

**VERBATIM
TRANSCRIPT
ATTACHED
AFTER
MEETING
MINUTES**

29233-P69
6:981-1-27

AGENDA

CITY PLANNING COMMISSION

JANUARY 27, 1981

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. Z-99-80 Nevada State Library
Documents Section Application of DONNA F. BEAM for reclassification
of property generally located at the northeast
corner of Lorenzi Boulevard and Washington Avenue,
from R-E to R-3.
Proposed Use: Medium High Density
Apartment Development
- Referred back from City Commission JAN 28 1981

NEW BUSINESS:

1. TENTATIVE MAP
NEW COUNTRY NO. 6
Property generally located on the southeast
corner of Santa Catalina Avenue and Jones
Boulevard, R-1 Zone.
Owner: First Western Savings Assoc.
Subdivider: Stanton Construction Co.
No. of Acres: 11.4 No. of Lots: 46
2. FINAL MAP
NEW COUNTRY NO. 6
Property generally located on the southeast
corner of Santa Catalina Avenue and Jones
Boulevard, R-1 Zone.
Owner: First Western Savings Assoc.
Subdivider: Stanton Construction Co.
No. of Acres: 11.4 No. of Lots: 46
3. TENTATIVE MAP
WILDWOOD VILLAS UNIT NO. 2
Property generally located south of Stewart
Avenue and west of Lamb Boulevard, R-1 Zone
(under Resolution of Intent to R-PD7).
Owner/Subdivider: Bronze Construction Co., Inc.
No. of Acres: 7.6 No. of Lots: 53
4. A-1-81(A)
Petition of Annexation submitted by MILTON
AND ANNA MAE DELUGG, to annex property generally
located on the south side of Smoke Ranch Road,
approximately 680' west of Torrey Pines Drive
(Parcel #1); and property generally located
on the north side of Balzar Avenue, approximately
680' west of Torrey Pines Drive (Parcel #2).
5. VAC-1-81
Petition of Vacation submitted by ALLEN E.
STEWART, PRESIDENT, BRONZE CONSTRUCTION CO.,
to vacate a portion of Dandelion Avenue and a
portion of Daisetta Street, within Wildwood
Villas Unit No. 1 Subdivision.

6. LOCATION APPROVAL
69KV ELECTRICAL
TRANSMISSION LINE
- Request of NEVADA POWER COMPANY for approval of an alternate route for a portion of the Lewis-El Rancho 69KV transmission line.
7. Z-112-80
- Application of D & R INVESTMENTS for reclassification of property generally located on the south side of Monroe Avenue between "J" Street and "N" Street, from R-1 to R-PD10.
Proposed Use: Medium Density Single Family Residence (Zero Lot Line)
8. UC-178-78
EXTENSION OF TIME
COUNTY REFERRAL
- Request of EARL WILLIAMS & SONS for an Extension of Time on a use permit which allowed a gravel extraction operation on property generally located on the west side of Las Vegas Boulevard North, approximately three miles north of Craig Road, R-U zone.
9. Z-13-76
EXTENSION OF TIME
- Request of JACK MATTHEWS & CO. for an Extension of Time on property generally located on the south side of Sahara Avenue between Richfield and Teddy Drive, R-4 zone (under Resolution of Intent to C-1).
10. Z-81-79
REINSTATEMENT AND
EXTENSION OF TIME
- Request of PETER DE SANTIS for a Reinstatement and Extension of Time on property located at 1713 S. Eastern Avenue, R-1 Zone (under Resolution of Intent to P-R).
11. Z-102-79
REINSTATEMENT AND
EXTENSION OF TIME
- Request of ROBERT L. CONN for a Reinstatement and Extension of Time on property generally located on the west side of Tonopah Drive between Bonanza Road and Washington Avenue, R-1 Zone (under Resolution of Intent to R-2).
12. Z-103-79
REINSTATEMENT AND
EXTENSION OF TIME
- Request of ROBERT L. CONN for a Reinstatement and Extension of Time on property generally located on the east side of Dike Lane between Bonanza Road and Warren Drive, R-1 Zone (under Resolution of Intent to R-2).

DIRECTOR'S BUSINESS:

1. Annual Review of General Plan
2. Request permission to initiate a zone change to C-V on Angel Park.
3. Amendment to the Zoning Ordinance relative to home occupations.

LINDA

NOTICE OF PUBLIC HEARING

JANUARY 27, 1981

Notice is hereby given that on January 7, 1981 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-112-80 D & R INVESTMENTS FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF MONROE AVENUE BETWEEN "J" STREET AND "N" STREET.

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY SINGLE FAMILY RESIDENCE (ZERO LOT LINE)

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 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

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

(SEE ATTACHED LOCATION MAP)



7-112-80

JACKSON

January 12, 1981

NOTICE OF HEARING

JANUARY 27, 1981

Notice is hereby given that on January 27, 1981, 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:

VAC-1-81 PETITION OF VACATION SUBMITTED BY ALLEN E. STEWART TO VACATE A PORTION OF DANDELION AVENUE AND A PORTION OF DAISSETTA STREET, LOCATED IN WILDWOOD VILLAS UNIT NO. 1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS

PARCELS OF LAND LOCATED WITHIN A PORTION OF
THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST
QUARTER (SE $\frac{1}{4}$) OF SECTION 31, 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 vacation, 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
HAROLD P. FOSTER, DIRECTOR

HPF:bjj

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

(SEE LOCATION MAP ON REVERSE SIDE.)

MINUTES

CITY PLANNING COMMISSION

JANUARY 27, 1981

CALL TO ORDER:

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

PRESENT:

Chairman Coleman
Mr. Miller
Mr. Swessel
Mr. Jones
Mr. Guthrie
Mr. Canul

EXCUSED:

Mr. Kennedy.

STAFF PRESENT:

Harold P. Foster, Director, Department of Community
Planning and Development
Howard A. Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Chris Gellner, Deputy City Attorney
Brett Reale, Assistant Planner
Linda Owens, Recording Secretary

ANNOUNCEMENT:

MR. FOSTER stated 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 Department of Community Planning and Development.

REZONING CONDITIONS:

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

OLD BUSINESS:

1. Z-99-80

(Referred back
from City
Commission)

TIE VOTE

Application of DONNA F. BEAM for reclassification of property generally located at the northeast corner of Lorenzi Boulevard and Washington Avenue, from R-E (Residence Estates) to R-3 (Limited Multiple Residence). The above property is legally described as a portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 26, Township 20 South, Range 60 East, M.D.M.
Proposed Use: Medium High Density Apartment Development

MR. FOSTER said this item appeared before the Planning Commission previously and was referred back to the Planning Commission by the City Commission for consideration of a lower density. The applicant had submitted a revised plot plan that is essentially the same as first proposed, except for the area across the street from the R-PD6. The R-PD6 is on the south side of Washington Avenue, which is basically a single-family development similar to R-1 zoning. The change on the plot plan involves about a 3 1/2 acre strip of land on the north side of Washington and indicates the density will be 9 units per acre. They will be single-story 4-plexes with setbacks ranging from 30 feet to 52 feet to provide for landscaping. The original proposal was for 592 units and it has been reduced to 540 units. Staff still feels this density is in excess of what the General Plan recommends for this particular neighborhood. The General Plan recommends there not be more than 10% of the land in the neighborhood for medium density residential development. Staff recommends denial and there are 429 protests on record.

1. Z-99-80

(CONTINUED)

MR. MILLER asked if there are any plans for the R-3 area.

MR. FOSTER replied that the strip along Washington and Jones was zoned in 1963 and basically layed out for a series of 4-plexes. The parcel on the west side of Lorenzi was zoned R-3 at about the same time, and there are no plans for development on that land.

MR. SWESSEL asked if some of this belonged to the Ernie Lied estate.

MR. FOSTER replied that the strip of land along Washington, Jones, and Vegas Drive belongs to that estate.

CHAIRMAN COLEMAN asked if the land had been ordinanceed or if there are extensions on it periodically.

MR. FOSTER said it is ordinanceed so all they have to do is come in for a building permit and they can start construction.

MR. MILLER asked if the Lied property is in litigation because of the death of Mr. Lied.

Staff was not aware of the status of the Lied property.

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

GEORGE DICKERSON, 630 South 3rd Street, appeared on behalf of the applicant and the developer, Lincoln Properties. He said the Lied property is in probate. They are contemplating the construction of single-story buildings along the north and contiguous to the residential properties on the south side of Washington Street. This reduces the density to 9 units per acre on the 3.18 net acres. Further, they are providing a setback of 30 feet to 52 feet. He said that if there is overcrowding in the schools, the School District should provide the needed schools. When they first came before the Planning Commission their plan called for 96 efficiency apartments and now their plan calls for 80 efficiency apartments. They have reduced the one bedroom/one bath apartments from 304 to 264. They have increased by 8 the two bedroom/one bath apartments from 80 to 88. They have held constant the two bedroom/two bath apartments to 80. They have reduced the three bedroom/two bath apartments from 32 to 28, for a total of 540 units. The efficiency apartments will rent for \$305; one bedrooms will be \$360; the two bedroom/one baths will be \$425; the two bedroom/two baths will be \$455; and the three bedroom/two baths will be \$540 per month. This will not be transient, low-cost housing that will cause crime problems.

MR. GUTHRIE asked what the depth is of the R-3 portion on the adjoining property.

GEORGE DICKERSON answered that the depth on the west is 300 feet from the center of the street and their property is 800 feet from the center line of the street. Lincoln Properties do not purchase properties for speculative purposes. As soon as they receive the proper zoning they proceed with their developments.

CHAIRMAN COLEMAN asked if Lincoln Properties manage their own developments.

RONALD BROOKS, representing Lincoln Properties, 3311 South Jones Boulevard, said they manage close to 65,000 units in the United States. They have a resident manager, as well as a full staff

1. Z-99-80

(CONTINUED)

to maintain each development. They expend extensive amounts of money on landscaping and have a staff to maintain the landscaping.

There were 50 persons in the audience to protest this item.

NORMAN STONE, 704 North Watkins, appeared in opposition. He feels this rezoning will set about a dangerous precedent. He presented petitions containing between 500 and 600 signatures in protest. There seems to be more crime in apartment areas. The schools are growing faster in that area than in other parts of the City.

TERRENCE BROTHERTON, 7013 Carmen Boulevard, appeared in protest. He presented a petition with 160 signatures in protest consisting of persons residing in the Rainbow West area.

ALLEN BELL, 6524 Sugarpine Lane, appeared in protest. He feels this would create too much additional traffic in the area and parking would be a problem.

PAT FOY, 1205 Tenaya Way, appeared in protest. He is concerned about the crime the apartments will bring to the area. He feels the apartments could be built in another area.

GEORGE DICKERSON appeared in rebuttal stating that if there is a traffic congestion then there should be something done with the roads and signals in that area by the City. The on-premise parking was increased from 1.5 spaces per unit to 1.65 parking spaces per unit by decreasing the number of apartment units. He said some of the signatures on the petitions are by people who live a distance from the property and are not affected by this rezoning classification. He feels this project would be situated in a favorable part of the city, since it is in the extreme northwest portion with a main arterial into the city.

NIOMA BAKER, 500 Sportsman Drive, appeared in protest. She asked why Lincoln Properties purchased this property if they knew it was not zoned for apartments. Why is the main entrance on Washington instead of on Lorenzi?

GEORGE DICKERSON said that the way the plan was laid out initially it provided for the entry gate to be on Washington.

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

MR. SWESSEL made a Motion for APPROVAL of Z-99-80.

Voting was as follows:

"AYES" Mr. Miller, Mr. Swessel, Mr. Canul
"NOES" Chairman Coleman, Mr. Jones, Mr. Guthrie

Motion for APPROVAL resulted in a tie vote.

GEORGE DICKERSON requested the application be submitted to the City Commission with the no action tie vote because the developer was under a time constraint to purchase the property.

After discussion, the Planning Commission agreed to refer the application to the City Commission with the "no action" vote.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on February 4, 1981 at 2:00 P.M.

NEW BUSINESS:

1. TENTATIVE MAP

NEW COUNTRY NO.6

APPROVED

Property generally located on the southeast corner of Santa Catalina Avenue and Jones Boulevard, R-1 zone.

Owner: First Western Savings Association

Subdivider: Stanton Construction Company

No. of Acres: 11.4 No. of Lots: 46

1. TENTATIVE MAP

(CONTINUED)

MR. NULL presented the staff report stating staff would recommend approval, subject to no vehicular access to Jones Boulevard from the abutting lots and a wall statement, along with the normal conditions.

MR. CANUL made a Motion for APPROVAL of the Tentative Map for New Country No. 6, 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. No vehicular access to Jones Boulevard from the abutting lots.

3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.

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

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

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 18, 1981 at 2:00 P.M.

2. FINAL MAP

NEW COUNTRY NO. 6

APPROVED

Property generally located on the southeast corner of Santa Catalina Avenue and Jones Boulevard, R-1 zone.

Owner: First Western Savings Association
Subdivider: Stanton Construction Company
No. of Acres: 11.4 No. of Lots: 46

MR. NULL presented the staff report stating this Final Map is in conformity with the tentative map. Staff would recommend approval, subject to the approval of the tentative map and conformance to the conditions of approval for the tentative map.

MR. CANUL made a Motion for APPROVAL, subject to the following conditions:

1. Approval of the tentative map.

2. FINAL MAP
(CONTINUED)

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

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, Mr. Jones,
Mr. Guthrie, Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

3. TENTATIVE MAP

WILDWOOD VILLAS
UNIT NO. 2

APPROVED

Property generally located south of Stewart Avenue and west of Lamb Boulevard, R-1 zone (under Resolution of Intent to R-PD7).
Owner/Subdivider: Bronze Construction Co., Inc.
No. of Acres: 7.6 No. of Lots: 53

MR. NULL presented the staff report stating the applicants propose a crash gate on the south side of the property at Daisetta for emergency vehicles. This street will lead into some undeveloped property to the south. To the north there is going to be an R-PD project and staff recommends a cul-de-sac, which is a requirement of Public Services. With this condition, and the normal conditions, staff would recommend approval. Also, this tentative map should be considered as a plot plan review for the former rezoning case Z-111-78. A waiver will be necessary for the length of the cul-de-sac because it exceeds 400 feet by approximately 40 feet.

NELSON MEYER appeared for the developer.

MR. GUTHRIE made a Motion for APPROVAL, 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. A cul-de-sac is to be constructed at the north end of Daisetta Street as required by the Department of Public Services.
3. Street names to be provided in accord with the City's Street Name Policy.
4. Subject to all conditions of City departments and State Subdivision Statutes.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, Mr. Jones,
Mr. Guthrie, Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 18, 1981 at 2:00 P.M.

4. A-1-81(A)

APPROVED

Petition of Annexation submitted by MILTON AND ANNA MAE DELUGG, to annex property generally located on the south side of Smoke Ranch Road, approximately 680 feet west of Torrey Pines Drive (Parcel #1); and property generally located on the north side of Balzar Avenue, approximately 680 feet west of Torrey Pines Drive (Parcel #2).

MR. NULL presented the staff report stating this acreage has County R-E zoning with N-U the City equivalent. Staff would recommend approval.

SCOTT WALLACE appeared for the application.

MR. MILLER made a Motion for APPROVAL of A-1-81(A).

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

5. VAC-1-81

APPROVED

Petition of Vacation submitted by ALLEN E. STEWART to vacate a portion of Dandelion Avenue and a portion of Daisetta Street, located in Wildwood Villas Unit No. 1. The above property is legally described as parcels of land located within a portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 20 South, Range 62 East, M.D.B. & M.

MR. NULL said the Vacation consists of two areas. The north part of Daisetta Street, which, when vacated, will become part of the Crossroads III Tentative Map. The other portion is a street right-of-way that is left over from a previous design, so staff would also like to have that removed as well. The utility companies and City departments have no objections to this Vacation. Staff would recommend approval with the normal conditions.

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

No one appeared for the application.

CHAIRMAN COLEMAN declared the hearing closed.

MR. GUTHRIE made a Motion for APPROVAL of VAC-1-81, 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 Coleman, Mr. Miller, Mr. Swessel, Mr. Jones, Mr. Guthrie, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced a date will be set for the public hearing on this item at the City Commission meeting on February 4, 1981 at 2:00 P.M.

6. LOCATION APPROVAL

69KV ELECTRICAL
TRANSMISSION LINE

APPROVED

Request of NEVADA POWER COMPANY for approval of an alternate route for a portion of the Lewis-El Rancho 69KV transmission line.

MR. NULL said Section 11-4-3 of the City Code pertains to underground power lines. This particular section is an exception section, which indicates that a power line of 15,000 volts or more does not have to go below ground. The Planning Commission has the right to approve the location. Nevada Power Company wants to remove the 69KV transmission line from Main Street and Sahara Avenue, and reroute it along Commerce, Utah, and Industrial Road, which are streets in an industrial area.

WALLY HENSON, 107 Marigold Lane, appeared to represent Nevada Power Company saying they would put up steel structures and take all the wooden poles down on Main Street.

MR. MILLER made a Motion for APPROVAL of the Location Approval for the 69KV Electrical Transmission Line.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

7. Z-112-80

APPROVED

Application of D & R INVESTMENTS for reclassification of property generally located on the south side of Monroe Avenue between "J" Street and "N" Street, from R-1 (Single Family Residence) to R-PD10 (Residential Planned Development). 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 28, Township 20 South, Range 61 East, M.D.B. & M. Proposed Use: Medium Density Single Family Residence (Zero Lot Line)

MR. FOSTER presented the staff report stating this request came before the Commission in June of 1980 and was denied by the Planning Commission and City Commission. It involves a 14-lot development with a zero lot line. The lots are approximately 43 feet by 75 feet. Staff is recommending denial because it is an R-1 area.

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

EVAN WILLIAMS, 1726 Gold Hill, appeared for the application. The units will sell for \$45,000 to \$47,000. A single-family dwelling on a regular sized lot is not economically feasible. They will contain about 1,400 square feet.

MR. MILLER asked if there are garages with each unit.

EVAN WILLIAMS said there will be a one car garage and parking for one car in front of each unit.

BOBBIE JEAN ATKINSON, 1233 West Monroe Street, appeared in opposition. They want to improve the area, but they object to what the applicant wants to construct in the area.

SALLIE M. CARROLL, 1304 West Monroe, appeared in opposition. She is also against the type of units Evan Williams is proposing

7. Z-112-80

(CONTINUED)

to build. She thinks these units would eventually turn into apartments.

EVAN WILLIAMS said these units are for sale and not for rent.

YVONNE ATKINSON, 1233 West Monroe Street, appeared in protest. She said Evan Williams built homes previously, but no one purchased them due to the general economy and interest rates. The children living in apartments in the area are creating crimes.

MR. CANUL asked if these units are classified as duplexes or houses.

MR. FOSTER said they are classified as detached single-family residences. There would have to be a waiver of the 5 acre requirement to conform to the plot plan.

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

MR. CANUL made a Motion for APPROVAL of Z-112-80, subject to the following conditions:

1. Resolution of Intent to be restricted to a twelve (12) month time limit.
2. Waiver of the 5 acre requirement.
3. Conformance to the requirements of the Flood Hazard Reduction Ordinance.
4. Conformance to the requirements of the Traffic and Parking Commission on the driveway openings.
5. Conformance to the plot plan.
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. Satisfaction of City Code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Miller, Mr. Swessel, Mr. Jones, Mr. Canul
"NOES" Chairman Coleman, Mr. Guthrie

Motion for APPROVAL carried by a 4/2 vote.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 18, 1981 at 2:00 P.M.

8. UC-178-78

EXTENSION OF
TIME

COUNTY REFERRAL

APPROVED

Request of EARL WILLIAMS AND SONS for an Extension of Time on a Use Permit which allowed a gravel extraction operation on property generally located on the west side of Las Vegas Boulevard North, approximately three miles north of Craig Road, R-U zone.

MR. FOSTER presented the staff report and said they are asking for a two-year Extension of Time. Staff recommends approval.

8. UC-178-78

(CONTINUED)

EARL WILLIAMS appeared for the application.

MR. SWESSEL made a Motion for APPROVAL of UC-178-78, subject to the following condition:

1. Extension of Time shall be limited to a period of two (2) years.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, Mr. Guthrie
Mr. Canul

"NOES" None

"EXCUSED" Mr. Jones

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 4, 1981 at 2:00 P.M.

9. Z-13-76

EXTENSION OF TIME

APPROVED

Request of JACK MATTHEWS AND COMPANY for an Extension of Time on property generally located on the south side of Sahara Avenue between Richfield and Teddy Drive, R-4 zone (under Resolution of Intent to C-1).

MR. FOSTER said this is for a Red Rock facility and they have had five extensions already. They have obtained the services of a new architect and he is drawing up new plans. They are requesting a one-year Extension of Time.

ROBERT APPLE, attorney appearing for the applicants, said the problem is the availability of money.

RON DOMINICK, realtor, appeared for the applicants.

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

1. Extension of Time shall be limited to a period of one (1) year.
2. Conformance to all ordinances enacted subsequent to the rezoning approval.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on February 18, 1981 at 2:00 P.M.

10. Z-81-79

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of PETER DE SANTIS for a Reinstatement and Extension of Time on property located at 1713 South Eastern Avenue, R-1 zone (under Resolution of Intent to P-R).

MR. FOSTER said this request for an Extension of Time is due to financial problems. Staff has no objections to this request.

PETER DE SANTIS appeared saying his father, Edward De Santis,

10. Z-81-79

(CONTINUED)

filed the original Extension of Time, but his father was out of town at the time this application was filed so he filed the application. They are requesting a one-year extension.

MR. SWESSEL made a Motion for APPROVAL of Z-81-79, subject to the following conditions:

1. Extension of Time shall be limited to a period of one (1) year.
2. Conformance to all ordinances enacted subsequent to the rezoning approval.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item will be heard by the Board of City Commissioners on February 18, 1981 at 2:00 P.M.

11. Z-102-79

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of ROBERT L. CONN for a Reinstatement and Extension of Time on property generally located on the west side of Tonopah Drive between Bonanza Road and Washington Avenue, R-1 zone (under Resolution of Intent to R-2).

MR. FOSTER said this request is tied in with a Variance application that was approved until August 28, 1981. Staff feels it would be appropriate to grant the extension until the Variance time period is up and then the whole package could be considered at that time. There is a reinstatement of six months after the time period has expired for all rezonings.

ROBERT L. CONN appeared for the application stating the problem has been financing. They think they have solved that problem. Rezoning application Z-103-79 would be started first.

MR. SWESSEL made a Motion for APPROVAL of Z-102-79, subject to the following condition:

1. Reinstatement and Extension of Time shall expire on August 28, 1981.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on February 18, 1981 at 2:00 P.M.

12. Z-103-79

REINSTATEMENT
AND EXTENSION
OF TIME

APPROVED

Request of ROBERT L. CONN for a Reinstatement and Extension of Time on property generally located on the east side of Dike Lane between Bonanza Road and Warren Drive, R-1 zone (under Resolution of Intent to R-2).

(This item was heard in conjunction with Item 11, Z-102-79, above.)

12. Z-103-79

(CONTINUED)

MR. SWESSEL made a Motion for APPROVAL of Z-103-79, subject to the following condition:

1. Reinstatement and Extension of Time shall expire on August 28, 1981.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on February 18, 1981 at 2:00 P.M.

DIRECTOR'S BUSINESS:

1. ANNUAL REVIEW OF GENERAL PLAN:

MR. FOSTER said the General Plan indicates an annual review should be conducted to go over what development activities have taken place the previous year and what is proposed for the coming year. In 1980 staff developed a Preservation Element that is in a draft stage. An Equestrian Plan is in the final stages of being completed and it will be heard by the Planning Commission sometime in 1981. Staff is in the process of reviewing the Parks and Recreation Element to come up with new standards. A Special Activities Center Plan was developed for various areas of the city, such as around Southern Nevada Memorial Hospital and around Sahara and Eastern. A Land Use Plan for the Tanke's Subdivision area was devised which will be used as a guide for future rezoning applications in those areas. Staff is continuing with its neighborhood studies which helps staff on each rezoning request that is submitted. There have been a number of street amendments that occurred during the past year. For 1981 staff will be working on the Equestrian Plan, Parks and Recreation Plan, neighborhood studies, and the R-E areas in the west and northwest areas of the city will be studied to determine which areas will remain R-E and be developed on that basis and which will be transitional. There will be some major changes in the Zoning Ordinance. There will no doubt be Special Activities Center Plans for various areas as they come up for rezoning applications. Under the Land Use Plan there will also be a study of the designed population in the various neighborhoods.

2. REQUEST PERMISSION TO INITIATE A ZONE CHANGE TO C-V ON ANGEL PARK:

MR. FOSTER said the City has annexed this to the city. It is conceivable there will be some development taking place in Angel Park when the Peccole property starts developing to the south which was annexed into the city. Staff feels this would be better if it were under a Civic classification before development is started.

MR. JONES made a Motion for APPROVAL.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

3. AMENDMENT TO THE ZONING ORDINANCE RELATIVE TO HOME OCCUPATIONS:

MR. FOSTER said this was brought before the Commission in 1979 because there were a lot of businesses being operated out of homes. There has been some question about the wording that has been placed in the ordinance stating the business must be operated entirely within the confines of the home. The ordinance should be changed to read that the business would "substantially" or "primarily" be operated out of the home. Staff will get together with the City Attorney to work out the wording on the ordinance.

MR. MILLER asked if there were restrictions on the ordinance would be there be more people operating a business without a license?

MR. FOSTER did not think this would be the case.

MR. SWESSEL asked if there should be a time limit on the home occupation permits?

CHAIRMAN COLEMAN thought this was a good idea in giving the home-operated business one or two years and then coming back before the Planning Commission. If the business had increased substantially, then the business would have to move to a commercial area.

MR. SWESSEL asked if there ever was a fee increase on the home occupation permits?

MR. FOSTER said "no." He said they would also put wording into the ordinance whereby a time limit may be imposed on home businesses.

MR. SWESSEL made a Motion for APPROVAL.

Voting was as follows:

"AYES" Chairman Coleman, Mr. Miller, Mr. Swessel, Mr. Jones,
Mr. Guthrie, Mr. Canul
"NOES" None

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-100-64(118)

PLOT PLAN REVIEW

APPROVED

Request of GARY GUY WILSON, AIA ON BEHALF OF MYRON KUSHNER REALTY for a plot plan review to allow an office building on property generally located on the east side of Fourth Street between Clark Avenue and Lewis Avenue, R-4 zone (under Resolution of Intent to C-2).

MR. FOSTER said this is for an office building downtown. They will have five floors of parking for one hundred fifty spaces and five floors of offices. Staff recommends approval.

GARY WILSON, Architect, 3355 Spring Mountain Road, appeared for the application. They are just in the design stage of the building.

MYRON KUSHNER, Developer, also appeared for the application. The financing is tentatively arranged. This is a condominium project to be pre-sold contingent upon financing. After the sales have been made the financing would be obtained. Con-

Z-100-64(118)

(CONTINUED)

struction should start the end of April and it should be completed by January of 1982. This will be a limited partnership deal consisting of lawyers who will be the users of the space. In that way it will be one loan that can be gotten from an insurance company. There is a total office space of 43,150 square feet.

MR. CANUL made a Motion for APPROVAL of Z-100-64(118), subject to the following condition:

1. Conformance to the plot plan and elevations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN COLEMAN announced this item would be heard by the Board of City Commissioners on February 18, 1981 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:55 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

ANNOTATED AGENDA
CITY PLANNING COMMISSION
JANUARY 27, 1981

OLD BUSINESS:

1. Z-99-80

TIE VOTE - SWESSEL/AYES: Mr. Miller, Mr. Swessel, Mr. Canul
NOES: Chairman Coleman, Mr. Jones, Mr. Guthrie

PROTESTORS: 1. Norman Stone, 704 N. Watkins
2. Terrence Brotherton, 7013 Carmen Blvd.
3. Allen Bell, 6524 Sugarpine Lane
4. Pat Foy, 1205 Tenaya Way
5. 429 protestors on record with staff.
6. 50 persons in audience in protest.
7. 1 petition with 160 signatures in protest.
8. Petitions presented with between 500 and 600 signatures in protest.
9. Nioma Baker, 500 Sportsman Drive

NEW BUSINESS:

1. TENTATIVE MAP

NEW COUNTRY NO. 6

APPROVED - CANUL/AYES: Chairman Coleman, Mr. Miller, Mr. Swessel,
Mr. Jones, Mr. Guthrie, Mr. Canul
NOES: None

SPECIAL CONDITIONS: 1. No vehicular access to
Jones Blvd. from the abutting
lots.
2. Wall statement.

2. FINAL MAP

NEW COUNTRY NO. 6

APPROVED - CANUL/AYES: Chairman Coleman, Mr. Miller, Mr. Swessel,
Mr. Jones, Mr. Guthrie, Mr. Canul
NOES: None

SPECIAL CONDITIONS: 1. Approval of the tentative
map.
2. Conformance to the conditions
of approval for the tentative
map.

3. TENTATIVE MAP

WILDWOOD VILLAS
UNIT NO. 2

APPROVED - GUTHRIE/AYES: Chairman Coleman, Mr. Miller, Mr. Swessel,
Mr. Jones, Mr. Guthrie, Mr. Canul
NOES: None

SPECIAL CONDITION: 1. Public Services requires a
cul-de-sac on north portion.

(NOTE: This should be considered
a plot plan review for
former rezoning/Z-111-78;
and a waiver will be
necessary for cul-de-sac
because it exceeds 400 ft.
by approximately 40 ft.)

12. Z-103-79

REINSTATEMENT AND
EXTENSION OF TIME

(until 8/12/81)

APPROVED - SWESSEL/AYES: Chairman Coleman, Mr. Miller, Mr. Swessel,
Mr. Jones, Mr. Guthrie, Mr. Canul
NOES: None

DIRECTOR'S BUSINESS:

1. Annual Review of General Plan: (THERE WAS NO VOTING ON THIS ITEM.)

2. Request permission to initiate a zone change to C-V on Angel Park:

APPROVED - JONES/AYES: Chairman Coleman, Mr. Miller, Mr. Swessel,
Mr. Jones, Mr. Guthrie, Mr. Canul
NOES: None

3. Amendment to the Zoning Ordinance relative to home occupations:

APPROVED - SWESSEL/AYES: Chairman Coleman, Mr. Miller, Mr. Swessel,
Mr. Jones, Mr. Guthrie, Mr. Canul
NOES: None

SUPPLEMENTAL AGENDA:

1. Z-100-64(118)

PLOT PLAN REVIEW

APPROVED - CANUL/AYES: Chairman Coleman, Mr. Miller, Mr. Swessel,
Mr. Jones, Mr. Guthrie, Mr. Canul
NOES: None

PLEASE PRINT NAME AND ADDRESS

NAME

ADDRESS

George M. Dickerson

630 So 3rd St. Las Vegas Nev 89101

Ronald Brooks

3311 S. Jones Las Vegas NV 89101

Terrance Brotherton

7013 Carmen Blvd LV NV 89128

PAT FOY

1205 TENAYA WAY 89128

Norman Stone

704 N Watkins 89107

Allen Prew

6524 SOGARDINE LN 89107

Nioma Baker

500 SPORTSMAN DRIVE 89107
870-1614

Fred Williams

1726 Gold Hill Ave

Bobbie J. Johnson

1213 S W. Monroe Ave

Jennie McCall

1304 W Monroe Ave

Joanne R. Atkinson

1233 W. Monroe Ave

NORMAN STONE:

Norman Stone, 704 North Watkins. I live in the Watkins Manor apartments -- ah, Watkins Manor, that's quite a slip, Watkins Manor Development immediately adjacent to the proposed zoning change. We would like to reiterate what we've already said before this Commission and address those matters that were brought before you by George Dickerson this evening. Basically, our position has not been to deny Lincoln Property Development anything -- that's not our desire -- that has never been our intent. We have stated it quite clearly before this Commission and before the City Commission. We feel that there is ample room for everybody in our community. If statements have been made contrary to apartment dwellers, then at one time they were made to me and I understand the benefit, and I believe we understand it as a majority of people -- the benefit of having apartments. There is certainly a need for apartments in any kind of a community to handle certain problems. Our basic and fundamental position is there is absolutely no need for this change in order to accommodate Lincoln Property Development -- that there is ample R-3 zoning in the area in question and that by changing this zoning we are going to set about a dangerous precedent for the members of the community that live there now by encouraging similar-type developments. Now, the ample R-3 zoning we're talking about is that already specified, but particularly that part -- parcel of land between the Rainbow Freeway -- the kind of orange color just to the left of the pointer, as a piece of land that would be available for R-3 development. Never at any time during this Commission meeting, or any other Commission, have we said that we would not welcome Lincoln Property Development if they went out and purchased that piece of property and built their apartments there. As a matter of fact, they could have all 592, if they wanted to go over there and build them. Now, the reason we say that is this; that we feel that there is a responsibility -- that zoning existed as we moved into that area. We see the need for certain and different and varied kinds of development and so we feel that there is a burden of responsibility on us to accept some of those kinds of development in our area. Our fear is that by encouraging this zone change, and by approving this zone change, we are going to establish thereby future zone changes and future issues on zone changes that can be harmful to the local community. Once that encouraging occurs it's our feeling that this is irrevocable. Once that property development is in there then why not the one next to it, and

NORMAN STONE:

why not the one next to it, and it sets a harmful precedent. The zoning as it exists with some kind consideration to the green -- the R-E -- let us state our position on the present property that they want to develop in. I think we realize that in today's economy, and with the pressures that are on the City of Las Vegas right now, that perhaps R-E zoning is improbable to hold in there, it's almost an impossibility. We feel, however, that the change from R-E clear to R-3 creates such an impact of density on that area, and potential impact on further down that piece of property, that it does represent an improper action. We have had an opportunity to look at the Lincoln Property proposal for density change. We feel that the proposal is not sufficient enough to really affect the community -- that it merely -- it's -- it's somewhat token in nature. We realize that that would be their bottom line. If they cannot go further, then I guess we have a difference as to what density is and what kind of density would be palatable in that community. There is another interesting concept, if I could have this displayed somewhere, if that's possible. Do you have a piece of tape, or maybe I could move that over so that you could see this? Can I use another microphone?

CHAIRMAN COLEMAN:

You can use Mr. Foster's -- he has a hand mike there.

NORMAN STONE:

Thank you. This is the piece of property in question, right here. The proposed development would sit in here. I live in this development here. Here's what concerns us. You know, as a city, we're on the precipice of some drastic changes. Now, we're not so naive to think that developers in this community because of the chances that M-X is going to be established here -- the chances of the city growth rate continuing as it has and even more, are buying up as much land as they possibly can -- that's the natural kind of business to get in. We wouldn't deny that to anyone, but as you look at the development that has taken place here, and you look at this enormous chunk of land there, you'd realize that any developer -- any developer can particularly because they're financially very rewarding. People that develop apartments are going to be looking to this to rezone. We don't feel this is our first time before you. We feel that this is a real threat to us. What we're issuing to you is the same kind of thing we have in our own mind. Is that a caution about how rapidly we move into a change -- a zone change -- that could have such drastic importance to this particular community. Now I want to point out that this R-3 zoning here that is, that is, somehow tied up in the Lied estate -- not all of that is tied up. We have right down in here -- this aerial map shows the beginnings of another apartment development, at this far end, this lefthand corner

NORMAN STONE:

(Continued)

pocket, if you will, of this piece of property here with the prospect of that continuing on across. This piece of property out here right across Lorenzi, which is equal size to the one that they are proposing, perhaps a little larger, would be a perfect place for that development, and one that can be obtained and one that is there and available for that kind of development. Oh, one more, one more issue, sorry. Harold, let me... In order to help solidify about what kind of danger there is for us in our community, this piece of property right here, this piece of property, C-1 commercial property that runs in this triangle here, was just up before the zoning change, and I'm not sure of the technical name of your counterpart that reviews changes from C-1 to R --

MR. SWESSEL:

Board of Zoning Adjustment.

NORMAN STONE:

Thank you very much, Mr. Swessel. -- was denied on the basis of density, but we know that that developer still has intentions there.

MR. SWESSEL:

It was not denied. Don't tell this Commission it was denied. It was referred to the City Attorney to check the legal status of the obligation of the Watkins Development Company to you people.

NORMAN STONE:

Thank you very much, Mr. Swessel, I appreciate that. Our -- the reason I'm pointing this out is that this issue has come before us now as another one of the similar kind of development, and again, as that developer came to us we had to offer to him -- there is a mixed reaction in our neighborhood to this development. There may be some credence to that -- to trade off between commercial and apartments might be a pretty good tradeoff. We would have to make that decision, but we had to say "no" to him that we would oppose that based on the fact that we're faced with this also over in here. So this proposed thing has a potential for also flogging up other developments that are not handled in the proper place. I'd like to -- you have seen some of the opposition here this evening and I would like to say just quite simply and quite candidly, there is, there is overwhelming opposition. I have other petition names that I could give to you, another 108, which I will at this time. We consider the petitioning then just a way of showing this overwhelming support. I think it's important to note that this would add up to 500 or 600, but in the immediate property adjacent to this planned zoning change, of the 142 households, 122 of those households signed that petition representing 166 people. That's 85% of that neighborhood have signed that petition as being in

NORMAN STONE:

(Continued)

opposition. As you look at that piece of property and you take that big yellow place -- in regards to this opposition, one of Mr. Dickerson's statements has been in front of every Commission that -- some of these people who are opposing -- there is opposition from across the freeway, there is opposition to the direct north in developments directly to the north, opposition all along in Cimarron West, and in the area around Vail Pittman, and they can be verified by the signature. Then there was one person that got on there that lived down -- some place down in Rancho Road, something like that. The occurrence there, and he's made -- I'll just have to go into this to save, perhaps, time in the rebuttal, an overzealous petitioner got a person here to sign that the night -- the first night we were here, and he brought that to me -- he had more than just one name on there. I said I thought that was inappropriate. I crossed out a lot of names that were on that petition because I did think that appropriate. We think the names are -- are good names. They were obtained with a tremendous amount of integrity. The housing issue in Las Vegas -- I hope we stipulated enough to you that we feel that it is a problem. We want to also bring your attention to the fact that, let's don't move so hastily that we consider apartments the panacea to this problem. The issue of crime may be a mute point. I know you have heard that. The real fact is not who's criming on who, but people that live in apartments have more crime perpetrated on them. It's not showing itself as a good alternative to good sound housing. Neighborhoods should be allowed to have the proper number of that kind of development, which is our position. We have submitted to you school figures -- school figures, and if you'll recall they show that the schools in our neighborhood are growing three -- two and three times the rate of the rest of the city. We do not necessarily submit those to you to say that our children are going to become illiterate because there's too many in the classroom -- any such thing. The issue is, even if you were to build ten schools in that neighborhood, with this kind of a development, what you're encouraging is an overabundance -- a lopsided abundance of people in any one area, and whether we like it or not, we are our own worst enemies. People create problems for other people. The subject matter we're bringing to you is your consideration of not allowing the potential for too many people; of allowing this neighborhood to grow in a natural way and in a healthy way so that we can be good neighbors, not be a tremendous burden to the City of Las Vegas, and in the proper place be good neighbors to Lincoln Property Development. One final issue is that we understand that

NORMAN STONE:

(Continued)

Lincoln Property Development is in the business of building apartments, that is their business, and perhaps that's why it's economically unfeasible for them to consider another kind of development. We're at a focal point in our community where we must challenge everybody to think of good alternatives -- absolutely good alternatives, to housing problems. At this moment we do not have a crunch all up and down Charleston, which is within two miles. There are brand new developments going in there. A lot of apartments available for people to live in at this present moment. One of the things we should be thinking about instead of repeating the difficulties of the past, and one of the difficulties of the past is, the Mountain Shadows Development as it relates to, and not that one specifically, but as it relates to all of the developments. I used to live in on the streets of Tara, Silver Dollar, which are common names -- must be common names as they're spoken around this Commission as to the problems that are encountered there. Instead of looking at what we fear, that piece of property will become identical to that. Let's look at how we challenge developers to, say, put the brakes on and say, "Mr. Developer, we've had enough of that as it regards to zone changing. Go in the proper place that was allotted, but come up with some good alternatives for us, this community needs them. We have a responsibility to support you in the development of those alternatives." In summation, I would just like to reiterate to you that our fundamental position is that there's no change -- no need for change and that a change is a detrimental move to this community, and in no way would that deny Lincoln Property Development a chance to develop a good sound development. I would submit to questions.

CHAIRMAN COLEMAN:

Thank you, Mr. Stone.