

MS. WAITS said that there is C-1 across the street and that C-1 was suggested to her.

MRS. JAMES KOLSON, 2212 Mariposa, appeared in protest to the application and presented a petition of protest and an individual letter of protest.

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

MRS. KOLSON stated they do not find the Park Sahara Office Complex objectionable but they do not want another office building. She added she further objected to the two story proposal and the traffic that would be generated onto Mariposa.

GARY JENNINGS, 2312 Mariposa, appeared in protest.

JOAN LOCKNER, 2312 Mariposa, appeared in protest.

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

MR. GUTHRIE made a Motion for DENIAL of Z-7-80 because it would not be compatible with the established residential pattern on the east side of Burnham Avenue.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

15. Z-100-64 (114)

PLOT PLAN REVIEW

APPROVED

Request of TIBERTI-BLOOD INC. for a Plot Plan Review to allow a 33 unit apartment project on property generally located on the east side of South 1st Street between Clark Avenue and Bonneville Avenue, R-4 zone (under Resolution of Intent to C-2).

MR. FOSTER presented the staff report and stated this is a routine request for plot plan review under the Downtown Resolution. The plot plan is as submitted. There is landscaping and parking and everything is acceptable and staff would recommend approval.

RANDY BLOOD represented the application.

MRS. COLEMAN made a Motion for APPROVAL of Z-100-64(114), 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 as amended to reflect the above conditions.
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 Jones, Mrs. Coleman, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

16. Z-136-77

REINSTATEMENT AND
EXTENSION OF TIME

APPROVED

Request of GARY E. SILVA for an Extension of Time on property located at 2101 East Oakley Boulevard, R-1 zone (under Resolution of Intent to P-R).

MR. FOSTER presented the staff report and stated this is the second request for an extension of time. The applicants have indicated the property is in escrow and will be developed very shortly. This is also a reinstatement as well as an extension of time.

A representative of the applicant was present.

MR. KENNEDY made A Motion for APPROVAL of the Reinstatement and Extension of Time under Z-136-77, 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 Jones, Mrs. Coleman, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

17. AR-1-80
APPROVED

Request of GARY E. CONGDON , ARCHITECT ON BEHALF OF SUPERIOR TIRE for an Aesthetic Review to allow a truck tire service center on property located at 2320 Highland Drive, "M" zone.

MR. FOSTER presented the staff report and stated there is landscaping on Highland. The plan is acceptable and staff would recommend approval.

GARY CONGDON represented the application and stated they would like to have the landscaping requirement on Highland deleted as there is none in this highly industrial area.

CHAIRMAN JONES asked what was wrong with landscaping in an industrial area.

MR. CONGDON stated it is an unnecessary expense to the owner and would do nothing for the area.

MRS. COLEMAN stated it would if done properly, and if it was not landscaped, it would be paved and the weeds would grow.

MR. FOSTER stated that the driveways must conform to City Code.

MR. CONGDON stated he did not object to the landscaping.

MR. GUTHRIE made a Motion for APPROVAL of AR-1-80, subject to the following conditions:

1. Eliminate parking space nearest to corner and any tall landscaping to provide site clearance for traffic.
2. All driveways shall conform to the requirements of the Department of Public Services.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

4. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
6. Conformance to the plot plan 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 Jones, Mrs. Coleman, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

18. Z-62-72

REVIEW OF CONDITIONS

APPROVED

Request of W. R. GRACE DEVELOPMENT CORP. for a Review of Conditions relative to landscaping on property generally located at the northwest corner of Nellis Boulevard and Bonanza Road, C-1 zone.

MR. FOSTER presented the staff report and stated this involves the area along Lillian. The elevations of the buildings are higher than the residential properties. There was a condition there be a decorative block wall along Lillian and Arizona Cypress be planted on the inside of the wall. The applicant has placed a typical block wall in there and has set it back about 3' and would like to landscape that 3' with Arizona Cypress and Oleanders and not have Arizona Cypress inside the wall. Staff does not object to the block wall but does question the planting of Arizona Cypress in the 3' area as they do grow very large and would obstruct the sidewalk. The landscaping could be worked out with staff that would provide the necessary screening.

The applicant or a representative was not present.

MRS. COLEMAN made a Motion for APPROVAL of the Review of Conditions under Z-62-72, subject to the following condition:

1. The type of landscaping in the planters shall conform to the requirements of the Department of Community Planning and Development.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN SWESSEL announced [○]s item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

19. AR-2-80

APPROVED

Request of CENTURY BUILDERS, INC. for an Aesthetic Review to allow a 5,351 sq. ft. building on property located at 3224 Meade Avenue, "M" zone.

MR. FOSTER presented the staff report and stated the plot plan is as shown with parking and landscaping. Staff would recommend approval.

The applicant or a representative was not present.

MR. CANUL made a Motion for APPROVAL of AR-2-80, subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman ^{SWESSEL} Jones, Mrs. Coleman, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

20. FINAL MAP

CHARLESTON HEIGHTS 56B

APPROVED

Property generally located north of Atwood Avenue and west of Lorenzi Boulevard, R-1 zone.

Owner/Subdivider: Metropolitan Dev. Corp.
No. of Acres: 8.13 No. of Lots: 39

MF. FOSTER presented the staff report and stated the final map does conform to the tentative map approval. There is one slight change. The subdivision ordinance calls for full street dedication and improvements. This is similar to a recent request by Mr. Becker which was waived because they would be cutting into the pavement for sewer laterals in later development. Staff would recommend the waiver of the full street improvements.

The applicant or a representative was not present.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map of Charleston Height 56B, subject to the following conditions:

1. Conformance to the conditions of approval of the tentative map.
2. To waive the full street dedication and improvements on Winterhaven Street.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

21. Z-105-79

REVIEW OF CONDITIONS

APPROVED

Request of DR. JOHN M. ROSICH for a Review of Conditions relative to removal of building on rear of property located at 1514 Maryland Parkway, R-1 zone (under Resolution of Intent to P-R).

MR. FOSTER presented the staff report and stated at the time of approval for P-R, the building in question was used as an apartment on the rear portion of the property and it was to be removed for additional parking. The applicant has advised staff the building is attached to the office by means of a breezeway. With it being all one building, it does not conform to the setback requirements. The applicant wishes to retain the rear building and use it for an office. There will be two parking spaces in the front and future parking on the rear. Staff feels there should be more parking. Staff has no objection to leaving the rear building as long as it is used as a garage and the breezeway is removed so it will conform to the ordinance. Staff would recommend approval.

JOHN ROSICH represented the application and stated he had paved the back lot. He added he hoped to use the building as his office. There will be additional parking because of the paving.

MR. FOSTER stated it was not permissible to have offices in a detached accessory building with setback violations. If the applicant wishes to have an office, he would have to apply for a variance. The Commission can, however, proceed on the plot plan and perhaps condition it that the requirement on separating the breezeway would be dependent on a variance application being approved.

MRS. COLEMAN made a Motion for APPROVAL of the Review of Conditions under Z-105-79, subject to the following conditions:

1. A portion of the rear property to be paved for additional parking.
2. The breezeway to be removed between the accessory and office buildings.
3. All residential use shall cease in the accessory building.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on March 5, 1980 at 2:00 P.M.

22. Z-75-62

PLOT PLAN REVIEW

APPROVED

Request of CARL KARCHER ENTERPRISES, INC. for a Plot Plan Review to allow a Carl's Jr. Restaurant on property generally located on the south side of West Charleston Boulevard at Essex Drive, C-1 zone.

MR. FOSTER presented the staff report and stated the plot plan is as shown with landscaping and parking. Staff would recommend approval.

RON CONTRERAS represented the application.

MRS. COLEMAN made a Motion for APPROVAL of the Plot Plan Review under Z-75-62, 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 Jones, Mrs. Coleman, Mr. Guthrie, Mr. Kennedy and Mr. Canul

"NOES" None

23. AR-3-80
APPROVED

Motion for APPROVAL carried unanimously.

Request of M.J. "BUD" GIBSON, INC. for an Aesthetic Review of the Coca Cola Botting Company property located at 424 North Main Street, "M" zone.

MR. FOSTER presented the staff report and stated this is a new warehouse facility as shown. There is no landscaping on Main Street and staff feels there should be some.

LONNY SMITH, Gibson Construction, represented the application.

MRS. COLEMAN asked if it would be possible to get landscaping on Main Street.

MR. SMITH stated they were agreeable to the landscaping request.

MRS. COLEMAN made a Motion for APPROVAL of AR-3-80, subject to the following condition:

1. Landscaping to be provided on Main Street as required by the Department of Community Planning and Development.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

24. AV-2-80
APPROVED

Request of VONA BENNETT for an Administrative Variance to allow an existing grape arbor to remain on property located at 1321 Franklin Avenue, R-1 zone.

MR. FOSTER presented the staff report and stated this item was brought to the City's attention as a result of a survey of the area. The property is as shown. There are provisions in the ordinance for an administrative variance if a structure has existed for more than 2 years. The Planning Commission can determine if they wish to sanction it through an administrative variance. Staff does not basically object to this and it is not a fire hazard.

VONA BENNETT represented the application and stated the grape arbor had been in existence since 1946 and helped to cool her bedroom.

MRS. COLEMAN made a Motion for APPROVAL of AV-2-80.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

25. Z-15-70

PLOT PLAN REVIEW

ABEYANCE

Request of HOME REALTY for a Plot Plan Review to allow a second-story addition on property located at 1223 South Maryland Parkway, P-R zone.

MR. FOSTER presented the staff report and stated the property has been used as a real estate office which has been destroyed by fire and the applicant now wants a second story. Two story buildings on Maryland Parkway have been very sensitive over the years in this area. When the P-R resolution was established, it limited offices to one story. Staff would recommend this item be held in abeyance to notify the surrounding property owners.

HARRY DENMAN represented the application.

MRS. COLEMAN made a Motion for ABEYANCE of the Plot Plan Review under Z-15-70 to notify the surrounding property owners.

Voting was as follows:

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

"NOES" None

Motion for ABEYANCE carried unanimously.

DIRECTOR'S BUSINESS:

1. DISCUSSION ON PLANNING
COMMISSION MEETINGS

MR. FOSTER stated that Mr. Swessel has requested this be placed on the agenda because some of the second meetings have a light agenda. It was suggested that the second meeting could possibly be discontinued until business picks up. There are close to 12 items for the next meeting. If there is not a second meeting, an applicant needing even a minor review would have to wait a month for approval.

MRS. COLEMAN stated she thought something constructive could be done at the second meeting.

MR. GUTHRIE said he preferred the two meetings a month.

MR. KENNEDY and CHAIRMAN JONES agreed.

MRS. COLEMAN said that without the second meeting, special meetings would have to be called.

MRS. COLEMAN made a Motion to continue with the existing schedule of two meetings per month, excepting therefrom the summer months.

Voting was as follows:

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

"NOES" None

Motion carried unanimously.

2. PROPOSED ZONING ORDINANCE
AMENDMENT - REQUIRED SIG-
NATURES ON APPLICATIONS

APPROVED

MR. FOSTER stated this is a result of the Fay Waits applica-
tion. The City Attorney found some ambiguities in the
ordinance and this will clarify it by requiring all owners
of record to sign an application for a rezoning. However,
if a property is held under multiple ownership, only one
person must sign. The Code now has a defect and this will
clear it up.

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. PROPOSED ZONING ORDINANCE
AMENDMENT - ESTABLISHING
MINIMUM LOT SIZES WHEN
PUBLIC WATER AND/OR
SEWER IS NOT AVAILABLE

APPROVED

MR. FOSTER stated this was necessary to clarify the regulations
in the subdivision ordinance where the zoning provides for cer-
tain minimum lot sizes; yet if they do not have public sewer
and water available, the Health Department is requiring a
larger lot size in order to build on the property. This will
require in the ordinance the minimum lot size stipulated by
the Health Department.

MR. GUTHRIE made a Motion for APPROVAL of the proposed
Zoning Ordinance Amendment.

Voting was as follows:

"AYES" Chairman Jones, Mrs. Coleman, Mr. Guthrie, 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 9:50 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/lm