A G E N D A

CITY PLANNING COMMISSION

MARCH 13, 1980

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 meeting held February 14, 1980.
ANNOUNCEMENT:	Satisfaction of Open Meeting Law

<u>OLD BUSINESS</u>:

1. STREET NAME CHANGE (Abeyance Item from 2/26/80)	Proposed Street Name Change from Teddy Drive (generally located between Sahara Avenue on the north and Kings Way on the south, west of Rancho Drive) to Paseo Del Prado.
2. Z-9-80 (Abeyance Item from 2/26/80)	Application of VALLEY GROUP CONSTRUCTORS, A JOINT VENTURE for reclassification of property generally located at the southeast corner of Palomino Lane and Shadow Lane, from R-1 to C-1. Proposed Use: Parking Lot (Patron and Employee)

<u>NEW BUSINESS</u>:

1. TENTATIVE MAP CROSSROADS	Property generally located on the west side of Lamb Boulevard, north of Stewart Avenue, R-E zone (under ROI to R-PD16). Owner/Subdivider: Bronze Construction No. of Acres: 9.74 No. of Lots: 128
2. TENTATIVE MAP RANCHO BONITO UNIT 3 AND 4	Property generally located at the southwest corner of Oakey Boulevard and Rancho Drive, R-1 zone. Owner/Subdivider: Villa Bonita Oeste No. of Acres: 18 No. of Lots: 55
3. FINAL MAP RANCHO BONITO UNIT 3	Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 zone. Owner/Subdivider: Villa Bonita Oeste No. of Acres: 10.39 No. of Lots: 32
4. FINAL MAP RANCHO BONITO UNIT 4	Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 zone. Owner/Subdivider: Villa Bonita Oeste No. of Acres: 7.68 No. of Lots: 23

5\. Z-15-80

Application of BECKER INVESTMENT CO., A NEVADA PARTNERSHIP for reclassification of property located at the southwest corner of Smoke Ranch Road and Torrey Pines Drive, from N-U to R-PD8.
Proposed Use: Medium Density Planned Unit Development

6\. TENTATIVE MAP APPROACH "80"

Property generally located on the southwest corner of Smoke Ranch Road and Torrey Pines Drive, N-U zone (proposed R-PD8).
Owner: Becker & Sons
Subdivider: Dasco, Inc.
No. of Acres: 5.2 No. of Lots: 38

7\. Z-14-80

Application of GARY W. HOLLER, ET AL for reclassification of property generally located on the south side of Bonanza Road between Page Street and Marion Drive, from R-E to R-PD7.
Proposed Use: Medium Low Density Residential Development (zero lot line) and Detached Single Family Residential

8\. TENTATIVE MAP DIAMONDHEAD VILLAS

Property generally located west of Page Street between Bonanza Road on the north and Diamond Head on the south, R-E zone (proposed R-PD7).
Owner: Gary Holler, et al
Subdivider: Vegas Valley Development
No. of Acres: 5± No. of Lots: 30

9\. A-3-80(A)

Petition of Annexation submitted by WALTER AND RUTH KING to annex property generally located west of Torrey Pines Drive and south of Smoke Ranch Road, containing approximately ten acres of land.

10\. A-4-80(A)

Petition of Annexation submitted by MARC BERENZWEIG to annex property generally located north of Lake Mead Boulevard and west of Torrey Pines Drive, containing approximately five acres of land.

11\. Z-11-80

Application of NEVSUR INSURANCE AGENCY, INC. for reclassification of property generally located at the northeast corner of Lorenzi and Charleston Boulevards, from R-1 (under Resolution of Intent to R-3), to C-1.
Proposed Use: Shopping Center

12\. Z-12-80

Application of AUTO FLITE OIL COMPANY for reclassification of property located at the northeast corner of Regulus Avenue and Valley View Boulevard, from C-1 and "M", to "M".
Proposed Use: Customer Operated Car Wash and Gasoline Sales

13. Z-6-66(30) — Plot Plan Review and Rescission of Conditions

Request of LESLIE HELGERSON SCHAFER for a Plot Plan Review to allow a frame and picture gallery use and Rescission of Conditions on property located at 4950 West Charleston Boulevard, C-1 zone.

14. Z-28-79 — Extension of Time

Request of WESTLAND MALL DEVELOPMENT CO. for a one year Extension of Time on property generally located at the southwest corner of Arville Street and Del Rey, C-1 zone (under Resolution of Intent to R-PD8).

MINUTES

CITY PLANNING COMMISSION

MARCH 13, 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. Miller, Mr. Guthrie, Mr. Kennedy, and Mr. Canul

EXCUSED: Mr. Swessel

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

LEGAL STAFF PRESENT: Chris Gellner, Deputy City Attorney

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the minutes of the meeting held Feburary 14, 1980 as corrected to read on Page 18 Chairman Jones in lieu of Mr. Jones. Motion carried unanimously.

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

OLD BUSINESS:

1. STREET NAME CHANGE

(Abeyance Item from 2/26/80)

ABEYANCE

Proposed Street Name Change from Teddy Drive (generally located between Sahara Avenue on the north and Kings Way on the south, west of Rancho Drive) to Paseo Del Prado.

MR. NULL stated this item should be held in abeyance until the information is received from the Traffic & Parking Commission. The City Attorney is studying the request from the State. The State feels two names are undesirable.

MRS. COLEMAN made a Motion for ABEYANCE of the Street Name Change, to the April 10, 1980 meeting.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

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

2. Z-9-80

(Abeyance Item from 2/26/80)

APPROVED

Application of VALLEY GROUP CONSTRUCTORS, A JOINT VENTURE, for reclassification of property generally located at the southeast corner of Palomino Lane and Shadow Lane, from R-1 to C-1.
Proposed Use: Parking Lot (Patron and Employee)

MR. BROWN presented the staff report and stated this is an application of Valley Hospital which is just fronting on Shadow Lane. There is an alley on the north which is 20' in width. There are a couple of proposals regarding this property. The Hospital is attempting to negotiate with the owner of the property to the east. If so, it is intended to increase the alley from 20' to 50' so it would become a street (Palomino) and then tie into Bearden Drive. If the parcel to the east is not acquired by the Hospital, they have agreed to grant the owner an access easement across their parking lot so he will have additional access. If they decide to build on the parking lot, they have agreed to dedicate the north 30' there would be a 50' street going east. The parking lot as submitted would have to be redesigned if the 30' street is dedicated. They now have 121 spaces, and would have 26 spaces less, or a total of 96 spaces after the street dedication.

DON DAVIDSON represented the application and stated the matter of the street has been discussed with the Planning Department and the Hospital is willing to make dedication with the condition that in the event the City decides to put in a street, they will construct their portion of it. If the City is not interested in a street, the Hospital would want their property back. It has also been suggested a bond be established. The Hospital does not wish to post a bond as they feel they are good for it as evidenced in the past. And a bond should not be put up that may never be used. Everything else seems to be acceptable and the Hospital is willing to give the owner to the east an easement. He added they are opposed to a wall on the north line where the easement will be and would put in landscaping until such time as there is a street.

MRS. COLEMAN stated the traffic generated should not be dumped on Bearden.

MR. BROWN stated that the properties abutting Bearden are to transition to non-residential uses.

MRS. COLEMAN stated that the Bearden residents are opposed to anything.

MR. BROWN stated that in the Special Activity Plan adopted for this area on both sides of Bearden would change to other uses. He added staff recommends the rezoning be amended to P-R on this property. Also, Public Services has several requirements that must be met. Mr. Brown read those requirements.

MR. DAVIDSON stated that at the meeting, a person from Bearden had stated he did not object to a parking lot.

MRS. COLEMAN asked if amending the application to P-R was acceptable.

MR. DAVIDSON stated the problem was the time limitation for parking in P-R. He added the Hospital would be willing to stipulate to a condition if the C-1 is approved that the property would be used as a parking lot only.

KIRK WOOLEY, owner of the adjacent property, stated he did not object to the C-1 request. He stated they would like to get 30' on Palomino and have the hospital dedicate 30'. He added that Bearden would be a natural and that there are 3 houses for sale on that street currently. He said he would like to see a street, not a block wall, so the property could be developed.

MR. MILLER stated Valley needs relief for their parking.

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 APPROVAL of Z-9-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

2. The application be amended to P-R.

3. Construct a sidewalk and driveway on Shadow Lane as required by the Department of Public Services.

4. Dedicate 30 ft. of right-of-way for Palomino and post bond for the construction of the half-street improvements as required by the Department of Public Services. The bond shall remain in effect until the property to the east develops and at that time, the half-street for Palomino adjacent to this property shall be constructed.

5. Redesign parking lot as required by the Department of Community Planning and Development.

6. 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.

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

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

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

10. 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. Miller, 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 April 2, 1980 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

CROSSROADS

APPROVED

Property generally located on the west side of Lamb Boulevard, north of Stewart Avenue, R-E zone (under ROI to R-PD16).
Owner/Subdivider: Bronze Construction
No. of Acres: 7.94 No. of Lots: 128

MR. NULL presented the staff report and stated this is a condominium tentative map. Orion Avenue abuts to the west of this subdivision and it carried a lot of water. Staff would recommend approval subject to conformance to the conditions of approval for zoning case Z-101-78; proper drainage being provided; a wall statement and the normal conditions.

A representative of the applicant was present and agreed to staff stipulations.

MR. CANUL made a Motion for APPROVAL of the Tentative Map of Crossroads 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. Conformance to the conditions of approval for Z-101-78.

3. That proper drainage be provided as required by the Department of Public Services.

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. Miller, 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 April 2, 1980 at 2:00 P.M.

2. TENTATIVE MAP

RANCHO BONITO UNIT 3 AND 4

APPROVED

Property generally located at the southwest corner of Oakey Boulevard and Rancho Drive, R-1 zone.
Owner/Subdivider: Villa Bonita Oeste
No. of Acres: 18 No. of Lots: 55

MR. NULL presented the staff report and stated this is the submittal of a tentative for which the first two units are completed and the time ran out. A waiver is necessary for the length of Serta, which is a cul-de-sac street. Staff would recommend approval subject to the normal conditions.

CHARLEY JOHNSON represented the application and agreed to staff stipulations.

MR. MILLER made a Motion for APPROVAL of the Tentative Map of Rancho Bonito Unit 3 and 4, 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. Street names to be provided in accord with the City's Street Name Policy.

3. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Chairman Jones, Mrs. Coleman, Mr. Miller, 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 April 2, 1980 at 2:00 P.M.

3. FINAL MAP

RANCHO BONITO UNIT 3

APPROVED

Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 zone.
Owner/Subdivider: Villa Bonita Oeste
No. of Acres: 10.39 No. of Lots: 32

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

CHARLEY JOHNSON represented the application.

MR. MILLER made a Motion for APPROVAL of the Final Map of Rancho Bonito Unit 3.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

4. FINAL MAP

RANCHO BONITO UNIT 4

APPROVED

Property generally located south of Oakey Boulevard and west of Rancho Drive, R-1 zone.
Owner/Subdivider: Villa Bonita Oeste
No. of Acres: 7.68 No. of Lots: 23

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

CHARLEY JOHNSON represented the application.

MR. CANUL made a Motion for APPROVAL of the Final Map of Rancho Bonito Unit 4.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

5. Z-15-80

APPROVED

Application of BECKER INVESTMENT CO., A NEVADA PARTNERSHIP, for reclassification of property located at the southwest corner of Smoke Ranch Road and Torrey Pines Drive, from N-U (Non-Urban) to R-PD8 (Residential Planned Development). The above property is legally described as a portion of the North Half (N½) of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 23, Township 20 South, Range 60 East, MDB&M.
Proposed Use: Medium Density Planned Unit Development

MR. FOSTER presented the staff report and stated the property in question was recently annexed into the City. This particular zoning is tied into a subdivision which is a project by the National Home Builders in cooperation with the Southern Nevada Home Builders with a grant from HUD and also in cooperation with the City of Las Vegas. The purpose is to try and show how housing and subdivision costs can be reduced to provide for lower housing costs in the future. Everyone agrees this is a worthwhile project. The development plan that was proposed by a national committee requests for variations in the subdivision regulations so it could be evaluated over the next several years, while the National Home Builders are here and it will be used as a showplace. After the evaluations are done, any beneficial results could be used by other developers throughout the country. They are proposing 36' interior streets, a sidewalk on one side and an emergency gate at Smoke Ranch and a deadend to the south. The lots are 40' x 90' for various types of housing units and one portion of the plan is a townhouse development. They are proposing minor modifications in the parking plan and are gearing much of this development for the compact cars. They are also proposing to dedicate the streets to the City and this is a deviation from the normal 51' street request. Staff feels many of the design features in the plan have merit in terms of the future. However, staff has certain reservations on this development and has prepared an alternate plan. Staff is concerned about the parking on one side of the street only. The remaining portion would be a travel lanes. Staff feels without parking on both sides of the street, there will be inadequate parking.

It is anticipated people will park on the opposite side reducing the travellanes to an insufficient width. There is also concern about the deadend streets. If this is permitted, the Fire Department is concerned as to whether or not their equipment can get in. There is also concern about the deadend street in terms of street sweeping, sanitation trucks, etc. as there is no turn-around area and the traffic would have to back up hundreds of feet. The sweepers will not be able to sweep certain portions of the streets and it would have to be done by hand. Planning, Fire and Public Services Departments have taken a look at this in an effort to resolve the problem and have come up with a plan that loops the streets. A 40' entrance is proposed with sidewalk on one side only. In the loop portion, the street would be 32', but for one-way traffic only and it would eliminate the deadends. There would be an emergency access to Smoke Ranch through a parking lot. Staff feels its plan should be adopted so it can be studied. Staff is indeed receptive to cnanging some of the City regulations and Code to help with lowering housing costs.

MRS. COLEMAN asked if the City's plan cuts into the green area.

MR. FOSTER replied that it did; however, the number of units are the same and the paving costs will be just about the same.

CHAIRMAN JONES declared the public hearing open.

DUDLEY SMITH represented the application and stated that a committee of professionals was appointed by the NHB. Said committee was to design an innovative subdivision that would work and they want to try to prove that this will work. He said they could not live with the plan presented by staff. He said they were trying to provide that loop streets are not necessary and have designed the houses to fit the plan. He said there would be two parking spaces for each unit and two traffic lanes and one parking lane on each of the streets. This street design, he said, has been tried and it works. Meetings have been held with staff and the City Commission and today, around noon, it was found that staff was changing the development plan. Mr. Smith then requested action on the original plan as submitted.

MR. MILLER asked if the main point of the development was to keep costs down.

MR. SMITH said the entire project is being developed from a cost standpoint. He then explained why the original plan was more innovative than that of staff, pointing out the differences.

MRS. COLEMAN asked if the sanitation trucks would be able to make some kind of turn.

MR. SMITH replied yes, and if not, it would be possible to set up collection areas.

ERNIE BECKER, SR. represented the application and stated that in staff's plan, every automobile would go past the houses and that would not be the case in the original plan and that the loop plan would cost more money. He added that a sweeper would be able to operate in the streets. He asked if it wasn't worth this type of an experiment to see if it was possible to save someone $30/$40 per month on a house payment. He said with regard to the fire equipment, the City of Scottsdale, Arizona has the best fire department in the country and it is using smaller equipment as will be the trend in the future.

GARY HOLLER, City Engineer, stated the 18' wide drives would be smaller than the alleys downtown and it was not possible to turn around in them. He added the new cars were only inches smaller in width, even though the length was much less. He added he could not imagine anyone taking their trash to a collection area. Public Services, he said, objected to the proposal from a cost maintenance standpoint.

MR. KENNEDY stated that the loop still could be made by encroaching onto the green area.

CURTIS BLANKEY, 4640 Holbert Court, appeared in protest to the application. He stated he lives on a cul-de-sac with a radius of approximately 40' and the sanitation trucks must back up three times to negotiate the cul-de-sac. He parks his car on the street, as does his neighbors, he added, and in the past year, has never seen a sweeper able to clean the street effectively.

GENE FRANCIS, 2244 Conchita, appeared in protest. He stated he agreed with the previous man, Mr. Blankey, from Timberline. He added he had spoken with two of his neighbors, unable to attend the meeting, who protested the development.

DAVE LARSEN, 2240 Conchita, appeared in protest. He stated if HUD is involved, it would devalue the surrounding properties.

HOWARD MEADOW, 2305 De Costa Circle, appeared in protest. He presented a petition bearing 25 signatures in opposition to the application.

MR. SMITH appeared in rebuttal and stated the CC&R's would contain wording to the effect that recreational vehicles, etc., could not be parked in the subdivision at all, and that parking would be on one side of the street only.

MRS. COLEMAN asked if there could be some type of contingency plan if the application was approved, in case this development did not work out. She added she liked staff's plan, but if we are ever going to properly evaluate these items, it is necessary to take a change, but did not want it impossible to correct.

MR. BECKER stated he would pledge some property or something if this didn't work out, or if a wider strip is necessary to correct any deficiencies of the project.

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

MR. CANUL made a Motion for APPROVAL of Z-15-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

2. Adequate storm drainage shall be provided as required by the Department of Public Services.

3. All joint access driveways shall be approved by the City Commission.

4. Provision be made for a contingency fund by the developers to pay for any future widening of the streets or private drives, or for any other public improvement found necessary to be changed. The amount of the fund shall be determined by 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 Jones, Mrs. Coleman, Mr. Miller, 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 April 2, 1980 at 2:00 P.M.

6. TENTATIVE MAP

APPROACH "80"

APPROVED

Property generally located on the southwest corner of Smoke Ranch Road and Torrey Pines Drive, N-U zone (proposed R-PD8).
Owner: Becker & Sons
Subdivider: Dasco, Inc.
No. of Acres: 5.2 No. of Lots: 38

MR. NULL presented the staff report and stated this is a companion item to the one just heard by the Commission, Z-15-80. It is a condominium subdivision and the following conditions are requested: approval of zoning case Z-15-80; conformance to the conditions of approval of the zoning case; no vehicular access to Smoke Ranch from abutting lots; the wall statement; a proper sanitary sewer easement to be provided between Torrey Pines and Maverick plus the normal conditions.

MR. SMITH represented the application and agreed to staff stipulations.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Approach "80", 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. Approval of zoning application Z-15-80.

3. Conformance to the conditions of approval for zoning application Z-15-80.

4. There shall be no vehicular access to Smoke Ranch Road from the abutting lots.

5. 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.

6. A proper sanitary sewer easement is to be provided between Torrey Pines Drive and Maverick Street.

7. Street names to be provided in accord with the City's Street Name Policy.

8. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Chairman Jones, Mrs. Coleman, Mr. Miller, 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 April 2, 1980 at 2:00 P.M.

7. Z-14-80

APPROVED

Application of GARY W. HOLLER, ET AL, for reclassification of property generally located on the south side of Bonanza Road between Page Street and Marion Drive, from R-E (Residence Estates) to R-PD7 (Residential Planned Development). The above property is legally described as a portion of the East Half (E½) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 32, Township 20 South, Range 62 East, MDB&M.

Proposed Use: Medium Low Density Residential Development (Zero Lot Line) and Detached Single Family Residential

MR. BROWN presented the staff report and stated the lots are 40' in width and the layout is as shown. In the past staff has recommended with narrower lots that some type of open area be provided. But in view of the fact of the school across the street, sufficient recreation area is available. Staff would recommend approval subject to dedication of 30' of right-of-way for Diamondhead; provision for radius corners; half street improvements on Diamond Head and Bonanza frontages; full street improvements on interior street and engineering plans and a performance bond is required. One joint driveway must be submitted to the Traffic and Parking Commission and a block wall be constructed on the east and west.

CHAIRMAN JONES declared the public hearing open.

CHARLEY JOHNSON represented the application and agreed to staff stipulations.

BOB RIGGS, developer, represented the application.

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

MR. CANUL made a Motion for APPROVAL of Z-14-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. A six ft. block wall to be constructed on the east property line as required by the Department of Community Planning & Development.
3. Dedicate 30 ft. of right-of-way for Diamond Head Drive, 51 ft. of right-of-way plus radius corners for the unnamed street corners, and the remaining 1/8 ft. interest in the south 10 ft. of Bonanza, as required by the Department of Public Services.
4. Construct half-street improvements on Diamond Head and Bonanza frontages; construct full street improvements on the unnamed interior street as required by 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 Jones, Mrs. Coleman, Mr. Miller, 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 April 2, 1980 at 2:00 P.M.

8. TENTATIVE MAP

DIAMONDHEAD VILLAS

APPROVED

Property generally located west of Page Street between Bonanza Road on the north and Diamond Head on the south, R-E zone (proposed R-PD7).
Owner: Gary Holler, et al
Subdivider: Vegas Valley Development
No. of Acres: 5± No. of Lots: 30

MR. NULL presented the staff report and stated this is a companion item to the previously heard zoning case. Staff would recommend approval subject to approval of zoning case Z-14-80; conformance to the conditions of approval of Z-14-80; joint access to be approved by the City Commission and the normal conditions.

MRS. COLEMAN made a Motion for APPROVAL of the Tentative Map of Diamondhead Villas, 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. Street names to be provided in accord with the City's Street Name Policy.

3. Subject to all conditions of City departments and State Subdivision Statutes.

4. Approval of zoning application Z-14-80.

5. Conformance to the conditions of approval for Z-14-80.

6. Joint access to be approved by the City Commission.

Voting was as follows:

"AYES" Chairman Jones, Mrs. Coleman, Mr. Miller, 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 April 2, 1980 at 2:00 P.M.

9. A-3-80(A)

APPROVED

Petition of Annexation submitted by WALTER AND RUTH KING to annex property generally located west of Torrey Pines Drive and south of Smoke Ranch Road, containing approximately ten acres of land.

MR. NULL presented the staff report and stated the property is currently zoned County R-E and will come into the City as N-U. Approval is recommended.

BOB CHAPMAN represented the application.

MR. KENNEDY made a Motion for APPROVAL of A-3-80(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

10. A-4-80(A)

APPROVED

Petition of Annexation submitted by MARC BERENZWEIG to annex property generally located north of Lake Mead Boulevard and west of Torrey Pines Drive, containing approximately five acres of land.

MR. NULL presented the staff report and stated the property is currently zoned County R-E and will come into the City as N-U. Approval is recommended.

JOHN SHELTMAN represented the application.

MRS. COLEMAN made a Motion for APPROVAL of A-4-80(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

11. Z-11-80

APPROVED

Application of NEVSUR INSURANCE AGENCY, INC. for reclassification of property generally located at the northeast corner of Lorenzi and Charleston Boulevards, from R-1 (Single Family Residence) - under Resolution of Intent to R-3 (Limited Multiple Residence), to C-1 (Limited Commercial). The above property is legally described as a portion of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 35, Township 20 South, Range 60 East, MDB&M.
Proposed Use: Shopping Center

MR. BROWN presented the staff report and stated there is too much commercial in the neighborhood and if this application is approved it will exceed the General Plan for commercial by 23 acres. There is no need for additional commercial and denial is recommended.

CHAIRMAN JONES declared the public hearing open.

WILLIAM FILIOS represented the application and stated all of the existing commercial is vacant and that they are planning to develop a shopping area in conjunction with the apartments to the rear. He presented an elevation of the proposed development. He stated there would be no grocery or drug stores, just shops to serve the development. He added they would like to go ahead with the project.

MR. CANUL asked when construction would start.

MR. FILIOS stated within the next six months.

MRS. COLEMAN asked if provisions would be made for the diversionary ditch.

ERNIE BECKER appeared in favor of the application and stated the ditch was required when houses were built further up the street.

GARY HOLLER stated Public Services does not object and the dykes are no longer needed.

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

MR. MILLER made a Motion for APPROVAL of Z-11-80, 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" Mrs. Coleman, Mr. Miller, Mr. Guthrie, Mr. Kennedy and Mr. Canul
"NOES" Chairman Jones

Motion for APPROVAL carried by a 5/1 vote.

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

12. Z-12-80

APPROVED

Application of AUTO FLITE OIL COMPANY for reclassification of property located at the northeast corner of Regulus Avenue and Valley View Boulevard, from C-1 (Limited Commercial) and "M" (Industrial), to "M" (Industrial). The above property is legally described as Lots 1 and 2, Block 11, Starlight Park Subdivision.
Proposed Use: Customer Operated Car Wash and Gasoline Sales

MR. BROWN presented the staff report and stated the development is as shown with parking in the rear. In view of the fact of the zoning in the area, staff would recommend approval. Construction of curb, gutter and sidewalk are required.

CHAIRMAN JONES declared the public hearing open.

CHUCK TAYLOR, 1520 Raoul Court, represented the application and agreed to staff stipulations.

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

MR. MILLER made a Motion for APPROVAL of Z-12-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.

2. Construct street paving, curb and gutter, sidewalk and street lighting on Regulus Avenue; construct sidewalk on Valley View Boulevard as required by the Department of Public Services.

3. Revise the driveway locations to provide 28 ft. minimum from property lines to driveways as required by the Department of Public Services.

4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

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

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

8. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Chairman Jones, Mrs. Coleman, Mr. Miller, 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 April 2, 1980 at 2:00 P.M.

13. Z-6-66(30)

PLOT PLAN REVIEW & RECISSION OF CONDITIONS

APPROVED

Request of LESLIE HELGERSON SCHAFER for a Plot Plan Review to allow a frame and picture gallery use and Recission of Conditions on property located at 4950 West Charleston Boulevard, C-1 zone.

MR. BROWN presented the staff report and stated the plot plan is as shown. They would like to have a couple of openings in the wall along Alpine Place. The Planning Commission and City Commission approved a previous request for a 24' cut in the wall. Therefore, this request should be considered favorably. Staff would recommend approval subject to rescinding the requirements of a 6' block wall adjacent to Alpine; the parking should be redesigned and a 4' decorative wall should be placed along here where there is a chain link fence.

BRUCE ALPER, 3766 West Pebble, represented the application and agreed to staff stipulations.

MR. GUTHRIE made a Motion for APPROVAL of the Plot Plan Review and Recission of Conditions under Z-6-66(30), subject to the following conditions:

1. Redesign parking as required by the Department of Community Planning and Development.

2. Provide a 4 ft. decorative wall along Alpine as required by the Department of Community Planning and Development.

3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system 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. Miller, 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 April 2, 1980 at 2:00 P.M.

14. Z-28-79

EXTENSION OF TIME

APPROVED

Request of WESTLAND MALL DEVELOPMENT CO. for a one year Extension of Time on property generally located at the southwest corner of Arville Street and Del Rey, C-1 zone (under Resolution of Intent to R-PD8).

MR. BROWN presented the staff report and stated the letter reads that due to the present interest rates on financing, lack of funds and non-availability of mortgage money, an extension is being requested for 12 months within which time completion was hoped for.

RON THOMAS represented the application and agreed, at a request, to place no dumping signs and clean up the property.

MR. MILLER made a Motion for APPROVAL of Z-28-79, subject to the following conditions:

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

Voting was as follows:

"AYES" Chairman Jones, Mrs. Coleman, Mr. Miller, 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 April 2, 1980 at 2:00 P.M.

15. FINAL MAP

LEWIS HOMES - SAHARA NO. 8 (REVISED)

APPROVED

Property generally located on the southwest corner of Verdinal Drive and O'Bannon Drive, N-U zone (under ROI to R-1).
Owner/Subdivider: Lewis Homes of Nevada
No. of Acres: 2.76 No. of Lots: 12

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

MR. CANUL made a Motion for APPROVAL of the Final Map of Lewis Homes - Sahara No. 8 (Revised).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

16. A-5-80(A)

APPROVED

Petition of Annexation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION to annex property generally located on the south side of Westcliff Drive between Hualpai Way on the west and Grand Canyon Drive on the east, containing approximately 80 acres of land.

MR. NULL presented the staff report and stated this is the last piece of Angel Park which is being annexed into the City. The current zoning is County R-E and it will come into the City as N-U. Approval is recommended.

MR. KENNEDY made a Motion for APPROVAL of A-5-80(A).

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

17. Z-23-79

EXTENSION OF TIME

APPROVED

Request of LOUDERMILK INVESTMENTS for a one year Extension of Time on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard, R-1 zone (under Resolution of Intent to C-1).

MR. BROWN presented the staff report and stated the C-1 zoning will expire on April 18, 1980. The applicants are requesting an extension of time for a period of 12 months.

MRS. COLEMAN made a Motion for APPROVAL of the request for an Extension of Time under Z-23-79, subject to the following conditions:

1. This extension of time shall be limited to a period of one year.

2. Conformance to conditions originally imposed at the time of approval and any ordinance requirements enacted subsequent to the original approval.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

18. Z-18-68

PLOT PLAN REVIEW

Request of ASSOCIATED BROKERS REALTY for a Plot Plan Review on property located at 3401 West Charleston Boulevard, C-D zone.

MR. BROWN presented the staff report and stated approval is recommended.

BOB ROSEQUIST represented the application and stated an addition to the existing building is proposed on the plot plan.

MR. KENNEDY made a Motion for APPROVAL of the Plot Plan Review under Z-18-68, 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. Conformance to the amended plot plan.

3. Securing all necessary permits and licenses and satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

HAROLD P. FOSTER, DIRECTOR

/lm