

ANNOTATED AGENDA  
CITY PLANNING COMMISSION  
FEBRUARY 11, 1982

MINUTES:

December 10, 1981

APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None

OLD BUSINESS:

1. Z-87-81

APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None

- SPECIAL CONDITIONS:
1. Resolution of Intent with a 12 month time limit.
  2. Waiver of 5 acre minimum site requirement.
  3. Provision of fire hydrants and water flow as required by Dept. of Fire Services.
  4. Approval of parking and driveway plan by the Traffic Engineer.
  5. Obtain permission from Nevada Power Company to use the easement for parking and access.
  6. Install improvements on Bonanza Rd. and McKnight St. as required by Dept. of Public Services.
  7. Resubdivision according to this plan.

PROTESTS: 0

2. Z-18-68(29)

PLOT PLAN  
REVIEW

ABEYANCE - CANUL/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman,  
Mr. Kennedy  
2/23/82  
P.C.Meeting NOES: None  
PROTESTS: 0

3. FINAL MAP

BONITA TERRACE

APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None

NEW BUSINESS:

1. FINAL MAP  
THE VILLAGE  
AT WASHINGTON  
APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None  
SPECIAL CONDITIONS: 1. Approval of the tentative map.  
2. Conformance to the conditions  
of approval for the tentative  
map.
  
2. FINAL MAP  
CHARLESTON ESTATES  
TRACT 7C  
APPROVED - TRACY/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None  
SPECIAL CONDITION: 1. Conformance to the conditions  
of approval for the tentative  
map.
  
3. FINAL MAP  
TANGLEWOOD UNIT I  
APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None  
SPECIAL CONDITION: 1. Conformance to the conditions  
of approval for the tentative  
map.
  
4. PM-2-82 and  
PM-3-82  
APPROVAL OF NEW  
STREET ALIGNMENT  
APPROVED - CANUL/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None
  
5. Z-4-82  
ABEYANCE - JOHNSTON/AYES: Mr. Johnston, Mr. Mack, Mrs. Coleman,  
Mr. Kennedy, Mr. Canul  
2/23/82 NOES: Chairman Guthrie, Mrs. Tracy  
P.C.Meeting  
PROTESTS: Kari Ohr, 1133 Pahor Drive  
Bertha Franklin, 1128 Pahor Drive  
1 Letter from Mr. & Mrs. Edward Samph  
Julie DeArmond, 1129 Pahor Drive  
Joan Steverson, 4950 Imperial  
Mrs. Brady, 1117 Pahor Drive  
FAVOR: Al Finelli, 5038 Merrill
  
6. Z-5-82  
ABEYANCE - CANUL/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None
  
7. Z-21-74  
PLOT PLAN  
REVIEW  
DENIED - MACK/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None

DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Amendment on setbacks for accessory buildings in the Mobile Home Residence District, R-MH.  
APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy

SUPPLEMENTAL AGENDA:

1. Z-76-79  
PLOT PLAN  
REVIEW  
APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None  
SPECIAL CONDITIONS: 1. Conformance to the plot plan  
and elevations.  
2. Construction of a 6' block  
wall setback 5.5' from Doe  
Ave. immediately west of  
the westerly driveway.  
3. Provide a minimum of 7'  
between the curb cut and  
the radius corner at Doe  
and Decatur as required  
by Dept. of Public Services.  
4. Install sidewalks on Decatur  
Blvd. and Doe Ave. as required  
by Dept. of Public Services.  
5. Conformance to the requirements  
of Fire Services.
2. Z-44-78  
REINSTATEMENT &  
EXTENSION OF TIME  
STRICKEN FROM AGENDA - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack,  
Mr. Canul, Mrs. Coleman,  
Mr. Kennedy  
NOES: None
3. Z-36-75  
REVIEW OF  
CONDITION  
ABEYANCE - CANUL/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman,  
Mr. Kennedy  
NOES: None
4. Z-57-71  
PLOT PLAN  
REVIEW  
APPROVED - COLEMAN/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy  
NOES: None  
SPECIAL CONDITION: 1. Conformance to the plot plan  
and existing elevations.
5. SH-2-82  
SIGN HEIGHT  
REVIEW  
APPROVED - CANUL/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Kennedy, Mr. Mack, Mr. Canul,  
Mrs. Coleman  
NOES: None  
EXCUSED: Mr. Johnston  
SPECIAL CONDITION: 1. Conformance to the plot plan  
and elevations amended to a  
maximum overall height of 49'.

6. AR-1-82

AESTHETIC REVIEW

APPROVED - CANUL/AYES: Chairman Guthrie, Mrs. Tracy,  
Mr. Johnston, Mr. Mack, Mr. Canul,  
Mrs. Coleman, Mr. Kennedy

NOES: None

- SPECIAL CONDITIONS:
1. Conformance to the plot plan.
  2. No storage of equipment or materials on the north 50' except parking of vehicles less than 1 1/2 tons in capacity when appropriately paved.
  3. All cutting and fabrication done in the building enclosed on the north side during such work.
  4. Approval of the parking and driveway plan by Traffic Engineer.
  5. Repair any damage done to existing street improvements as required by Dept. of Public Services.
  6. Use Type 2 with some oil.

ANNOTATED AGENDA

CITY PLANNING COMMISSION

FEBRUARY 11, 1982

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

ROLL CALL: PRESENT: GUIHRIE, TRACY, JOHNSTON, MACK, CANUL, COLEMAN, KENNEDY

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the December 10, 1981 City Planning  
Commission minutes.

ACTION: APPROVED  
COLEMAN/Unanimous

OLD BUSINESS:

1. Z-87-81 Application of RICHARD L. BINGHAM for reclassification  
(Abeyance Item of property generally located on the north side of  
from 1/26/82) Bonanza Road between Eastern Avenue and Wardelle Street,  
from R-E to R-PD16.  
Proposed Use: Medium High Density Planned Unit  
Development

ACTION: APPROVED  
COLEMAN/Unanimous

CONDITIONS:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Provision of fire hydrants and water flow as required by the Department of Fire Services.
3. Approval of the parking and driveway plan by the Traffic Engineer.
4. Obtain permission from Nevada Power Company to use the easement for parking and access.
5. Install improvements on Bonanza Road and McKnight Street as required by the Department of Public Services.
6. Waiver of the five acre minimum site area.
7. Resubdivision in accordance with the plot plan.
8. Conformance to the plot plan and elevations.
9. 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.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL  
TO BE HEARD BY CITY COMMISSION: March 3, 1982

PROTESTS: 0

2. Z-18-68(29)  
PLOT PLAN REVIEW

Request of DAVID L. HARRIS for a Plot Plan Review to allow four (4) two-story office buildings on property located at 2496 West Charleston Boulevard, C-D Zone.

(Abeyance Item  
from 1/26/82)

ACTION: ABEYANCE  
CANUL/Unanimous

STAFF RECOMMENDATION: APPROVAL with the north 178' to be used for parking only.

TO BE HEARD AGAIN BY PLANNING COMMISSION: February 23, 1982 PROTESTS: 0

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3. FINAL MAP

Property generally located on the west side of Paradise Road, north of Sahara Avenue, R-4 Zone.

BONITA TERRACE  
(A CONDOMINIUM)

Owner/Subdivider: George Brookman & Tom Pouliot  
No. of Acres: 0.3 No. of Units: 40

( Abeyance Item  
from 11/12/81)

ACTION: APPROVED  
JOHNSTON/ Unanimous

STAFF RECOMMENDATION: APPROVAL

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NEW BUSINESS

1. FINAL MAP

Property generally located on the north side of Washington Avenue, west of Lamb Boulevard, R-MHP Zone (under Resolution of Intent to R-3).

THE VILLAGE AT  
WASHINGTON

Owner/Subdivider: Nevada Escrow Service, Inc.  
No. of Acres: 11.3 No. of Lots: 54

ACTION: APPROVED  
COLEMAN/Unanimous

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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2. FINAL MAP

Property generally located on the north side of Bonanza Road, east of Decatur Boulevard, R-E Zone. (under Resolution of Intent to R-PD7).

CHARLESTON ESTATES  
TRACT 7C

Owner/Subdivider: Becker and Sons  
No. of Acres: 7.0 No. of Lots: 41

ACTION: APPROVED  
TRACY/Unanimous

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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3. FINAL MAP

Property generally located on the north side of Smoke Ranch Road and the west side of Torrey Pines Drive, R-1 Zone (under Resolution of Intent to R-PD8).

TANGLEWOOD UNIT 1  
(AMENDED)

Owner/Subdivider: Nevada Savings & Loan Association  
No. of Acres: 20.0 No. of Lots: 100

ACTION: APPROVED  
COLEMAN/Unanimous

CONDITIONS:

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

STAFF RECOMMENDATION: APPROVAL

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4. PM-2-82 & Requests of LESLIE & RONALD BLACKMON AND DONALD &  
PM-3-82 MIRIAM KIMBER for two (2) private cul-de-sac street  
APPROVAL OF NEW alignments on property generally located on the north  
STREET ALIGNMENT side of Hickam Avenue, east of Jones Boulevard.

ACTION: APPROVED  
CANUL/Unanimous

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION ACTION IS FINAL

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5. Z-4-82 Application of LEE FRANK for reclassification of  
property located at 1901 W. Charleston Boulevard,  
from R-1 and C-1 to C-1.

ACTION: ABEYANCE  
JOHNSTON/5-2 Vote  
(Guthrie & Tracy voted No)

Proposed Use: 8-story Medical Office Building  
(Revised to a 2-Story Building)

STAFF RECOMMENDATION: DENIAL PROTESTS: 6  
TO BE HEARD AGAIN BY PLANNING COMMISSION: February 23, 1982

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6. Z-5-82 Application of WILLIAM PECCOLE for reclassification  
of property generally located on the north side of  
Charleston Boulevard, west of Durango Drive, from  
N-U (under Resolution of Intent to C-2 and R-3)  
to C-1 and R-3.

ACTION: ABEYANCE  
CANUL/Unanimous

STAFF RECOMMENDATION: APPROVAL PROTESTS: 0  
TO BE HEARD AGAIN BY PLANNING COMMISSION: February 23, 1982

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7. Z-21-74 Request of DONREY OUTDOOR ADVERTISING COMPANY for a  
Plot Plan Review to allow an off-premise sign on  
property located at 1117 S. Decatur Boulevard, C-1 Zone.

ACTION: DENIED  
MACK/Unanimous

STAFF RECOMMENDATION: DENIAL  
TO BE HEARD BY CITY COMMISSION: March 3, 1982

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DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Amendment on setbacks for accessory buildings in the  
Mobile Home Residence District, R-MH.

ACTION: APPROVED  
COLEMAN/Unanimous

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SUPPLEMENTAL AGENDA:

1. Z-76-79 Request of JEROME F. SNYDER ON BEHALF OF DECATUR  
PROPERTIES for a Plot Plan Review on property generally  
located on the southwest corner of Decatur Boulevard  
and Doe Avenue, R-1 and R-3 Zones (under Resolution  
of Intent to C-1).

ACTION: APPROVED  
JOHNSTON/Unanimous

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Construction of a 6' block wall setback 5.5' from Doe Avenue, immediately  
west of the westerly driveway.
3. Provide a minimum 7' between the curb cut and radius corner at Doe Avenue  
and Decatur Boulevard as required by the Department of Public Services.

4. Install sidewalks on Decatur Boulevard and Doe Avenue as required by the Department of Public Services.
5. Conformance to the requirements of the Department of Fire Services.
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.

STAFF RECOMMENDATION: APPROVAL  
 PLANNING COMMISSION ACTION IS FINAL

PROTESTS: 0

2. Z-44-78                      Request of INDEPENDENT, INC. for a Reinstatement and Extension of Time on property generally located on the south side of Smoke Ranch Road, 250' east of Maverick Street, R-3 Zone (under Resolution of Intent to R-PD11).
- REINSTATEMENT &  
 EXTENSION OF TIME
- ACTION: STRICKEN  
COLEMAN/Unanimous

3. Z-36-75
- REVIEW OF CONDITION      Request of HOME SAVINGS ASSOCIATION to review the condition requiring single family dwellings to contain a minimum of 2,070 square feet, including the garage, on property located at 1617 Yellow Rose Street, R-1 Zone.
- ACTION: ABEYANCE  
CANUL/Unanimous

STAFF RECOMMENDATION: HOLD FOR PUBLIC HEARING  
 TO BE HEARD AGAIN BY PLANNING COMMISSION: February 23, 1982

4. Z-57-71                      Request of ARNOLD BUILDING for a Plot Plan Review on property located at 718 S. 8th Street, P-R Zone.
- PLOT PLAN REVIEW
- ACTION: APPROVED  
COLEMAN/Unanimous

CONDITIONS:

1. Conformance to the plot plan and existing elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.

PLANNING COMMISSION ACTION IS FINAL

STAFF RECOMMENDATION: APPROVAL

5. SH-2-82

SIGN HEIGHT  
REVIEW

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow an off-premise sign at a height of 65' where only 40' is allowed on property generally located on the west side of I-15, 800' south of the Las Vegas Expressway.

ACTION: APPROVED  
CANUL/6-0 Vote  
(Johnston Excused)

CONDITIONS:

1. Conformance to the plot plan and elevations amended to a maximum overall height of 49'.

STAFF RECOMMENDATION: APPROVAL for maximum height of 49'      PROTESTS: 0  
TO BE HEARD BY CITY COMMISSION: March 3, 1982

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6. AR-1-82

AESTHETIC REVIEW

Request of ECONOMY STEEL for an Aesthetic Review on property generally located on the north side of Meade Avenue, 182' west of Rigel Avenue, M Zone.

ACTION: APPROVED  
CANUL/Unanimous

CONDITIONS:

1. Conformance to the plot plan.
2. No storage of equipment or materials on the north 50' of the site except parking of vehicles less than 1-1/2 tons in capacity when appropriately paved.
3. All cutting and fabrication shall be done in the building enclosed on the north side during such work.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. Repair any damage done to the existing street improvements as required by the Department of Public Services.
6. Provide Type II gravel with oil in the steel storage area.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION ACTION IS FINAL

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NOTICE OF PUBLIC HEARING

FEBRUARY 11, 1982

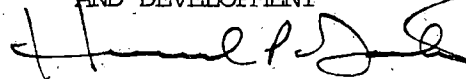
Notice is hereby given that on February 11, 1982 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Planning Commission will consider the following:

Z-18-68(29)      REQUEST OF DAVID L. HARRIS FOR A PLOT  
PLAN REVIEW TO ALLOW FOUR (4) TWO-STORY  
OFFICE BUILDINGS ON PROPERTY LOCATED AT  
2496 WEST CHARLESTON BOULEVARD IN ZONING  
DISTRICT C-D (DESIGNED COMMERCIAL).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS A PORTION OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ )  
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 32,  
TOWNSHIP 20 SOUTH, RANGE 61 EAST.

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:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

FEBRUARY 11, 1982

Notice is hereby given that on February 11, 1982 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-4-82

LEE FRANK, TRUSTEE, FOR RECLASSIFICATION  
OF PROPERTY LOCATED AT 1901 WEST CHARLESTON  
BOULEVARD.

FROM: R-1 (SINGLE FAMILY RESIDENCE) AND  
C-1 (LIMITED COMMERCIAL)

TO: C-1 (LIMITED COMMERCIAL)

PROPOSED USE: 8-STORY MEDICAL OFFICE BUILDING

THE ABOVE PROPERTY IS LEGALLY DESCRIBED  
AS LOTS 1 AND 2, BLOCK 1, WESTWOOD TRACT #1;  
AND LOTS 16 AND 17, PAHOR TRACT.

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*  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



NOTICE OF PUBLIC HEARING

FEBRUARY 11, 1982

Notice is hereby given that on February 11, 1982 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-5-82 WILLIAM PECCOLE FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CHARLESTON BOULEVARD, WEST OF DURANGO DRIVE.

FROM: N-U (NON-URBAN) (UNDER RESOLUTION OF INTENT TO C-2 - GENERAL COMMERCIAL AND R-3 - LIMITED MULTIPLE RESIDENCE)

TO: C-1 (LIMITED COMMERCIAL) AND R-3 (LIMITED MULTIPLE RESIDENCE)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS:

PARCEL 39 - A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$ ) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.; AND

PARCEL 40 - A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.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.

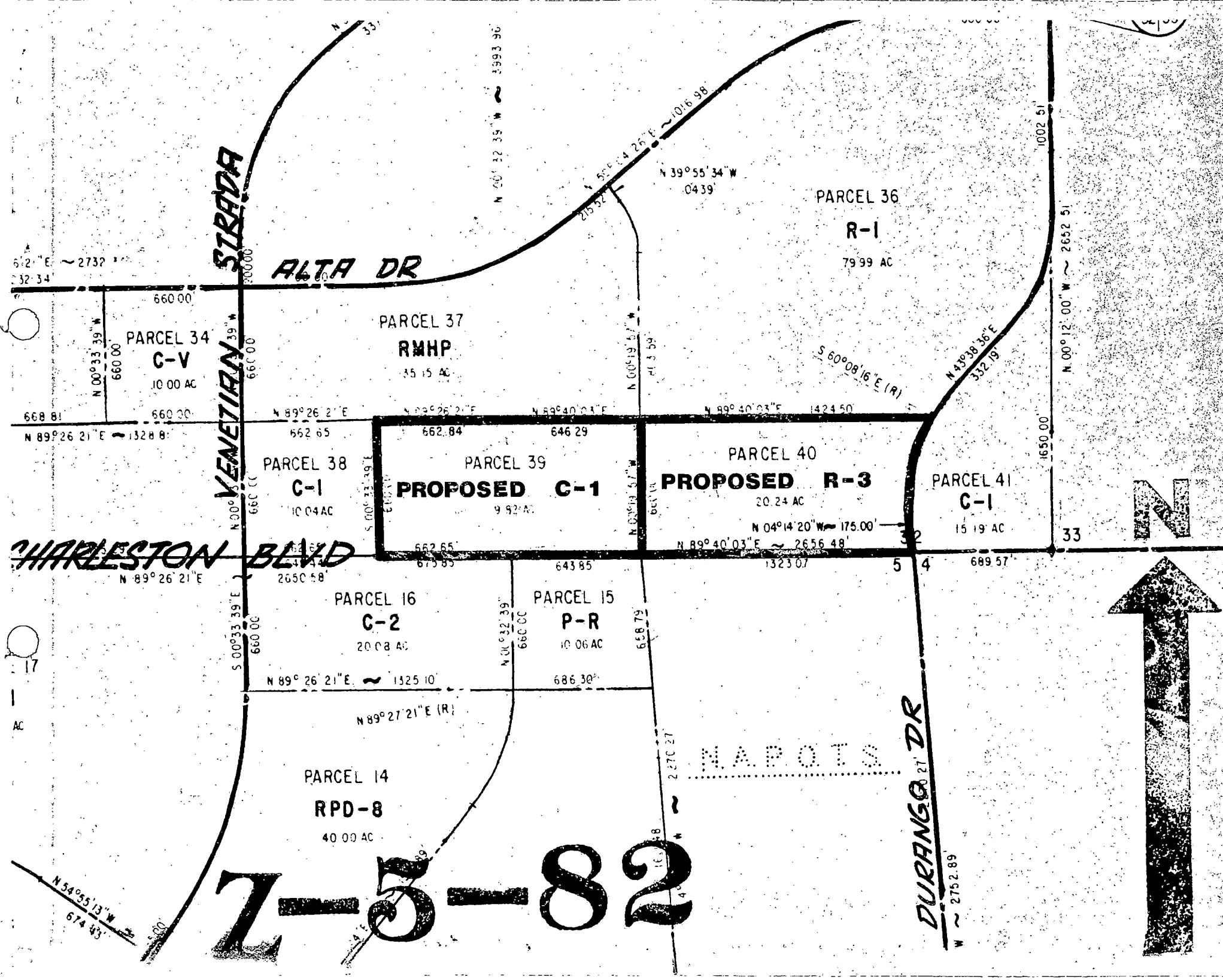
DEPARTMENT OF COMMUNITY PLANNING  
AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

HPF:cme

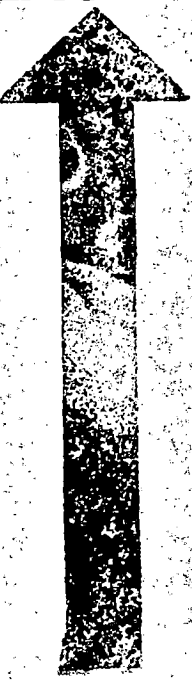
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)



**7-5-82**

**N**



PARCEL 36  
R-1  
79.99 AC

PARCEL 37  
RMHP  
15.15 AC

PARCEL 34  
C-V  
10.00 AC

PARCEL 38  
C-1  
10.04 AC

PARCEL 39  
PROPOSED C-1  
9.92 AC

PARCEL 40  
PROPOSED R-3  
20.24 AC

PARCEL 41  
C-1  
15.19 AC

PARCEL 16  
C-2  
20.08 AC

PARCEL 15  
P-R  
10.06 AC

PARCEL 14  
RPD-8  
40.00 AC

NAPOTS

DURANGO DR

STRADA  
VENETIAN

ALTA DR

CHARLESTON BLVD

N 54°55'13" W  
674.43'

N 00°33'39" W  
660.00'

N 89°26'21" E  
1328.8'

17

AC

N 00°32'39" W  
1993.96'

N 39°55'34" W  
1043.9'

N 00°19'57" W  
413.59'

N 00°59'57" W  
600.00'

N 00°32'39" W  
660.00'

N 00°59'57" W  
658.79'

N 27°02'27" W  
163.8'

1002.51'

N 00°12'00" W  
2652.51'

1650.00'

33

689.57'

W 2752.89'

S 60°08'16" E (R)  
332.19'

N 49°38'36" E  
332.19'

1424.50'

N 04°14'20" W  
175.00'

N 89°40'03" E  
2656.48'

1323.07'

N 89°26'21" E  
662.65'

N 89°26'21" E  
662.84'

N 89°40'03" E  
646.29'

N 89°26'21" E  
2650.58'

662.65'

673.85'

643.85'

N 89°26'21" E  
1525.10'

686.30'

N 89°27'21" E (R)

2270.27'

5.00'

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 11, 1982

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

PRESENT: Chairman Guthrie  
Mrs. Tracy  
Mr. Johnston  
Mr. Mack  
Mr. Canul  
Mrs. Coleman  
Mr. Kennedy

STAFF PRESENT: Howard Null, Chief, Planning Division  
Robert C. Clemmer, Acting Chief, Zoning Division  
Rick Williams, Senior Planner  
Brett Reale, Planner  
Linda Owens, Recording Secretary

ANNOUNCEMENT: MR. CLEMMER stated the agenda for this regular meeting of the City Planning Commission has 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. CLEMMER read the normal conditions that would apply to any approved rezoning items heard at this meeting.

MINUTES: MRS. COLEMAN made a Motion for APPROVAL of the Minutes of the December 10, 1981 City Planning Commission meeting as mailed. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-87-81

(Abeyance Item  
from 1/26/82)

APPROVED

Application of RICHARD L. BINGHAM for reclassification of property located on the north side of Bonanza Road between Eastern Avenue and Wardelle Street, from R-E (Residence Estates) to RPD-16 (Residential Planned Development).  
Proposed Use: Medium High Density Planned Unit Development

MR. CLEMMER said this item involves property on the north side of Bonanza between Mojave and Eastern. There is R-PD23 in the five blocks to the east and R-3 to the west. This site contains two acres. On this site they propose four lots; each to contain an eight-unit building two stories high with two-bedroom units. There is adequate parking provided. Three of the lots have frontage on a public street and the fourth has access by means of an easement from McKnight. Staff finds this is in keeping with the existing zoning pattern in the area and would recommend approval, subject to: 1) Waiver of a 5 acre minimum site requirement; 2) Resolution of Intent with a twelve month time limit; 3) Provision of fire hydrants and water flow as required by the Department of Fire Services; 4) Approval of the parking and driveway plan by the Traffic Engineer; 5) Obtaining permission from the Nevada Power Company to use the easement for parking and access; 6) Installing improvements on Bonanza and McKnight as required by the

1. Z-87-81

(Continued)

Department of Public Services; and 7) Resubdivision according to this plan. They will have to get permission from the Power Company to use a 35 foot tower easement for parking and access to the interior lot.

CHAIRMAN GUTHRIE asked to hear from the applicant.

The applicant was not present.

There were no protestants in the audience.

MRS. COLEMAN made a Motion for APPROVAL of Z-87-81, with staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mr. Mack,  
Mr. Canul, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on March 3, 1982.

2. Z-18-68(29)

PLOT PLAN REVIEW

(Abeyance Item  
from 1/26/82)

ABEYANCE

Request of DAVID L. HARRIS for a Plot Plan Review to allow four (4) two-story office buildings on property located at 2496 West Charleston Boulevard in Zoning District C-D (Designed Commercial).

MR. CLEMMER said this item was held in abeyance from the January 26th Planning Commission meeting. This is on the north side of Charleston west of Rancho; it is a C-D Zone. There is low-density residential to the north and west. Staff has notified the surrounding property owners of the proposed two-story construction. There is P-R zoning on the north 178 feet on the parcel to the east. Staff feels the buildings should be restricted from this north 178 feet, which would necessitate a design change. The applicant has requested this item be held in abeyance.

There were no protestants in the audience.

DAVID HARRIS, project architect, appeared for this application. They would like to hold this in abeyance so they can prepare drawings to show the proper concept of this site. They do not plan to redesign the development, but to prove its merit.

MR. CLEMMER said he got the impression in talking with the applicant that afternoon that possibly they would redesign the project.

MR. CANUL made a Motion for ABEYANCE of Z-18-68(29), Plot Plan Review.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the City Planning Commission on February 23, 1982.

3. FINAL MAP

BONITA TERRACE  
(A condominium)

(Abeyance Item  
from 11/12/81)

APPROVED

Property generally located on the west side of Paradise Road, north of Sahara Avenue, R-4 Zone.

Owner/Subdivider: George Brookman & Tom Pouliot  
No. of Acres: 0.8 No. of Units: 40

MR. NULL said this item was held in abeyance from the Planning Commission meeting of November 12th so it could be submitted by a registered land surveyor. This final map is in substantial conformity with the tentative map and staff would recommend approval.

CHAIRMAN GUTHRIE asked to hear from the applicant.

TOM POULIOT, 3025 Sheridan Avenue, appeared for the application. He understands staff's conditions.

MR. JOHNSTON made a Motion for APPROVAL of the Final Map for Bonita Terrace.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. FINAL MAP

THE VILLAGE  
AT WASHINGTON

APPROVED

Property generally located on the north side of Washington Avenue, west of Lamb Boulevard, R-MHP Zone (under Resolution of Intent to R-3).

Owner/Subdivider: Nevada Escrow Service, Inc.  
No. of Acres: 11.3 No. of Lots: 54

MR. NULL said this final map of The Village at Washington is in substantial conformity with the tentative map and staff would recommend approval with the following conditions: 1) Approval of the tentative map; and 2) Conformance to the conditions of approval for the tentative map.

RICHARD BAUGHMAN, engineer for the owner and subdivider, appeared for the application.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for The Village at Washington with staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

2. FINAL MAP

CHARLESTON  
ESTATES TRACT 7C

APPROVED

Property generally located on the north side of Bonanza Road, east of Decatur Boulevard, R-E Zone (under Resolution of Intent to R-PD7).

Owner/Subdivider: Becker and Sons  
No. of Acres: 7 No. of Lots: 41

MR. NULL said this final map differs from the tentative map in that there is a reduction in the number of lots. Further, there was a repositioning of a private driveway. However,

2. FINAL MAP

(Continued)

this final map is in substantial conformity with the tentative map and staff would recommend approval with the following condition: 1) Conformance to the conditions of approval for the tentative map.

CHAIRMAN GUTHRIE asked to hear from the applicant.

ERNIE BECKER appeared for the application and is in agreement with staff's condition.

MRS. TRACY made a Motion for APPROVAL of the Final Map for Charleston Estates Tract 7C with staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mrs. Coleman, Mr. Canul, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

3. FINAL MAP

TANGLEWOOD UNIT I  
(Amended)

APPROVED

Property generally located on the north side of Smoke Ranch Road and the west side of Torrey Pines Drive, R-1 Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Nevada Savings & Loan Association  
No. of Acres: 20 No. of Lots: 100

MR. NULL said this final map is in substantial conformity with the tentative map and staff would recommend approval with the following condition: 1) Conformance to the conditions of approval for the tentative map.

CHAIRMAN GUTHRIE asked to hear from the applicant.

The applicant was not present.

MRS. COLEMAN made a Motion for APPROVAL of the Final Map for Tanglewood Unit I (Amended) with staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

4. PM-2-82 and  
PM-3-82  
APPROVAL OF NEW  
STREET ALIGNMENT

APPROVED

Requests of LESLIE AND RONALD BLACKMON AND DONALD AND MIRIAM KIMBER for two (2) private cul-de-sac street alignments on property generally located on the north side of Hickam Avenue, east of Jones Boulevard.

MR. NULL said Hickam Avenue is on the south. This site is not in conflict with any existing alignments and staff would recommend approval. There are two parcel maps and the lots are approximately 21,000 square feet, or about 2 1/2 acres in each parcel map.

CHAIRMAN GUTHRIE asked if the applicant was present.

DONALD KIMBER appeared for the application.

MR. CANUL made a Motion for APPROVAL of PM-2-82 and PM-3-82, Approval of New Street Alignment.

4. PM-2-82 and  
PM-3-82

(Continued)

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced no further action will be taken on this item.

5. Z-4-82

ABEYANCE

Application of LEE FRANK, TRUSTEE, for reclassification of property located at 1901 West Charleston Boulevard, from R-1 (Single Family Residence) and C-1 (Limited Commercial), to C-1 (Limited Commercial).

Proposed Use: 8-Story Medical Office Building  
(Revised to a 2-Story Building)

MR. CLEMMER said the public hearing notice indicated eight stories, but they submitted plans for a two-story building. This is on the south side of West Charleston Boulevard across the street from Southern Nevada Memorial Hospital. The two lots on the frontage of Charleston are zoned C-1. The two lots behind are zoned R-1. The two lots behind are the ones primarily in question. This property has had approximately seven rezoning cases since 1970. The first floor will be parking with access from Charleston Boulevard. The second floor will be 20,000 square feet of office space. Cars will protrude out in front of the building on the side streets. Staff recommends that the car spaces be screened from view if approved. However, staff would recommend denial.

CHAIRMAN GUTHRIE asked if the applicant was present.

PHIL LAMPKIN, 4471 South Pioneer Street, appeared for the applicant. They plan to construct a 20,000 square foot medical building. The frontage of the property is 236 feet and the depth is 130 feet. The frontage and depth of 65 feet are zoned C-1. They are requesting that the balance of the 65 feet going south be changed from R-1 to C-1. There are two houses on the back 65 foot depth. Those houses are owned by Lee Frank, one of the principals, and he will be removing those houses. The houses are on a month to month rental basis. Parking will be on the street level with the entrance and exit off West Charleston Boulevard. The building will be one floor above the parking area and will house a maximum of ten offices. The windows on the south side will be of opaque glass. There are no vacancies in a nearby medical office building. The height of the building, including the parking area, will be 30 feet. He presented a letter from George Reese, administrator of Southern Nevada Memorial Hospital, stating they are in favor of the request. There will be 73 parking spaces. A few years ago they contemplated building an eight-story building, but this application is for a two-story building.

GEORGE NASI, 3113 West Oakey Boulevard, appeared for the application.

ROBERT ROGEN, 2456 Delmingo Street, appeared as a principal with Lee Frank. They brought a picture of a building they had previously constructed.

KARI OHR, 1133 Pahor Drive, appeared in protest. They live in a residential neighborhood and would like to keep it that way. There is office space available in a medical center on Rancho.

5. Z-4-82

(Continued)

BERTHA FRANKLIN, 1128 Pahor Drive, appeared in protest. She read a letter from her neighbors who are also in protest, Mr. and Mrs. Edward Samph, 1121 Pahor Drive. They received a notice stating this request is for an eight-story building.

JULIE DE ARMOND, 1129 Pahor Drive, appeared in protest. Does another permit have to be approved if they decide to build eight stories?

MR. CANUL said that if this is approved it would be approved for only two stories. They would have to resubmit the plans if they change them to eight stories. The rendering they submitted is very poor.

AL FINELLI, 5038 Merrill, appeared in favor. He feels it would be a benefit to the neighborhood to have doctors readily available in the area.

JOAN STEVERSON, 4950 Imperial Avenue, appeared in protest. There is enough traffic on Charleston Boulevard at the present time.

PHIL LAMPKIN appeared in rebuttal. This building will be advantageous to the neighbors to have doctors in the area.

ROBERT ROGEN said they will bring in a more professional rendering to the next Planning Commission meeting.

MR. JOHNSTON made a Motion for ABEYANCE of Z-4-82 until such time as a new rendering is presented.

MRS. BRADY, 1117 Pahor Drive, appeared in protest. They do not want the house rezoned.

Voting was as follows:

"AYES" Mr. Johnston, Mr. Mack, Mrs. Coleman, Mr. Kennedy,  
Mr. Canul

"NOES" Chairman Guthrie, Mrs. Tracy

Motion for ABEYANCE carried by a 5/2 vote.

CHAIRMAN GUTHRIE announced this item will be heard again by the Planning Commission on February 23, 1982.

6. Z-5-82

ABEYANCE

Application of WILLIAM PECCOLE for reclassification of property generally located on the north side of Charleston Boulevard, west of Durango Drive, from N-U (Non-Urban) (under Resolution of Intent to C-2 - General Commercial and R-3 - Limited Multiple Residence), to C-1 (Limited Commercial) and R-3 (Limited Multiple Residence).

MR. CLEMMER said the applicant has requested this application be held in abeyance.

MR. CANUL made a Motion for ABEYANCE of Z-5-82.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy

"NOES" None

Motion for ABEYANCE carried unanimously.

7. Z-21-74

PLOT PLAN  
REVIEW

DENIED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Plot Plan Review to allow an off-premise sign on property located at 1117 South Decatur Boulevard, C-1 Zone.

MR. CLEMMER said this is on the west side of Decatur Boulevard. There are no off-premise signs between Washington Avenue and Vegas Drive. The Municipal Golf Course and Wildlife Development are on the east side of Decatur. Staff would recommend denial.

CHAIRMAN GUTHRIE asked to hear from the applicant.

BOB VAN OSTRAN appeared to represent the applicant. They propose a 12 x 25 poster panel. Signs are needed in that area. It will not be any higher than 40 feet.

MR. CLEMMER said that if this application is approved, staff would recommend the following conditions: 1) Conformance to the plot plan and elevations; 2) Extend the block wall and landscaping on Yale as provided in the animal clinic development; and 3) Review the development plans for the northern portion of the site.

MR. MACK made a Motion for DENIAL of Z-21-74, Plot Plan Review.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Canul, Mrs. Coleman, Mr. Kennedy, Mr. Mack  
"NOES" None

Motion for DENIAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on March 3, 1982.

DIRECTOR'S BUSINESS:

1. Ordinance Amendment - Amendment on setbacks for accessory buildings in the Mobile Home Residence District, R-MH.

MR. CLEMMER said that since the City has enacted the mobile home park regulations they allow for carport and patio covers to be within 3 feet of the property line if it's open on all three sides. They allow the detached accessory structures to go to the property lines in the rear areas of the trailer sites to the side and rear lines if they are fire protected. The Building Department and inhabitants of the mobile home estate areas feel the same type of accessory building regulations should apply to the estate lots as well as the mobile home lots. Staff proposes to submit an ordinance that would make estate lots and park lots similar for accessory building construction. The estate lots are presently 65 feet and require a 10 foot setback all around. The mobile home lots are presently 4,000 square feet with 40 foot frontage, but they allow for the main trailer to have a 5 foot setback, for an open carport or patio cover to be 3 feet from the property line, and for accessory buildings in the rear to go to the property line if they are fire protected.

MRS. COLEMAN made a Motion for APPROVAL of the ordinance amendment on setbacks for accessory buildings in the Mobile Home Residence District, R-MH.

1. Ordinance Amendment Voting was as follows:

(Continued)

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA:

1. Z-76-79

PLOT PLAN REVIEW

APPROVED

Request of JEROME F. SNYDER ON BEHALF OF DECATUR PROPERTIES for a Plot Plan Review on property generally located on the southwest corner of Decatur Boulevard and Doe Avenue, R-1 and R-3 Zones (under Resolution of Intent to C-1).

MR. CLEMMER said this is a one-story building with 10,000 square feet of floor area. There are 39 off-street parking spaces and there is ample landscaping. One of the original conditions of approval was that there be a block wall west of Angel Drive set back 5 feet for landscaping. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations; 2) Construction of a 6 foot block wall set back 5.5 feet from Doe Avenue immediately west of the westerly driveway; 3) Provide a minimum of 7 feet between the curb cut and radius corner at Doe and Decatur as required by the Department of Public Services; 4) Install sidewalks on Decatur Boulevard and Doe Avenue as required by the Department of Public Services; and 5) Conformance to the requirements of the Department of Fire Services.

CHAIRMAN GUTHRIE asked to hear from the applicant.

The applicant was not present.

MR. JOHNSTON made a Motion for APPROVAL of Z-76-79, Plot Plan Review, subject to staff's recommendations.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

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

2. Z-44-78

REINSTATEMENT &  
EXTENSION OF TIME

STRICKEN FROM  
AGENDA

Request of INDEPENDENT, INC. for a Reinstatement and Extension of Time on property generally located on the south side of Smoke Ranch Road, 250 feet east of Maverick Street, R-3 Zone (under Resolution of Intent to R-PD11).

MR. CLEMMER said this item should be stricken from the agenda. They have recorded a plat of this development which keeps the Resolution of Intent active.

MRS. COLEMAN made a Motion that Z-44-78, Reinstatement and Extension of Time, be STRICKEN FROM THE AGENDA.

2. Z-44-78

(Continued)

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy  
"NOES" None

Motion carried unanimously.

3. Z-36-75

REVIEW OF  
CONDITION

ABEYANCE

Request of HOME SAVINGS ASSOCIATION to review the condition requiring single-family dwellings to contain a minimum of 2,070 square feet including the garage, on property located at 1617 Yellow Rose Street, R-1 Zone.

MR. CLEMMER said this was rezoned R-1 approximately seven years ago. They applied the minimum square footage. Since then the City rezoned an R-CL development to the north. The lot in question is at 1617 Yellow Rose Street, even though the square footage applies to the whole area. They poured a 572 square foot slab for a garage on the north end which they never built. Staff feels the property owners to the east are concerned with the square footage and that this item should be held for a public hearing.

CHAIRMAN GUTHRIE asked to hear from the applicant.

ROBERT PURCELL of Home Savings Association appeared for the application. They financed the construction and the builder and developer abandoned it, so they have title by foreclosure. They would like to finish this property and sell it.

MR. CANUL made a Motion for ABEYANCE of Z-36-75, Review of Condition, for a public hearing.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy  
"NOES" None

Motion for ABEYANCE carried unanimously.

4. Z-57-71

PLOT PLAN  
REVIEW

APPROVED

Request of ARNOLD BUILDING for a Plot Plan Review on property located at 718 South 8th Street, P-R Zone.

MR. CLEMMER said this had originally been designed for seven parking spaces in the front and seven in the rear. They are now providing twelve parking spaces in the front and two in the rear in order to add the 176 square foot addition to the rear building. It is a one-story building. Staff would recommend approval, subject to: 1) Conformance to the plot plan and existing elevations. There are no protests on record.

CHAIRMAN GUTHRIE asked to hear from the applicant.

STEVEN JAY SMALL, architect, 2213 Paradise Road, appeared for the applicant. The owner did not follow the plot plan as he designed it and set the building farther back. The original plans showed a hammerhead. There will be one office and the rest will be computer space for a CPA firm.

MRS. COLEMAN made a Motion for APPROVAL of Z-57-71, Plot Plan Review, subject to staff's recommendations.

4. Z-57-71

(Continued)

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy  
"NOES" None

Motion for APPROVAL carried unanimously.

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

5. SH-2-82

SIGN HEIGHT  
REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow an off-premise sign at a height of 65 feet where only 40 feet is allowed on property generally located on the west side of I-15, 800 feet south of the Las Vegas Expressway.

MR. CLEMMER said the maximum height of this off-premise sign must be limited to 49 feet, which is 30 feet over the roadway surface. Staff would recommend approval at 49 feet, subject to: 1) Conformance to the plot plan and elevations amended to a maximum overall height of 49 feet.

BOB VAN OSTRAN appeared to represent the applicant. They will be satisfied with the 49 foot height limitation.

MR. KENNEDY made a Motion for APPROVAL of SH-2-82, Sign Height Review.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Mack,  
Mr. Canul, Mrs. Coleman, Mr. Kennedy  
"NOES" None  
"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

6. AR-1-82

AESTHETIC REVIEW

APPROVED

Request of ECONOMY STEEL for an Aesthetic Review on property generally located on the north side of Meade Avenue, 182 feet west of Rigel Avenue, M Zone.

MR. CLEMMER said this is on the north side of Meade Avenue. There is a drainage channel about 64 feet wide and then single-family homes. If the industrial zone abuts residential, the north 50 feet cannot be used for any purpose, except parking of vehicles less than 1 1/2 tons in capacity. In this case, they are going to have storage on the other portions of the vacant industrial property. The fabrication and cutting will be done inside the building. Staff would recommend approval, subject to: 1) Conformance to the plot plan; 2) No storage of equipment or materials on the north 50 feet of the site, except parking of vehicles less than 1 1/2 tons in capacity when appropriately paved; 3) All cutting and fabrication to be done in the enclosed building on the north side during such work; 4) Approval of the parking and driveway plan by the Traffic Engineer; and 5) Repair any damage done to existing street improvements as required by the Department of Public Services.

CHAIRMAN GUTHRIE asked if the applicant was present.

CHARLES DARNELL, 6402 Ogwa Avenue, appeared for the application. They plan to pave the area with Type II and cover it with 4" of chat to keep the dust down.

6. AR-1-82

(Continued)

MR. CANUL said chat is very loose and would be unsatisfactory with large trailers. He feels they would do a better job with Type II, wet and compacted to 90% compaction. They could also put a little oil on it.

MR. CANUL made a Motion for APPROVAL of AR-1-82, with staff's conditions and use Type II fill with oil.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston,  
Mr. Mack, Mr. Canul, Mrs. Coleman, Mr. Kennedy

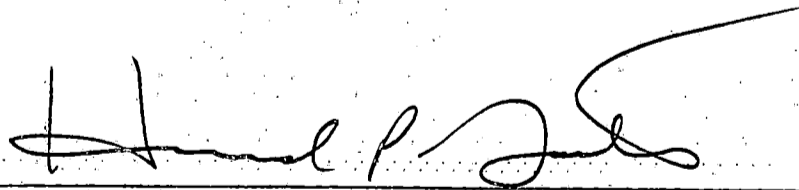
"NOES" None

Motion for APPROVAL carried unanimously.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:00 P.M.



HAROLD P. FOSTER, DIRECTOR  
DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

PRINT

NAME

ADDRESS

WARC OHR  
Julie DeArmond  
John Kibane  
Kirk S Anders  
Joe Korbly  
Lous LeMaster  
Stanley Underwood  
Edmund P. Jones  
George D. Cicharski  
Richard Underwood

1133 PAHOR  
1129 Pahor Dr.  
1117 PAHOR DR.  
2765 S. Highland  
531 N. TRINWICK DR.  
2600 E JANSEN  
2601 JANSEN  
2608 BRADY AVE  
5238 STATEY ST.  
1211 W. BOENNER

# PRINT

NAME

ADDRESS

KARL OHR

Al Smith

Jean Stevenson

1133 PAHOR

5035 MERRILL

4950 Imperial

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NAME

ADDRESS

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DEVELOPMENT CO.  
Rud Pucell VP. Home Savings  
Ron Galt LEE FRANK

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3745 S. Maryland Hwy LV 89109

5270 S MARYLAND PKY 89119

○ PRINT ○

NAME

ADDRESS

Tom Poulton  
Robert Poulton

1207 Purple Sage  
1211 West Bonanza