

**VERBATIM
TRANSCRIPT
ATTACHED
AFTER
MEETING
MINUTES**

Linda

A G E N D A
CITY PLANNING COMMISSION

JULY 10, 1980

CALL TO ORDER:

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

ROLL CALL:

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

MINUTES:

Approval of the Minutes of the City
Planning Commission held March 24, 1980
and April 10, 1980.

OLD BUSINESS:

1. PROPOSED NEW
ZONING DISTRICT
(Abeyance Item
from 6/12/80)

Staff Requests
Abeyance to 8/14/80

Consideration of a proposed new Zoning
District P-RR, Professional Offices
Restricted, for the area south of Las
Vegas High School and generally located
from Clark to Garces Avenues between
7th and 10th Streets.

NEW BUSINESS:

1. AMENDMENT TO THE
MASTER PLAN OF
STREETS AND
HIGHWAYS

MOCCASIN ROAD - TENAYA
WAY - LORENZI BOULEVARD

Amendment to the Master Plan of Streets
and Highways to remove portions of
Moccasin Road (north City limits),
Tenaya Way, and Lorenzi Boulevard.

2. AMENDMENT TO THE
MASTER PLAN OF
STREETS AND
HIGHWAYS

BRADLEY ROAD

Amendment to the Master Plan of Streets
and Highways to remove a portion of
Bradley Road generally located between
Iron Mountain Road on the south and
Moccasin Road on the north.

3. VAC-6-80

Petition of Vacation submitted by
ROY G. BERTRAND, to vacate Alvin Street
generally located between Shelby Street
and Effinger Street, 200 ft. south of
Harris Avenue.

4. VAC-7-80

Petition of Vacation submitted by THE
CITY OF LAS VEGAS, A MUNICIPAL CORPORATION,
to vacate a utility easement located
within the vacated alignment for Appian
Way, generally located 200 ft. west of
Decatur Boulevard and 320 ft. north of
Corey Place.

5. VAC-9-80

Petition of Vacation submitted by
ELSINORE COPORATION (FOUR QUEENS, INC.)
to vacate an easement for alley purposes
located within a portion of the Lot
formerly addressed as 113 South Casino
Center Boulevard.

6. FINAL MAP
KINGSCREST
SUBDIVISION

Property generally located on the south-
west corner of Diamond Head Drive and
Page Street, R-E zone, under Resolution
of Intent to R-PD 6.

Owner/Subdivider: Kingscrest, Ltd.,
a Partnership

No. of Acres: 9.86 No. of Lots: 60

7. FINAL MAP
PLAZA VEGAS TWO -
PHASE 5

Property generally located north of
Desert Inn Road between Procyon Avenue
on the west and Polaris Avenue on the
east, M zone.

Owner/Subdivider: Johnny Ribeiro, Jr.

No. of Acres: 2.65 No. of Lots: 1

8. FINAL MAP
PLAZA VEGAS TWO -
PHASE 6

Property generally located north of
Desert Inn Road between Procyon Avenue
on the west and Polaris Avenue on
the east, M zone.

Owner/Subdivider: Johnny Ribeiro, Jr.

No. of Acres: 2.65 No. of Lots: 1

9. FINAL MAP
PLAZA VEGAS TWO -
PHASE 7

Property generally located north of
Desert Inn Road between Procyon Avenue
on the west and Polaris Avenue on the
east, M zone.

Owner/Subdivider: Johnny Ribeiro, Jr.

No. of Acres: 2.65 No. of Lots: 1

10. Z-41-80
- Application of CARMEN LUCERO for reclassification of property generally located on the southeast corner of East Bonanza Road and Marion Drive, from R-E to C-1.
Proposed Use: Shopping Center
11. Z-42-80
- Application of LESTER J. REEL, ET AL, for reclassification of property generally located on the south side of Bonanza Road between Highland Drive and Rancho Drive, from R-E (a portion under Resolution of Intent to C-2), to C-2.
Proposed Use: Truck and Trailer Equipment Rental
12. Z-43-80
- Application of LESTER L. AND KATHELEEN HOLMES for reclassification of property generally located on the northeast corner of Kraft Avenue and Mustang Street, from R-E to R-D.
Proposed Use: Low Density Detached Single Family Residences
13. Z-44-80
- Application of LEONARD J. HAYNES for reclassification of property generally located on the east side of Maryland Parkway between Franklin Avenue and Oakley Boulevard at 1605 South Maryland Parkway, from R-1 to P-R.
Proposed Use: Offices
14. Z-45-80
- 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 P-R.
Proposed Use: Offices
15. Z-46-80
Withdrawn
- Application of TANDEM EQUITIES INCORPORATED, ET AL, for reclassification of property generally located on the west side of Torrey Pines Drive, 1300 feet south of Smoke Ranch Road, from N-U to R-PD9.
Proposed Use: Medium Density Residential Condominium Development

16. AR-5-80

Request of LARRY'S FIRESIDE INN, for an Aesthetic Review to allow the expansion of an existing structure from 12,000 sq. ft. to 17,000 sq. ft. for a casino addition, on property generally located on the southwest corner of Gowan Road and Rancho Drive, C-2 zone.

17. AR-6-80

Request of F. ROBERT ETOR, D.V.M. for an Aesthetic Review on property generally located between Pinto Lane and Alta Drive on the east side of Highland Drive, M zone.

18. Z-63-79

EXTENSION OF
TIME

Request of DANIEL P. FREELUND for a one year extension of time on property generally located southeast of North 11th Street and Marlin Avenue, R-3 zone.

19. Z-100-64(77)

REVIEW

Request of CHARLES W. JOHNSON for a Review of a Revised Development Plan to expand the building into the existing parking area on property generally located on the northwest corner of 4th Street and Bonneville Avenue, C-2 zone.

20. Z-30-76

Waiver of
Conditions

Request of JACK MILLER AND ASSOCIATES to waive rezoning requirements on the screening of mechanical equipment for the YMCA property located at 4141 West Meadows Lane, R-1 zone (under Resolution of Intent to C-1).

21. Z-100-79

Plot Plan Review

Request of JOHN R. PIKE for a Plot Plan Review to allow a room addition, on property located at 1505 South Eastern Avenue, R-1 zone (under Resolution of Intent to P-R).

DIRECTOR'S BUSINESS:

1. Consideration of a proposed ordinance amendment to Off-street Parking Regulations.
2. Proposed ordinance amendment on Lot Grade Requirements.

S U P P L E M E N T A L A G E N D A

CITY PLANNING COMMISSION

JULY 10, 1980

1. Z-76-79
 Plot Plan
 Review and
 Recission of
 Conditions
 Request of BEDFORD CONSTRUCTION COMPANY
 to amend the Plot Plan and the conditions
 of the approval on property generally
 located on the west side of Decatur
 Boulevard between Oakey Boulevard and
 Mountain View Drive, R-1 and R-3 zones,
 under Resolution of Intent to C-1 and
 R-PD10.
2. Z-76-79
 Plot Plan
 Review
 Request of CHARLES L. RUTHE AND ASSOCIATES,
 INC. REALTORS to amend the approved Plot
 Plan for the commercial development
 located on the northwest corner of Decatur
 Boulevard and Doe Avenue, R-1 and R-3
 zones, under Resolution of Intent to C-1.
3. Z-72-79
 Review of
 Conditions
 Request of ERNEST A. BECKER AND SONS, to
 remove the time limit on the Resolution of
 Intent on property generally located at the
 northwest corner of Alexander Road and
 Lorenzi Boulevard, N-U zone, Under Resolu-
 tion of Intent to R-PD8 and R-PD20.
4. Z-65-65
 Review of
 Conditions
 Request of ADA GARDNER for a Review of
 Conditions on property located at 444
 East Sahara Avenue, C-1 zone.
5. AV-9-80
 Request of JAMES A. MCKELLAR for an
 Administrative Variance to allow the
 construction of three apartment units on
 property generally located on the south
 side of Olive Street between Russell
 Avenue and Euclid Avenue, R-4 zone.
6. Z-66-77 and
 Z-20-76
 Plot Plan
 Review
 Request of K. Y. DIXON FOR PLAYLAND SKATING
 CENTER for a Plot Plan Review to allow
 the development of an indoor amusement
 center (roller skating) on property gener-
 ally located on the southeast corner of
 Lorenzi Boulevard and Silverstream Avenue,
 C-1 zone.

A D D E N D U M
CITY PLANNING COMMISSION

JULY 10, 1980

DIRECTOR'S BUSINESS:

1. Resolution of Planning Commission authorizing Clothing and Television Rental, etc. in Zoning Districts C-1 (Limited Commercial) and C-2 (General Commercial).

June 24, 1980

NOTICE OF PUBLIC HEARING

JULY 10, 1980

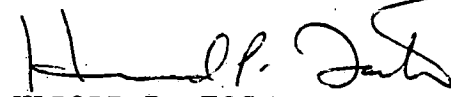
Notice is hereby given that on July 10, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-41-80 CARMEN LUCERO FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTHEAST CORNER OF
EAST BONANZA ROAD AND MARION AVENUE.
FROM: R-E (RESIDENCE ESTATES)
TO: C-1 (LIMITED COMMERCIAL)
PROPOSED USE: SHOPPING CENTER

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS THE
WEST ONE HALF (W $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$)
OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF SECTION 32, TOWNSHIP 20 SOUTH,
RANGE 62 EAST, M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:sk

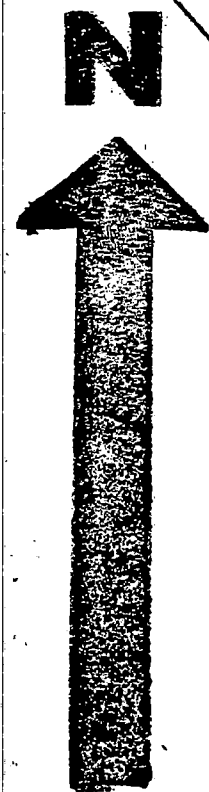
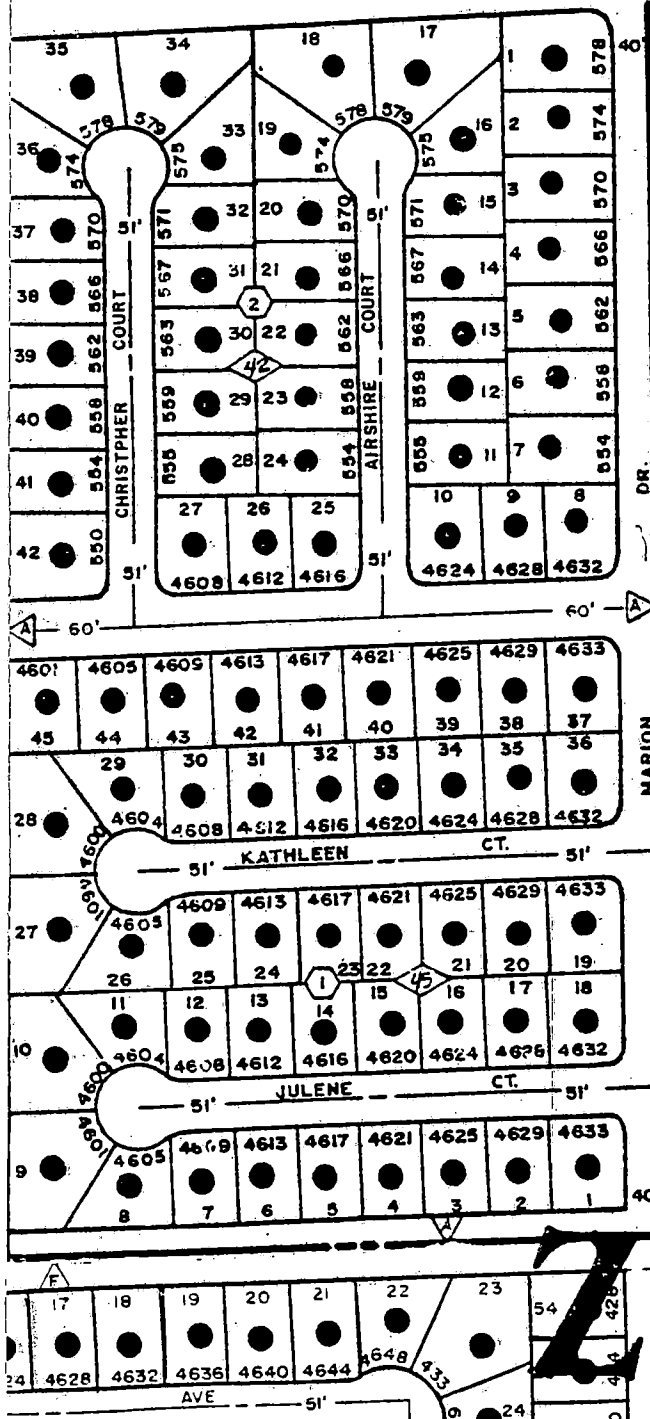
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

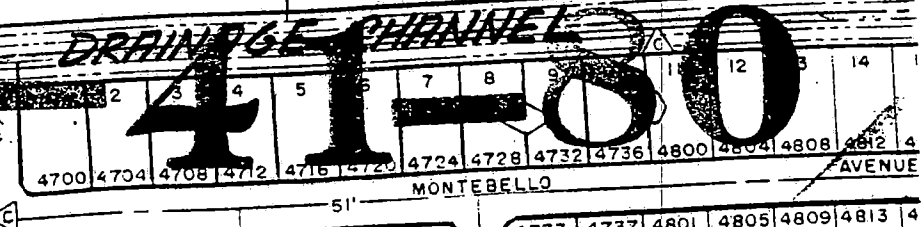
MARION DR

LAS VEGAS WASH

BONANZA RD



DRAINAGE CHANNEL



June 25, 1980

NOTICE OF PUBLIC HEARING

JULY 10, 1980

Notice is hereby given that on July 10, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-42-80 LESTER J. REEL, ET AL, FOR RECLASSIFICATION OF
PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF
BONANZA ROAD BETWEEN HIGHLAND DRIVE AND RANCHO
DRIVE.

FROM: R-E (RESIDENCE ESTATES)
(A PORTION UNDER RESOLUTION OF
INTENT TO C-2, GENERAL COMMERCIAL)

TO: C-2 (GENERAL COMMERCIAL)

PROPOSED USE: TRUCK AND TRAILER
EQUIPMENT RENTAL

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION
OF THE NORTH HALF (N½) OF THE SOUTH HALF (S½) OF THE
SOUTHWEST QUARTER (SW¼) OF SECTION 28, TOWNSHIP 20
SOUTH, RANGE 61 EAST, M.D.B.&M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

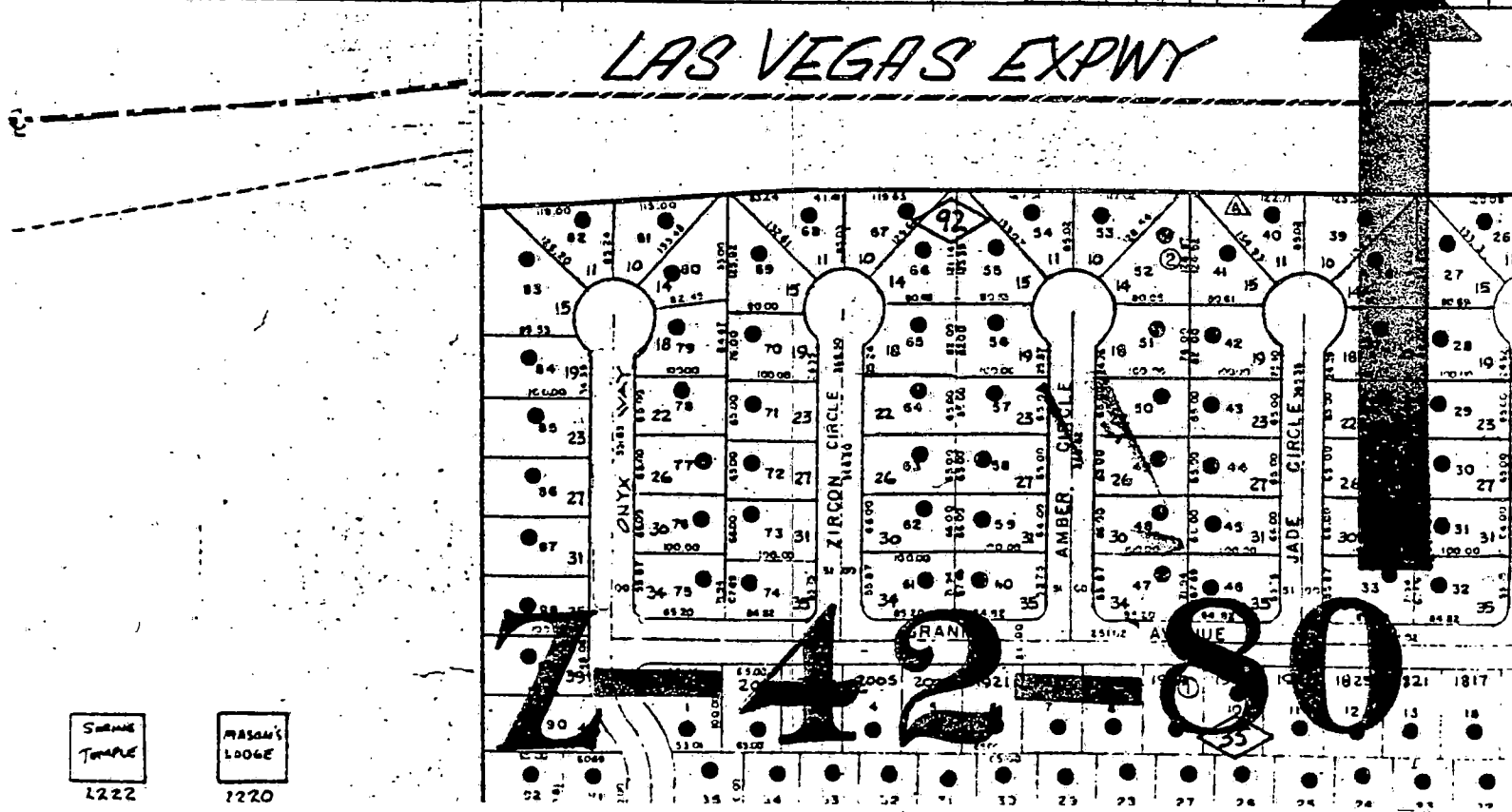
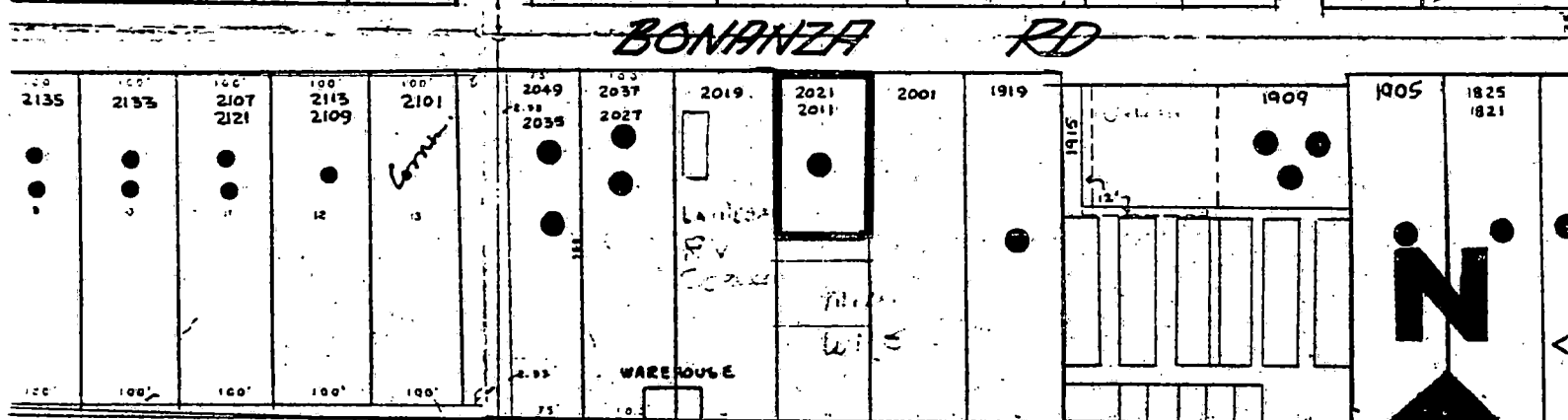
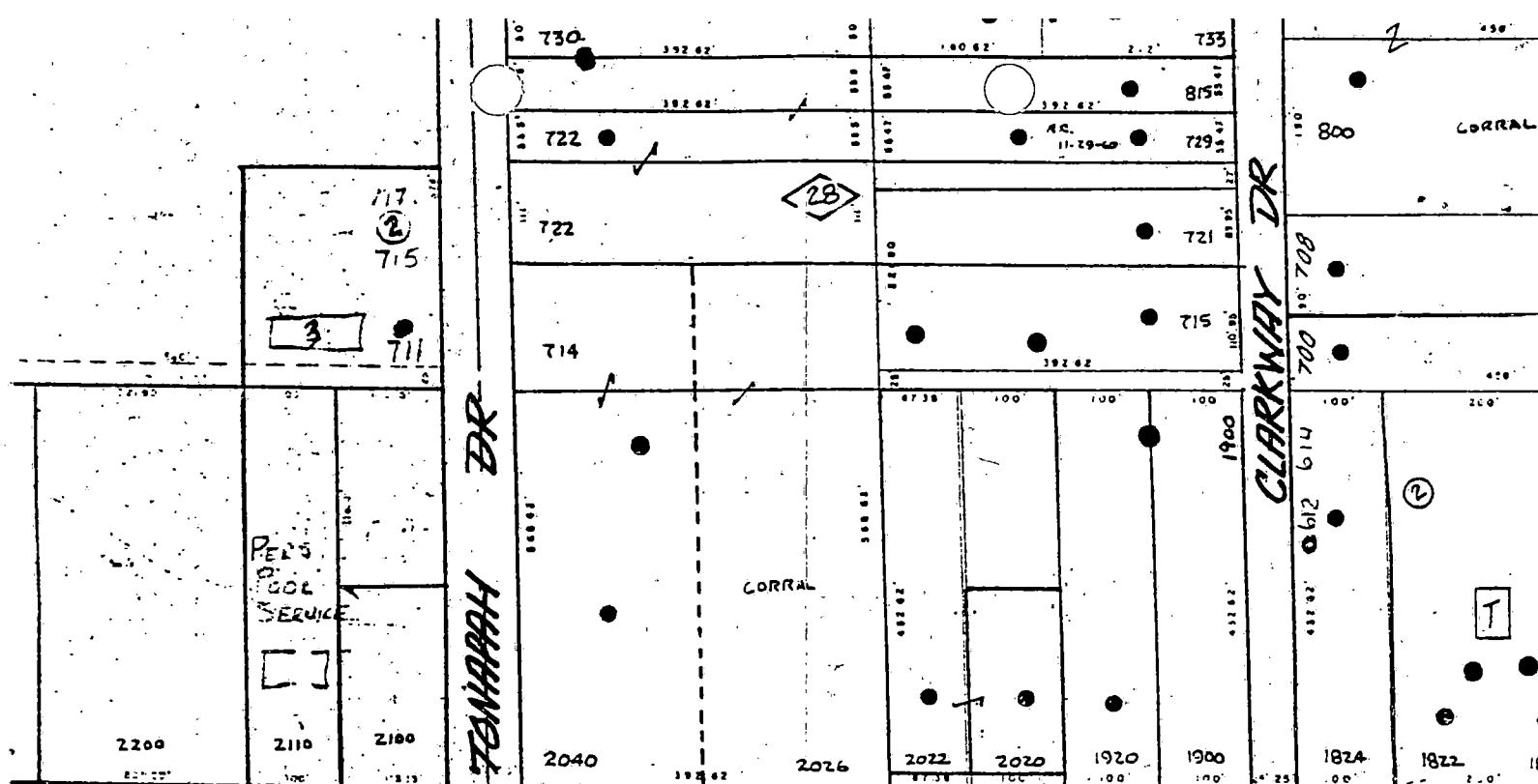
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:sk

(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)



SWING
TUMBLE

1222

MASON'S
LOOGE

1220

June 24, 1980

NOTICE OF PUBLIC HEARING

JULY 10, 1980

Notice is hereby given that on July 10, 1980, at 7:30 P.M., in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-43-80 - LESTER L. AND KATHELEEN HOLMES FOR RECLASSIFICATION
OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER
OF KRAFT AVENUE AND MUSTANG STREET.

FROM: R-E (RESIDENCE ESTATES)

TO: R-D (SINGLE FAMILY RESIDENCE, RESTRICTED)

PROPOSED USE: LOW DENSITY DETACHED SINGLE
FAMILY RESIDENCES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF
THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER
(NE $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

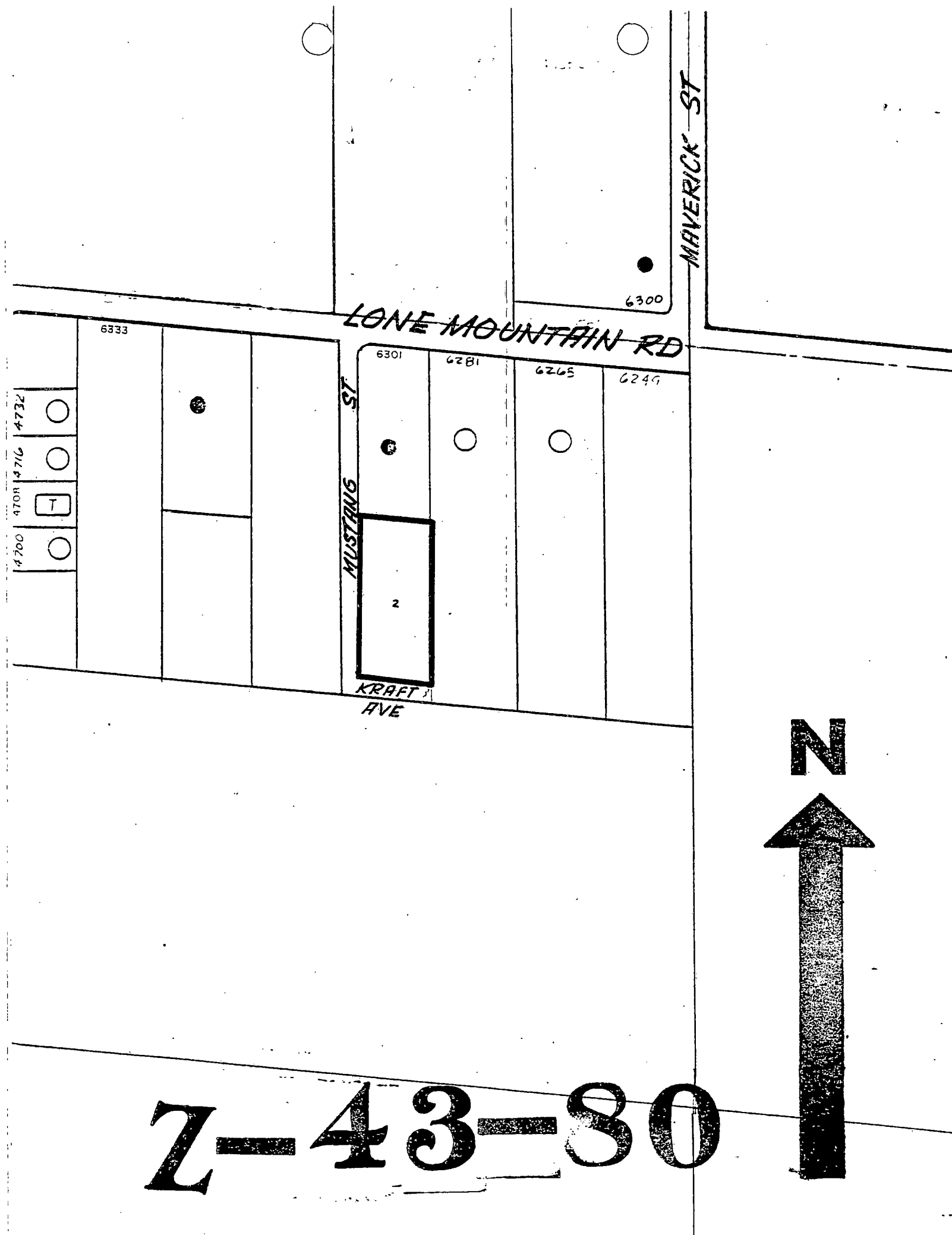
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:sk

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June 25, 1980

NOTICE OF PUBLIC HEARING

JULY 10, 1980

Notice is hereby given that on July 10, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-44-80 LEONARD L. HAYNES FOR RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE EAST SIDE OF MARYLAND
PARKWAY BETWEEN FRANKLIN AVENUE AND OAKLEY BOULEVARD
AT 1605 SOUTH MARYLAND PARKWAY.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT
SEVENTEEN (17) IN BLOCK TWENTY (20) OF HUNTRIDGE
SUBDIVISION TRACT NO. 4.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

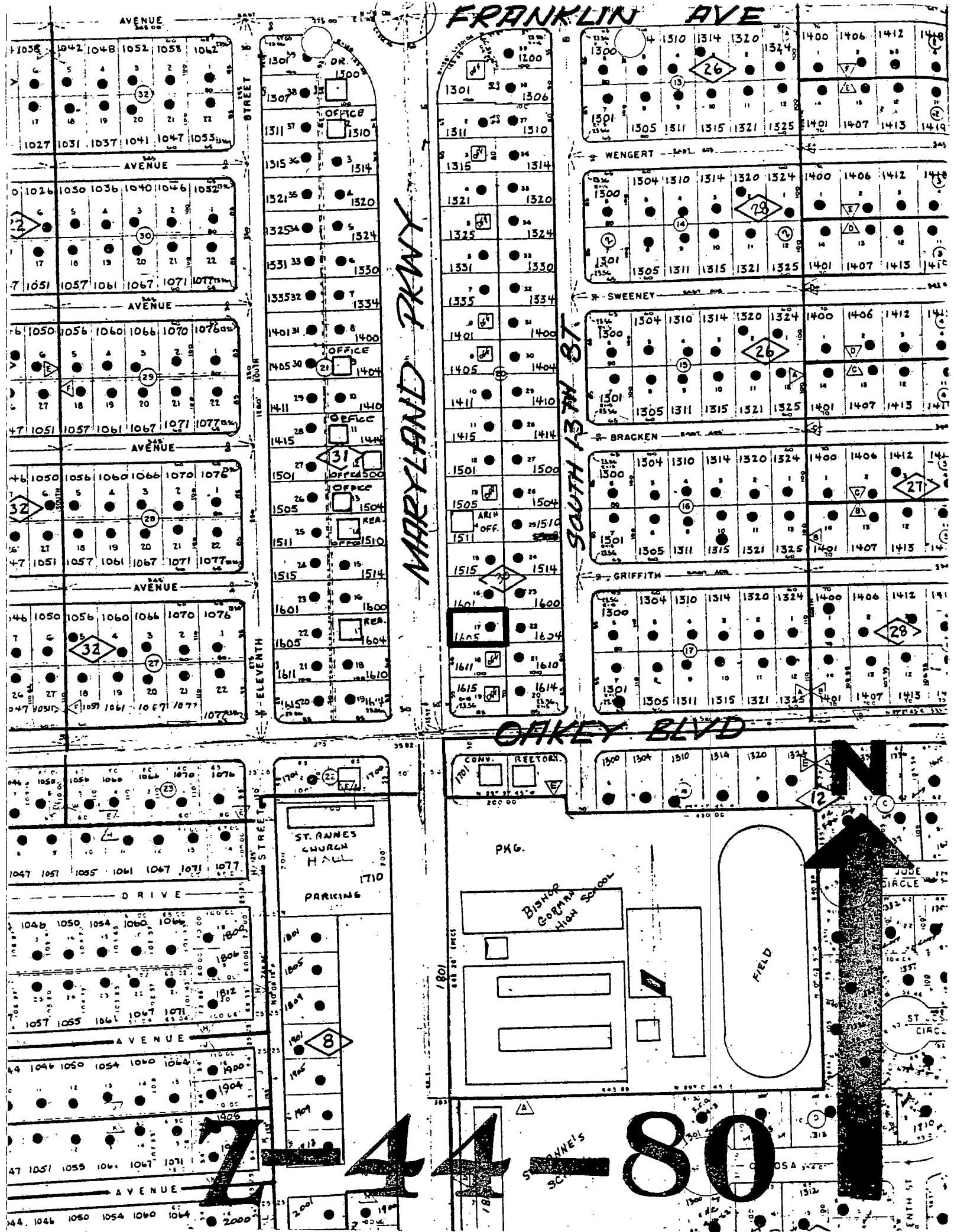


HAROLD P. FOSTER, DIRECTOR

HPF:sk

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(SEE LOCATION MAP ON REVERSE SIDE.)



June 25, 1980

NOTICE OF PUBLIC HEARING

JULY 10, 1980

Notice is hereby given that on July 10, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-45-80 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 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES AND PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 5, 6,
7 and 42, AND THE NORTH HALF (N $\frac{1}{2}$) OF LOT 41, BLOCK 7,
AMENDED METROPOLITAN ADDITION.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

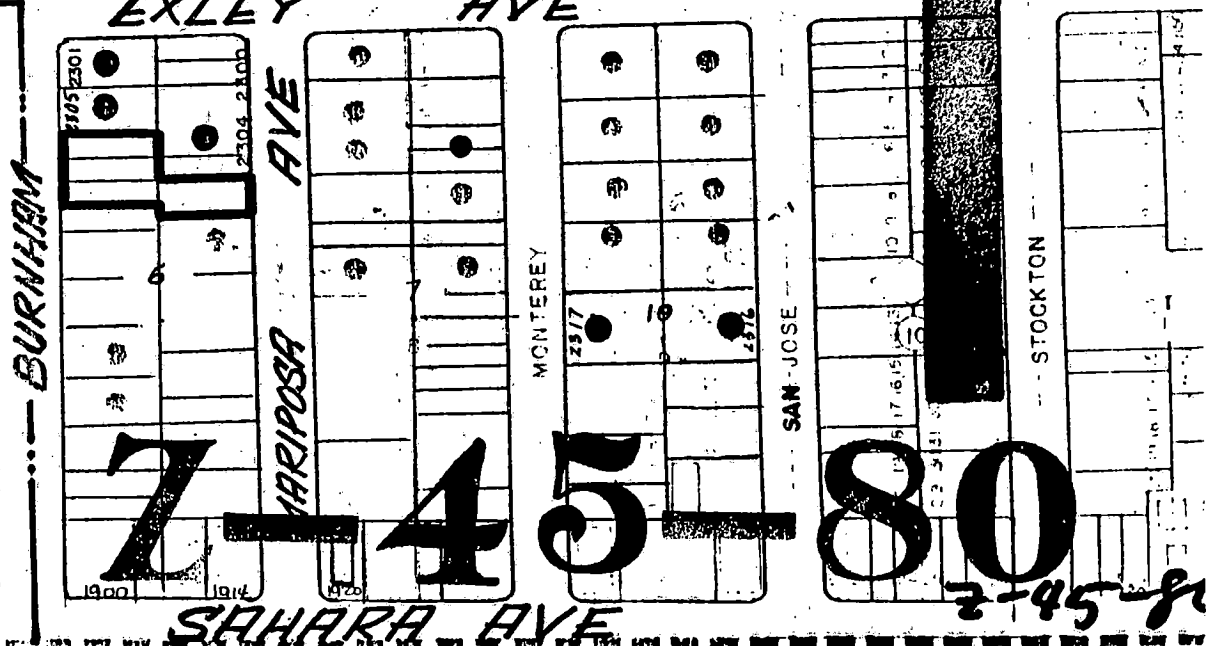
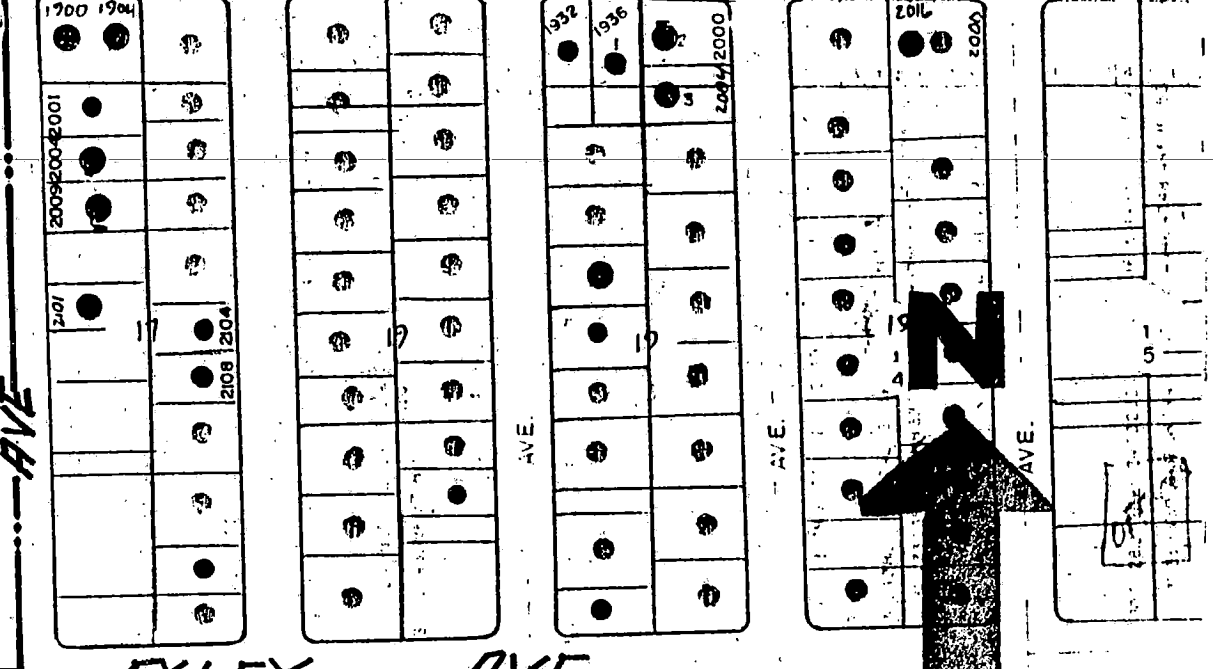
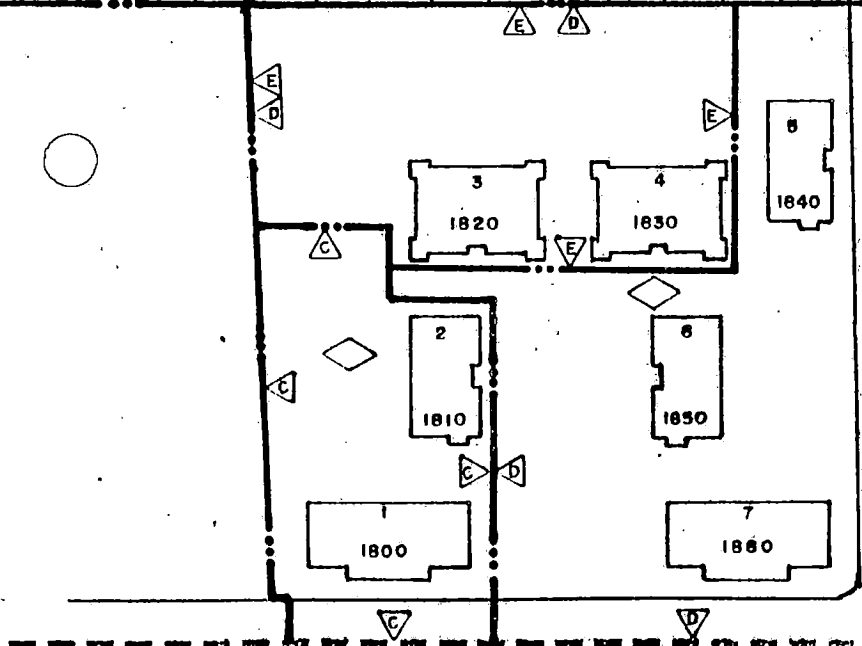
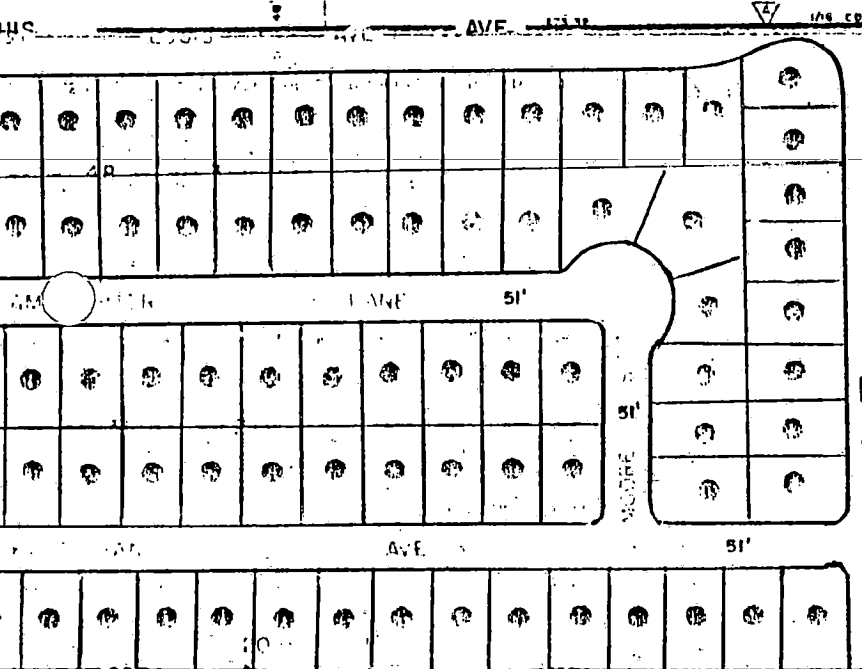
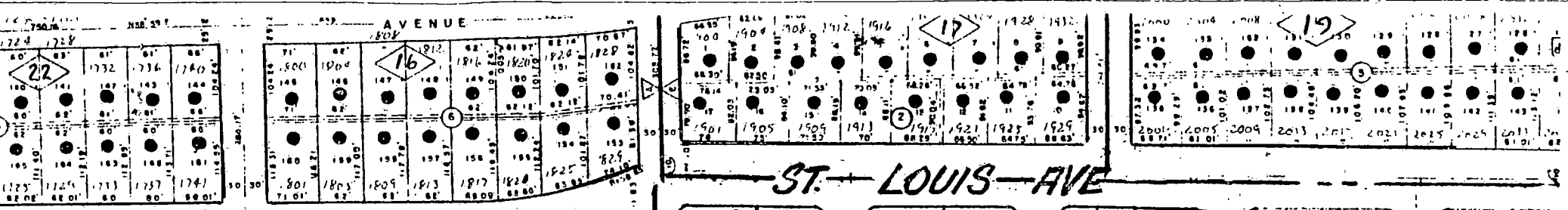


HAROLD P. FOSTER, DIRECTOR

HPF:sk

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(SEE LOCATION MAP ON REVERSE SIDE.)



7-45-80

June 25, 1980

NOTICE OF PUBLIC HEARING

JULY 10, 1980

Notice is hereby given that on July 10, 1980, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will hear the application of:

Z-46-80 TANDEM EQUITIES INCORPORATED, ET AL, FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF TORREY PINES DRIVE, 1300 FEET SOUTH OF SMOKE RANCH ROAD.

FROM: N-U (NON-URBAN DEVELOPMENT)

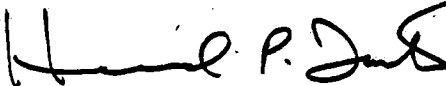
TO: R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
CONDOMINIUM DEVELOPMENT

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 SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.B. & M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed reclassification; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

HPF:sk

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(SEE LOCATION MAP ON REVERSE SIDE.)

BALZAR AVE

CITY

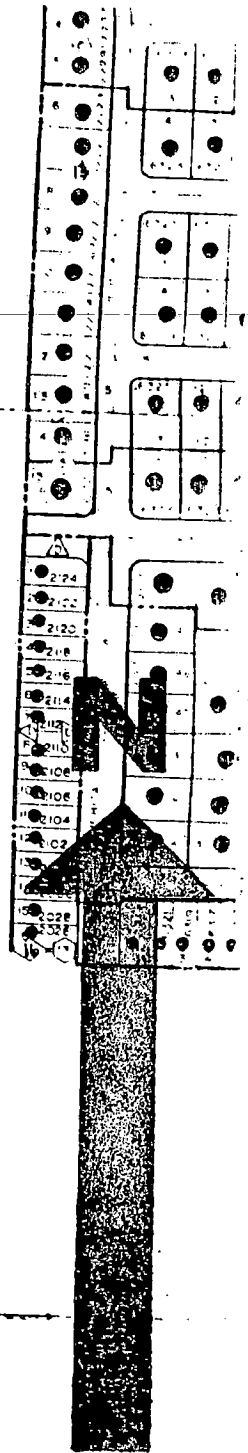
COUNTY

COUNTY

TORREY PINES DR

LAKE MEAD BLVD

Z-46-80



MINUTES

CITY PLANNING COMMISSION

JULY 10, 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, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

EXCUSED:

Mrs. Coleman, Mr. Canul.

STAFF PRESENT:

Don W. Brown, Supervisor of Zoning
Howard A. Null, Supervisor of Planning
Richard Williams, Senior Planner
Maureen Parco, Deputy City Clerk
Linda Owens, Recording Secretary
Gary Holler, City Engineer

MINUTES:

MR. SWESSEL made a Motion for APPROVAL of the Minutes of the meeting held March 24, 1980. Motion for APPROVAL carried unanimously.

MR. GUTHRIE made a Motion for APPROVAL of the Minutes of the meeting held April 10, 1980. Motion for APPROVAL carried unanimously.

ANNOUNCEMENT:

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

REZONING CONDITIONS:

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

OLD BUSINESS:

1. PROPOSED NEW ZONING DISTRICT

(Abeance Item from 6/12/80)

ABEYANCE

Consideration of a proposed new Zoning District P-RR, Professional Offices Restricted, for the area south of Las Vegas High School and generally located from Clark to Garces Avenues between 7th and 10th Streets.

CHAIRMAN JONES asked if anyone was present in regard to this zoning matter. There were 2 persons present.

MR. BROWN explained that staff recommends abeyance on this item due to the fact that at a meeting on June 30, 1980, with the property owners, it was decided that a survey be conducted with the property owners in that area to determine the zoning desired for their neighborhood, and the results of the survey should be received by the August 14, 1980 Planning Commission meeting.

MR. MILLER made a Motion for ABEYANCE of this Proposed New Zoning District until the August 14, 1980 Planning Commission meeting.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for ABEYANCE carried unanimously.

CHAIRMAN JONES announced this item would be held in ABEYANCE until the August 14, 1980 Planning Commission meeting.

NEW BUSINESS:

1. AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS

MOCCASIN ROAD -
TENAYA WAY -
LORENZI BOULEVARD

APPROVED

Amendment to the Master Plan of Streets and Highways to remove portions of Moccasin Road (north City limits), Tenaya Way, and Lorenzi Boulevard.

MR. NULL presented the staff report and stated the applicant is requesting this because to build a full 100' right-of-way street in that area would be too prohibitive in cost. Public Services is opposed to this request because they do not want to give up any right-of-way as the future needs of this area are not known at this time.

CHAIRMAN JONES asked what the long-range plans are for the streets in that area.

MR. NULL stated there are no plans to do anything at this time in that area. He said staff recommends denial.

FRANKLIN BILLS, 3309 San Juan Drive, Las Vegas, Nevada, Planning Consultant, represented MR. GALATZ, the applicant, and explained MR. GALATZ' reasons for this application.

MR. GALATZ appeared to further explain his application.

GARY HOLLER, City Engineer, explained why Public Services is opposed to this request and that they are asking that the right-of-way be set aside.

MR. SWESSEL made a Motion for APPROVAL on the Amendment to the Master Plan of Streets and Highways to remove portions of Moccasin Road, Tenaya Way, and Lorenzi Boulevard.

Voting was as follows:

"AYES" Chairman Jones, Mr. Guthrie, Mr. Swessel, Mr. Miller.

"NOES" Mr. Kennedy.

Motion for APPROVAL carried by a 4/1 vote.

CHAIRMAN JONES announced a date will be set for the public hearing on this item at the City Commission meeting on July 16, 1980.

2. AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS

BRADLEY ROAD

APPROVED

Amendment to the Master Plan of Streets and Highways to remove a portion of Bradley Road generally located between Iron Mountain Road on the south and Moccasin Road on the north.

MR. NULL presented the staff report and suggested the applicant request a waiver, since her lots do not meet the 43,560 square foot condition in the zoning ordinance that is required for on-site well and septic tank. If applicant requested the waiver, staff would recommend approval.

MARGARET JAMES, 517 North 28th Street, Las Vegas, Nevada, represented the application.

MR. SWESSEL made a Motion for APPROVAL of the Amendment to the Master Plan of Streets and Highways to remove a portion of Bradley Road generally located between Iron Mountain Road on the south and Moccasin Road on the north.

Voting was as follows:

"AYES" Chairman Jones, Mr. Swessel, Mr. Miller.

"NOES" Mr. Kennedy, Mr. Guthrie.

Motion for APPROVAL carried by a 3/2 vote.

CHAIRMAN JONES announced a date will be set for the public hearing on this item at the City Commission meeting on July 16, 1980.

3. VAC-6-80

APPROVED

Petition of Vacation submitted by ROY G. BERTRAND, to vacate Alvin Street generally located between Shelby Street and Effinger Street, 200 feet south of Harris Avenue.

MR. NULL presented the staff report, and stated that the utility companies and City departments have no objection to this vacation. Staff recommends approval with the normal conditions.

LEONARD GANG, attorney, represented the applicant. He inquired what the normal conditions were.

MR. NULL read the conditions.

MR. GANG explained the petition of the vacation.

MR. MILLER made a Motion for APPROVAL of VAC-6-80, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced a date will be set for the public hearing on this item at the City Commission meeting on July 16, 1980.

4. VAC-7-80

APPROVED

Petition of Vacation submitted by THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, to vacate a utility easement located within the vacated alignment for Appian Way, generally located 200 feet west of Decatur Boulevard and 320 feet north of Corey Place.

MR. NULL presented the staff report and stated the utility companies and City departments have no objection to this. Staff recommends approval, with the normal conditions, and with the condition that Centel receive its own easement agreement from the owner of the property.

CHAIRMAN JONES asked if anyone from Centel was present.

MR. NULL said that Centel was notified of the meeting, but no one was present to represent Centel. He felt Centel was satisfied with the easement condition.

MR. MILLER made a Motion for APPROVAL of VAC-7-80, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to the code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.
4. That Centel receive its own easement agreement.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on July 16, 1980 at 2:00 P.M.

5. VAC-9-80
APPROVED

Petition of Vacation submitted by ELSINORE CORPORATION (FOUR QUEENS, INC.) to vacate an easement for alley purposes located within a portion of the lot formerly addressed as 113 South Casino Center Boulevard.

MR. NULL presented the staff report and said the utility companies and City departments have no objection. Staff recommended approval with the normal conditions.

MR. GUTHRIE made a Motion for APPROVAL of VAC-9-80, subject to the following conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to the code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced a date will be set for the public hearing on this item at the City Commission meeting on July 16, 1980.

6. FINAL MAP
KINGSCREST
SUBDIVISION
APPROVED

Property generally located on the southwest corner of Diamond Head Drive and Page Street, R-E zone, under Resolution of Intent to R-PD 6.
Owner/Subdivider: Kingscrest, Ltd., a Partnership
No. of Acres: 9.86 No. of Lots: 61

MR. NULL presented the staff report and said staff recommends approval, subject to conformance to the conditions of approval of the tentative map.

JIM BOCKER represented the application, a partner in Kingscrest, Ltd. He stated the number of lots is sixty-one (61), and not sixty (60) as typed on the agenda.

MR. MILLER made a Motion for APPROVAL of the Final Map for Kingscrest Subdivision, subject to the following condition:

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

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

7. FINAL MAP
PLAZA VEGAS TWO -
PHASE 5
APPROVED

Property generally located north of Desert Inn Road between Procyon Avenue on the west and Polaris Avenue on the east, M zone.
Owner/Subdivider: Johnny Ribeiro, Jr.
No. of Acres: 2.65 No. of Lots: 1

MR. NULL presented the staff report and stated staff would recommend approval with no conditions.

CLAUDE L. RUETS, VTN, represented the applicant.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Plaza Vegas Two, Phase 5.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

8. FINAL MAP
PLAZA VEGAS TWO -
PHASE 6
APPROVED

Property generally located north of Desert Inn Road between Procyon Avenue on the west and Polaris Avenue on the east, M zone.
Owner/Subdivider: Johnny Ribeiro, Jr.
No. of Acres: 2.65 No. of Lots: 1

MR. NULL presented the staff report and stated staff would recommend approval with no conditions.

CLAUDE L. RUETS, VTN, represented the applicant.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map for Plaza Vegas Two, Phase 6.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

9. FINAL MAP
PLAZA VEGAS TWO -
PHASE 7
APPROVED

Property generally located north of Desert Inn Road
between Procyon Avenue on the west and Polaris Avenue
on the east, M zone.

Owner/Subdivider: Johnny Ribeiro, Jr.
No. of Acres: 2.65 No. of Lots: 1

MR. NULL presented the staff report and stated staff
would recommend approval with no conditions.

CLAUDE L. RUETS, VTN, represented the applicant.

MR. GUTHRIE made a Motion for APPROVAL of the Final Map
for Plaza Vegas Two, Phase 7.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

10. Z-41-80
DENIED

Application of CARMEN LUCERO for reclassification of
property generally located on the southeast corner of
East Bonanza Road and Marion Drive, from R-E to C-1.
The above property is legally described as the West
One Half (W 1/2) of the Northwest Quarter (NW 1/4) of
the Northwest Quarter (NW 1/4) of the Northeast Quarter
(NE 1/4) of Section 32, Township 20 South, Range 62 East,
M.D.B. & M.

Proposed Use: Shopping Center

MR. BROWN presented the staff report. He said staff
feels there is an adequate amount of commercial property
in that area already and the houses on Marion Drive all
face this property; therefore, staff recommended denial.

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

JAY DOWNEY, 4601 West Sahara Avenue, Las Vegas, Nevada
89102, represented the applicant. He stated the applicant
will landscape the property and put in a 3' or 4' block
wall behind the landscaping to protect the homes in the
area. The applicant will also develop the 80' street
which will help the traffic pattern because at the present
time it is only partly developed. If, in the future, the
area needs a stoplight, they will put one in. He said this
will be a neighborhood shopping center.

CHAIRMAN JONES asked how many persons were present in
protest and there were thirteen.

RONNA ROTH, 578 Airshire Court, Las Vegas, Nevada, appeared
in protest and presented a petition with forty-one names on it.

DON WELLS, 4629 Kathleen, Las Vegas, Nevada, appeared in
protest and said there are a sufficient amount of stores
in the area.

JEAN NOREN, 554 Marion Drive, Las Vegas, Nevada, appeared
in protest and felt there would be too much traffic in
that area with the proposed shopping center. She feels
the street is not wide enough.

JAY DOWNEY agreed the street is not wide enough and the
applicant would have to widen it to its full width.

CLAUDE RUETS, VTN, brought two letters in protest.

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

MR. SWESSEL made a Motion for DENIAL of Z-41-80.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for DENIAL carried unanimously.

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

11. Z-42-80

APPROVED

Application of LESTER J. REEL, ET AL, for reclassification
of property generally located on the south side of Bonanza
Road between Highland Drive and Rancho Drive, from R-E
(a portion under Resolution of Intent to C-2), to C-2.
The above property is legally described as a portion
of the North Half (N 1/2) of the South Half (S 1/2) of
the Southwest Quarter (SW 1/4) of Section 28, Township 20
South, Range 61 East, M.D.B. & M.

Proposed Use: Truck and Trailer Equipment Rental

MR. BROWN presented the staff report and said staff
recommends approval, with the normal conditions, and
dedication of 15 feet of right-of-way on Bonanza Road,
and installation of sidewalks and commercial driveway
to the City of Las Vegas standards.

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

Wayne Rich, U-Haul Company, represented the application.

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-42-80, 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 system
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 satis-
faction of City code requirements and design standards
of all City departments.
7. Dedicate 15 feet of right-of-way on Bonanza Road.
8. Install sidewalks and commercial driveway to City of
Las Vegas standards.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

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

12. Z-43-80

DENIED

Application of LESTER L. AND KATHLEEN HOLMES for
reclassification of property generally located on
the northeast corner of Kraft Avenue and Mustang
Street, from R-E to R-D. The above property is
legally described as a portion of the Northwest
Quarter (NW 1/4) of the Northeast Quarter (NE 1/4)
of Section 2, Township 20 South, Range 60 East,
M.D.B. & M.

Proposed Use: Low Density Detached Single
Family Residences

MR. BROWN presented the staff report. Staff recommended
denial because they felt the density of such a small
parcel in the midst of a large Residence Estates (R-E)
zone should not be increased.

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

MR. HOLMES represented the application.

CHAIRMAN JONES asked how many persons were present in
regard to this item and there were nine persons.

ROBERT WILSON, 6989 Fenway, Las Vegas, Nevada appeared
in protest. He felt there would be lack of water in
that area and additional traffic would create more dust
and traffic congestion.

MR. HOLMES stated in rebuttal that a community well
would be put in there. He said this particular street
would be a dead-end street and felt there wouldn't be
much additional dust or traffic congestion.

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

MR. MILLER made a Motion for DENIAL of Z-43-80.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for DENIAL carried unanimously.

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

13. Z-44-80

APPROVED

Application of LEONARD L. HAYNES for reclassification of
property generally located on the east side of Maryland
Parkway between Franklin Avenue and Oakley Boulevard at
1605 South Maryland Parkway, from R-1 to P-R. The above
property is legally described as Lot Seventeen (17) in
Block Twenty (20) of Huntridge Subdivision Tract No. 4.

Proposed Use: Offices

MR. BROWN presented the staff report. Staff recommended
approval, subject to the normal conditions and redesign

of the parking and driveway in accordance with the City of Las Vegas standards, and submit a plan to Traffic and Engineering for their review and approval.

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

LEONARD L. HAYNES, 2421 West Charleston Boulevard, Las Vegas, Nevada, represented the application.

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

MR. SWESSEL made a Motion for APPROVAL of Z-44-80, 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 system 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.
7. Redesign the parking and driveway in accordance with City of Las Vegas standards and submit the plan to the Division of Traffic Engineering for their review and approval.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

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

14. Z-45-80

DENIED

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 P-R. The above property is legally described as Lots 5, 6, 7 and 42, and the North Half (N 1/2) of Lot 41, Block 7, amended Metropolitan Addition.
Proposed Use: Offices

MR. BROWN presented the staff report and recommended denial.

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

FAYE WAITS represented the applicant and brought a rendering of the proposed property.

CONRAD LOCKNER, 2312 Mariposa, Las Vegas, Nevada,
appeared in protest.

GARY JENNINGS, 2304 Mariposa, Las Vegas, Nevada,
appeared in protest.

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

MR. KENNEDY made a Motion for DENIAL of Z-45-80.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for DENIAL carried unanimously.

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

15. Z-46-80

(WITHDRAWN
FROM AGENDA
PER APPLICANT'S
REQUEST)

Tandem Equities Inc., Et Al, for reclassification of
property generally located on the west side of Torrey
Pines Drive, 1300 feet south of Smoke Ranch Road from
N-U (Non-Urban Development) to R-PD9 (Residential
Planned Development). The above property is legally
described as a portion of the Southeast Quarter (SE 1/4)
of the Northwest Quarter (NW 1/4) of Section 23, Town-
ship 20 South, Range 60 East, M.D.B. & M.

Proposed Use: Medium Density Residential
Condominium Development

16. AR-5-80

APPROVED

Request of LARRY'S FIRESIDE INN, for an Aesthetic Review
to allow the expansion of an existing structure from
12,000 square feet to 17,000 square feet for a casino
addition, on property generally located on the southwest
corner of Gowan Road and Rancho Drive, C-2 zone.

MR. BROWN presented the staff report and recommended
approval, subject to dedication of the radius corner
at Gowan Road and Rancho Drive.

LARRY LA PENTA, President, Larry's Fireside Inn,
represented the application.

MR. SWESSEL made a Motion for APPROVAL of AR-5-80,
subject to the following condition:

1. Dedication of the radius corner at Gowan Road and
Rancho Drive.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

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

17. AR-6-80

APPROVED

Request of F. ROBERT ETOR, D.V.M. for an Aesthetic Review
on property generally located between Pinto Lane and
Alta Drive on the east side of Highland Drive, M zone.

MR. BROWN presented the staff report and recommended
approval.

F. ROBERT ETOR, 2405 Llewellyn Drive, Las Vegas, Nevada,
represented the application.

MR. SWESSEL made a Motion for APPROVAL of AR-6-80.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be
taken on this item.

18. Z-63-79

EXTENSION OF TIME

APPROVED

Request of DANIEL P. FREDLUND for a one-year extension
of time on property generally located southeast of
North 11th Street and Marlin Avenue, R-3 zone.

MR. BROWN presented the staff report.

DANIEL P. FREDLUND represented the application.

MR. KENNEDY made a Motion for APPROVAL of Z-63-79.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

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

19. Z-100-64 (77)

REVIEW

APPROVED

Request of CHARLES W. JOHNSON for a Review of a Revised
Development Plan to expand the building into the existing
parking area on property generally located on the northwest
corner of 4th Street and Bonneville Avenue, C-2 zone.

MR. BROWN presented the staff report and recommended
approval.

ROBERT LARSON, architect, represented the applicant.

MR. GUTHRIE made a Motion for APPROVAL of Z-100-64 (77).

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be taken
on this item.

20. Z-30-76

WAIVER OF
CONDITIONS

DENIED

Request of JACK MILLER AND ASSOCIATES to waive rezoning
requirements on the screening of mechanical equipment
for the YMCA property located at 4141 West Meadows Lane,
R-1 zone (under Resolution of Intent to C-1).

MR. BROWN presented the staff report and recommended
approval.

PAT KLINK of JACK MILLER AND ASSOCIATES, represented the
application.

MR. MILLER made a Motion for DENIAL of Z-30-76.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for DENIAL carried unanimously.

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

21. Z-100-79
PLOT PLAN REVIEW
APPROVED

Request of JOHN R. PIKE for a Plot Plan Review to allow a room addition on property located at 1505 South Eastern Avenue, R-1 zone (under Resolution of Intent to P-R).

MR. BROWN presented the staff report and recommended approval.

MR. MILLER made a Motion for APPROVAL of Z-100-79.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced that no further action would be taken on this item.

SUPPLEMENTAL AGENDA:

1. Z-76-79
PLOT PLAN REVIEW
AND RESCISSION OF
CONDITIONS
APPROVED

Request of BEDFORD CONSTRUCTION COMPANY to amend the Plot Plan and the conditions of the approval on property generally located on the west side of Decatur Boulevard between Oakley Boulevard and Mountain View Drive, R-1 and R-3 zones, under Resolution of Intent to C-1 and R-PD10.

MR. BROWN presented the staff report and asked the Commissioners to vote on whether they want a public hearing on this item.

ERNIE BECKER appeared for the application.

BEVERLY DE BUSK, 5200 Doe Avenue, Las Vegas, Nevada, appeared in protest.

LOLA MOONEY, 5128 Doe Avenue, Las Vegas, Nevada, appeared in favor of this item.

MR. MILLER made a Motion for APPROVAL of Z-76-79 with no public hearing being necessary and subject to the following conditions:

1. Amend to Resolution of Intent with no time limit.
2. Allow temporary access to Doe Avenue for a period of one year.
3. Allow a hammerhead on Westleigh Drive rather than a cul-de-sac.
4. Conformance to all other 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, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced this item would be heard by the City Commission on July 16, 1980 at 2:00 P.M.

2. Z-76-79

PLOT PLAN REVIEW

APPROVED

Request of CHARLES L. RUTHE AND ASSOCIATES, INC. REALTORS to amend the approved Plot Plan for the commercial development located on the northwest corner of Decatur Boulevard and Doe Avenue, R-1 and R-3 zones, under Resolution of Intent to C-1.

MR. BROWN presented the staff report and recommended approval, subject to a block wall being retained on the west side.

CHARLES L. RUTHE represented the application and asked for the elimination of the block wall on Angel Drive and the elimination of the landscaping on the north side.

MR. KENNEDY made a Motion for APPROVAL of Z-76-79, Plot Plan Review, subject to the elimination of the block wall on Angel Drive, ~~elimination of the~~ landscaping on the north side, and should the block wall be necessary, staff can request it within one year.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

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

3. Z-72-79

REVIEW OF CONDITIONS

APPROVED

Request of ERNEST A. BECKER AND SONS to remove the time limit on the Resolution of Intent on property generally located at the northwest corner of Alexander Road and Lorenzi Boulevard, N-U zone, under Resolution of Intent to R-PD8 and R-PD20.

MR. BROWN stated that staff has no objection to this application.

MR. SWESSEL made a Motion for APPROVAL of Z-72-79.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

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

4. Z-65-65

REVIEW OF CONDITIONS

APPROVED

Request of ADA GARDNER for a Review of Conditions on property located at 444 East Sahara Avenue, C-1 zone.

MR. BROWN presented the staff report and recommended approval.

MR. GUTHRIE made a Motion for APPROVAL of Z-65-65.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

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

5. AV-9-80

APPROVED

Request of JAMES A. MC KELLAR for an Administrative
Variance to allow the construction of three apartment
units on property generally located on the south side
of Olive Street between Russell Avenue and Euclid Avenue,
R-4 zone.

MR. BROWN presented the staff report and recommended
approval.

MR. MILLER made a Motion for APPROVAL of AV-9-80.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

CHAIRMAN JONES announced no further action would be
taken on this item.

6. Z-66-77 and
Z-20-76

PLOT PLAN REVIEW

APPROVED

Request of K. Y. DIXON FOR PLAYLAND SKATING CENTER for
a Plot Plan Review to allow the development of an indoor
amusement center (roller skating) on property generally
located on the southeast corner of Lorenzi Boulevard and
Silverstream Avenue, C-1 zone.

MR. BROWN presented the staff report and recommended
approval, subject to the normal conditions and the
redesign of the parking lot to conform to the City of
Las Vegas standards, the existing chain link fence on
the western portion of the plan be relocated, approval
of the Nevada Department of Transportation must be
obtained, and the driveway on the northwest corner of
the property must be eliminated due to the close proximity
of the intersection.

KEN DIXON of Playland Skate Centers represented the
application.

MR. KENNEDY made a Motion for APPROVAL of Z-66-77 and
Z-20-76, 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 system
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.
6. The redesign of the parking lot shall conform to City of Las Vegas standards and the requirements of the Traffic Engineering Division.
7. If the existing chain-link fence on the western portion of the plan is to be relocated, the approval of the Nevada Department of Transportation must be obtained.
- B. The driveway on the northwest corner of the property shall be eliminated due to the close proximity of the intersection.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

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

DIRECTOR'S BUSINESS:

1. Consideration of a proposed ordinance amendment to Off-street Parking Regulations.

ABEYANCE

MR. BROWN presented the staff report.

MR. SWESSEL made a Motion for ABEYANCE until the next Planning Commission meeting.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for ABEYANCE carried unanimously.

2. Proposed ordinance amendment on Lot Grade Requirements.

APPROVED

MR. BROWN said the purpose of the Lot Grade Ordinance Amendment is for the City to get a little more control over the grade of lots.

MR. SWESSEL made a Motion for APPROVAL.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie, Mr. Swessel, Mr. Miller.

Motion for APPROVAL carried unanimously.

ADOPTED - DIRECTOR'S BUSINESS:

1. Resolution of Planning Commission authorizing clothing and television rental, etc. in Zoning Districts C-1 (Limited Commercial) and C-2 (General Commercial).

APPROVED

MR. BROWN stated staff felt that clothing and television

rental, etc. should not have to be located in a C-M (Light Industrial) District, but could be located in C-1 (Limited Commercial) and C-2 (General Commercial) Districts.

MR. SWESSEL made a Motion for APPROVAL.

Voting was as follows:

"AYES" Chairman Jones, Mr. Kennedy, Mr. Guthrie,
Mr. Swessel, Mr. Miller.

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

/10

ANNOTATED AGENDA
CITY PLANNING COMMISSION
JULY 10, 1980

OLD BUSINESS:

1. PROPOSED NEW
ZONING DISTRICT

--ABEYANCE - MILLER/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent.

PROTESTANTS: 2

NEW BUSINESS:

1. AMENDMENT TO THE
MASTER PLAN OF
STREETS AND
HIGHWAYS

- APPROVED - SWESSEL/Ayes: Guthrie, Jones, Swessel,
Miller
Noes: Kennedy with Canul and
Coleman absent

PROTESTANTS: 0

2. AMENDMENT TO THE
MASTER PLAN OF
STREETS AND
HIGHWAYS

- APPROVED - SWESSEL/Ayes: Jones, Swessel, Miller
Noes: Kennedy, Guthrie with
Canul and Coleman absent

PROTESTANTS: 0

3. VAC-6-80

- APPROVED - MILLER/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

4. VAC-7-80

- APPROVED - MILLER/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

SPECIAL CONDITIONS: Centel receive its own easement
agreement with the owner of
the property.

5. VAC-9-80

- APPROVED - GUTHRIE/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with Canul
and Coleman absent

PROTESTANTS: 0

6. FINAL MAP -
KINGSCREST
SUBDIVISION

- APPROVED - MILLER/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with Canul
and Coleman absent

PROTESTANTS: 0

SPECIAL CONDITIONS: Conformance to the conditions
of approval of the tentative map.

7. FINAL MAP -
PLAZA VEGAS TWO
PHASE 5

- APPROVED - GUTHRIE/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with Canul
and Coleman absent

PROTESTANTS: 0

JULY 10, 1980

8. FINAL MAP-
PLAZA VEGAS TWO
PHASE 6

- APPROVED - GUTHRIE/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

9. FINAL MAP-
PLAZA VEGAS TWO
PHASE 7

- APPROVED - GUTHRIE/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

10. Z-41-80

- DENIED - SWESSEL/Ayes: Kennedy, Guthrie, Jones
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: Ronna Rothi
578 Airshire Court

Don Wells
4629 Kathleen

Jean Noren
554 Marion Drive

Claude Ruets
VTN

13 Present
2 Letters
41 on Petition

11. Z-42-80

- APPROVED - MILLER/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

SPECIAL CONDITIONS: Dedication of 15' of right-of-way
on Bonanza Road, and installation
of sidewalks and commercial
driveway to the City of Las Vegas
standards.

12. Z-43-80

- DENIED - MILLER/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: Robert Wilson
6989 Fenway

9 Present

13. Z-44-80

- APPROVED - SWESSEL/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

SPECIAL CONDITIONS: Redesign the parking and driveway
in accordance with the City of
Las Vegas standards and submit a
plan to Traffic and Engineering
for their review and approval.

14. Z-45-80

- DENIED - KENNEDY/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: Conrad Lockner
2312 Mariposa

Gary Jennings
2304 Mariposa

5 Present

15. Z-46-80

(WITHDRAWN FROM AGENDA)

16. AR-5-80

- APPROVED - SWESSEL/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

SPECIAL CONDITIONS: Specific landscaping requirements
and radius corner dedication of
Gowan and Rancho

17. AR-6-80

- APPROVED - SWESSEL/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

18. Z-63-79
Extension of Time

- APPROVED - KENNEDY/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

19. Z-100-64 (77)
Review

- APPROVED - GUTHRIE/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

20. Z-30-76
Waiver of Conditions

- DENIED - MILLER/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

21. Z-100-79
Plot Plan Review

- APPROVED - MILLER/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

SUPPLEMENTAL AGENDA

1. Z-76-79
Plot Plan Review and
Recission of Conditions

- APPROVED - Miller/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

SPECIAL CONDITIONS: Hammerhead be completed at this
time, access to Doe Avenue
for one year, and removal of
the time limit on the ROI. No
Public Hearing is necessary.

PROTESTANTS: Beverly DeBusk
5200 Doe Avenue

Lola Mooney (In favor of it)
5128 Doe Avenue

6 Present

2. Z-76-79
Plot Plan Review

- APPROVED - Kennedy/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

SPECIAL CONDITIONS: Elimination of block wall on
Angel Drive; elimination of
landscaping on north. Should
block wall be deemed necessary,
staff can request it within
one year.

PROTESTANTS: 0

3. Z-72-79
Review of Conditions

- APPROVED - Swessel/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

4. Z-65-65
Review of Conditions

- APPROVED - Guthrie/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

5. AV-9-80

- APPROVED - Miller/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

PROTESTANTS: 0

6. Z-66-77
Z-20-76
Plot Plan Review

- APPROVED - Kennedy/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

SPECIAL CONDITIONS: Redesign of the parking lot to
conform to the City of Las Vegas
standards, existing chain link
fence on Western portion of plan
to be relocated, approval of
Nevada Department of Transportation
must be obtained, driveway on
northwest corner of property be
eliminated due to close proximity
of intersection.

PROTESTANTS: 0

DIRECTOR'S BUSINESS:

1. Consideration of a proposed ordinance amendment to Off-Street Parking Regulations.

- ABEYANCE - Swessel/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

2. Proposed ordinance amendment on Lot Grade Requirements.

- APPROVED - Swessel/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

ADDENDUM - DIRECTOR'S BUSINESS:

1. Resolution of Planning Commission authorizing Clothing and Television Rental, etc.
in Zoning Districts C-1 (Limited Commercial) and C-2 (General Commercial).

- APPROVED - Swessel/Ayes: Kennedy, Guthrie, Jones,
Swessel, Miller with
Canul and Coleman absent

CHAIRMAN JONES:

Item No. 20, Z-30-76, Request of Jack Miller and Associates to waive rezoning requirements on the screening of mechanical equipment for the YMCA property located at 4141 West Meadows Lane, R-1 zone (under Resolution of Intent to C-1).

MR. BROWN:

We met with Mr. Miller some time ago, I guess after the last meeting, and discussed with him what to do about screening of the roof mechanics and we had a meeting of the minds that they would paint them white and we would take a look to see whether we felt this would comply with screening of roof mechanics. I think if you have looked at them since they have been painted, at least to our way of thinking, Mr. Foster's and mine, it is tastefully done and blends in with the landscaping and blends in with the sky and the rear of the roof mechanics.

CHAIRMAN JONES:

What's tasteful about that building?

MR. BROWN:

I'm not talking about that. I'm talking about the roof mechanics. We think they are compatible with what they had out there and we would recommend the waiver be approved.

CHAIRMAN JONES:

That is an abortion the way they painted that.

MR. BROWN:

I do not have a meeting of the minds with you on that Mr. Jones. I am simply saying that as far as the screening of the roof mechanics is concerned....

CHAIRMAN JONES:

Is the applicant with us? I don't want to hear anything else from you Mr. Brown. Come down here.

PAT KLINK:

My name is Pat Klink, Jack Miller and Associates, architects.

CHAIRMAN JONES:

Good to see you again Pat. I took out after you before and I'll do it again. I disagree with Mr. Brown. I was by there this evening and you haven't improved anything. I mean, the building architecturally looks good, but the paint job looks like a whore house.

PAT KLINK:

Unless you require us to repaint the building, I don't know what I can do about it.

MR. SWESSEL:

I met with you -- Mr. Brown and myself came up and looked at that thing and my understanding, and you fellows explained it to us that the air conditioning units you had originally bought for it didn't come and you went with bigger units, am I correct? -- that stood out like a sore thumb. But as we go across the street and look at the Meadows, they did a good job of screening. If we are going to make one guy

do it -- I am a strong supporter of the YMCA -- but by God you are going to screen that thing as long as I sit on this Board. I agree with Mr. Jones, you have done nothing for that building.

CHAIRMAN JONES:

Your biggest portion is the Meadows portion facing that. You can't say that's going to be a big deal because I drove by there tonight. I looked at it from the Valley View side -- it wasn't that bad. In fact, I think we could probably fudge a little there, but that front, no way. I think you really have got a lot of nerve coming in originally and filing the application when you knew it was there in the first place.

PAT KLINK:

As Commissioner pointed out, the units did change.

CHAIRMAN JONES:

I don't care whether the units changed or not, it was in the stipulation when that building went up, when every building goes up. Why should we waive it for you or anybody else when you have done nothing to improve the looks of the neighborhood in the first place -- by painting that building that God-awful red and white. I pity the neighbors that live in there. Close the public hearing and call for a motion.

MR. MILLER:

This is a tough one. I move for denial.

CHAIRMAN JONES:

Pat, you have the alternative to appeal this decision of this Commission and from thereon you can take it to the City Commission, so in all fairness to you; otherwise, it would be final action. If you appeal this decision, then you can take it on to the City Commission. I hope they give you the same treatment though, I truthfully do, because like Mr. Swessel said, I am all for the YMCA. I have been one of the biggest backers of John Ward and the work he has done in this City for years, but I think what your company and the "Y" has done to that neighborhood is truly an abortion.

PAT KLINK:

It's not my place to argue with you here.

CHAIRMAN JONES:

I know that -- I understand that. That has been denied and if the applicant so desires to appeal that, let the record show he then can go to the City Commission. I don't often get that mad about something.