

ANNOTATED AGENDA

CITY PLANNING COMMISSION

FEBRUARY 23, 1982

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

ROLL CALL: PRESENT: Chairman Guthrie, Kennedy, Canul, Johnston, Mack & Tracy
EXCUSED: Coleman

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the December 22, 1981 City Planning Commission minutes.

ACTION: APPROVED
JOHNSTON/Unanimous

OLD BUSINESS:

1. 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 W. Charleston Boulevard, C-D Zone.

(Abeyance Item
from 2/11/82)

ACTION: APPROVED
CANUL/4-2
(Guthrie & Kennedy voted no)

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Provision of fire hydrants and water flow as required by the Department of Fire Services.
3. Approval of the parking and driveway plan as required by the Traffic Engineer.
4. Construction of a 6' block wall along the north and west property lines adjacent to the residentially zoned properties.
5. The maximum building coverage shall be 30% of the land area.
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
TO BE HEARD BY CITY COMMISSION: March 17, 1982

PROTESTS: 0

2. 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.

(Abeyance Item
from 2/11/82)

ACTION: APPROVED
TRACY/Unanimous

CONDITION:

1. The single family dwelling on this property shall contain a minimum of 1,500 square feet including the garage.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: March 17, 1982

PROTESTS: 0

3. Z-4-82
(Abeyance Item
from 2/11/82)

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

Proposed Use: Two-Story Medical Office Building

ACTION: APPROVED
MACK/4-2
(Guthrie & Kennedy voted no)

CONDITIONS:

1. Split face block be used for the screening of the parking area.
2. Final architectural review by the Planning Commission.
3. No windows shall be on the south side of the building unless they are opaque.
4. Construction of a 6' block wall along the south property line to the end of the office building.
5. Resolution of Intent shall be restricted to a twelve (12) month time limit.
6. Provision of fire hydrants and water flow as required by the Department of Fire Services.
7. Approval of the parking and driveway plan as required by the Traffic Engineer.
8. Conformance to the plot plan and submitted 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: DENIAL
TO BE HEARD BY CITY COMMISSION: March 17, 1982

PROTESTS: 15

4. Z-5-82

(Abeyance Item
from 2/11/82)

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: STRICKEN

STAFF RECOMMENDATION: STRICKEN FROM THE AGENDA

NEW BUSINESS:

1. TENTATIVE MAP
MARION VIEW

Property generally located on the southwest corner of Owens Avenue and Marion Drive, R-1 Zone (under Resolution of Intent to R-CL).

ACTION: APPROVED
CANUL/Unanimous

Owner: VIN Consolidated, Inc.
Subdivider: Buttrum Construction Co.
No. of Acres: 10.74 No. of Lots: 65

CONDITIONS:

1. Conformance to the conditions of approval for Z-58-81.
2. No vehicular access to Owens Avenue and Marion Drive 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. Joint access driveways to be approved by the Traffic and Parking Commission.
5. Approval of garage elevations abutting Owens Avenue and Marion Drive as required by the Department of Community Planning and Development.
6. A waiver be allowed from the minimum 30' lot frontage requirement for flag lots on a cul-de-sac.
7. 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.
8. Street names to be provided in accord with the City's Street Name Policy.
9. Subject to all conditions of City departments and State Subdivision Statutes.

STAFF RECOMMENDATION: APPROVAL

TO BE HEARD BY CITY COMMISSION: March 17, 1982

2. TENTATIVE MAP
DECATUR PROPERTIES

Property generally located on the southwest corner of Doe Avenue and Decatur Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1).

ACTION: APPROVED
MACK/Unanimous

Owner/Subdivider: Decatur Properties
No. of Acres: 0.67 No. of Lots: 14

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. TENTATIVE MAP - DECATUR PROPERTIES Continued

Conditions:

2. Conformance to the conditions of approval on the plot plan review for Z-76-79.
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.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: March 17, 1982

3. VAC-1-82

Petition of Vacation submitted by JOSEPH A. AND FRANK SILVAGGIO PARTNERSHIP to vacate the existing drainage easements located on the north side of East Charleston Boulevard, east of Marion Drive.

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. Petitioner to provide and maintain private drainage facilities to handle drainage from surrounding properties as required by the Department of Public Services.
2. Satisfaction of the requirements of the various utility companies.
3. Conformance to code requirements and design standards of all City departments.
4. Vacation shall not be recorded until all of the above conditions have been met.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: March 3, 1982 to set date for public hearing

4. MASTER PLAN OF
STREETS AND
HIGHWAYS AMENDMENT

Special Design - Lorenzi Boulevard

ACTION: ABEYANCE to notify surrounding property owners
No vote taken

STAFF RECOMMENDATION: ABEYANCE to notify property owners
TO BE HEARD AGAIN BY PLANNING COMMISSION: March 11, 1982

5. Z-6-82

Application of TIMOTHY J. MCKENNA, ET AL for reclassification of property located at 913 North 26th Street (AKA 2500 Jansen Avenue), from R-1 to P-R.
Proposed Use: Offices

ACTION: DENIED
CANUL/Unanimous

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COMMISSION: March 17, 1982

6. SH-3-82
SIGN HEIGHT REVIEW

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow an off-premise sign at 75' where 40' is allowed on property generally located on West Mesquite Avenue, 400' east of "F" Street, M Zone.

ACTION: APPROVED
MACK/Unanimous

CONDITION:

1. Conformance to the plot plan and elevations amended to a maximum overall height of 59½ feet.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: March 17, 1982

7. Z-13-76
EXTENSION
OF TIME

Request of ROBERT APPLE for an Extension of Time on property generally located on the south side of Sahara Avenue between Teddy Drive and Richfield Boulevard, R-4 Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITIONS:

1. The extension of time shall expire March 17, 1983.
2. Conformance to all ordinance amendments enacted subsequent to the rezoning approval.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: March 17, 1982.

DIRECTOR'S BUSINESS:

1. Staff presentation on the zoning and subdivision process.

ACTION: Presentations given by Robert Clemmer and Howard Null

SUPPLEMENTAL:

1. TENTATIVE MAP
CHARLESTON RAINBOW
UNIT 19

Request of SPROUL HOMES for a one-year extension of time on property generally located on the southwest corner of Westcliff Drive and Durango Drive, R-1 Zone.

EXTENSION OF TIME

Owner/Subdivider: Sproul Homes
No. of Acres: 41 No. of Lots: 178

ACTION: APPROVED - one year estension
Johnston/Unanimous

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION FINAL ACTION

2. Z-30-76
PLOT PLAN REVIEW

Request of WING FONG ENTERPRISES for a Plot Plan Review to allow an administrative office facility for the Central Telephone Company on property generally located on the west side of Valley View Boulevard, 200' south of Meadows Lane, R-1 Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
CANUL/Unanimous

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Conformance to all other original conditions of Z-30-76.
3. Fire hydrants are to be installed and charged with water before construction begins as required by the Department of Fire Services.

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

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ANNOTATED AGENDA

CITY PLANNING COMMISSION

FEBRUARY 23, 1982

MINUTES:

December 22, 1981

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

OLD BUSINESS:

1. Z-18-68(29)

PLOT PLAN
REVIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the revised plot plan and elevations.
 2. Provision of fire hydrants as required by Fire Services.
 3. Redesign the parking and driveway as required by the Traffic Engineer.
 4. Construction of a 6' block wall along the north and west property lines adjacent to the residentially zoned properties.
 5. Building to cover 30% of property.
 6. Waive the requirement that the north 178' be relegated to parking.

Protests: 0

2. Z-36-75

REVIEW OF
CONDITION

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

PROTESTS: 0

3. Z-4-82

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

PROTESTS: 12 persons in audience
Kari Ohr, 1133 Pahor Drive
Julie De Armond, 1129 Pahor Drive
John Kilbane appeared to represent
his brother-in-law, Mr. Brady,
who lives at 1117 Pahor Drive.

SPECIAL CONDITIONS: 1. Building conform to the
rendering submitted.

(see page 2)

3. Z-4-82

(Continued)

2. Split face or slumpstone block be used.
3. No windows facing south.
4. Landscaping to conform to rendering.
5. Planning Commission to approve final plans for building.

4. Z-5-82

(STRICKEN FROM AGENDA)

NEW BUSINESS:

1. TENTATIVE MAP
MARION VIEW

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

- SPECIAL CONDITIONS:
1. Conformance to the conditions of approval for Z-58-81.
 2. No vehicular access to Owens Avenue and Marion Drive from the abutting lots.
 3. Wall statement.
 4. Joint access driveways to be approved by the Traffic & Parking Commission.
 5. Approval of garage elevations abutting Owens Avenue and Marion Drive as required by the Dept. of Community Planning & Development.
 6. Waiver be allowed from minimum 30 foot lot frontage requirement for flag lots on a cul-de-sac.

2. TENTATIVE MAP
DECATUR PROPERTIES

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

- SPECIAL CONDITION: 1. Conformance to the conditions of approval for Z-76-79 Plot Plan Review.

3. VAC-1-82

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

- SPECIAL CONDITION: 1. Petitioner to provide and maintain private drainage facilities to handle drainage from surrounding properties.

PROTESTS: 0

4. MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT (HELD UNTIL MARCH 11, 1982 PLANNING COMMISSION MEETING FOR A PUBLIC HEARING.)
5. Z-6-82 DENIED - CANUL/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Canul, Mr. Kennedy
 NOES: None
 PROTESTS: 8 persons in audience
 Louis LeMaster, 2600 E. Jansen Avenue
 Sandra Underwood, 2601 E. Jansen Avenue
 Edward Jones, 2608 Brady Avenue
 Mrs. Bradley, 901 North 26th Street
 FAVOR: George Cicarski, 5238 Surrey Street
6. SH-3-82 APPROVED - MACK/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Canul, Mr. Kennedy
 SIGN HEIGHT REVIEW
 NOES: None
 SPECIAL CONDITION: 1. Overall height of billboard to be 59 1/2 feet.
7. Z-13-76 APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Canul, Mr. Kennedy
 EXTENSION OF TIME
 NOES: None
 SPECIAL CONDITION: 1. One year time limit.

DIRECTOR'S BUSINESS:

1. Staff presentation on the zoning and subdivision process.
 Presentation given.

SUPPLEMENTAL AGENDA:

1. TENTATIVE MAP APPROVED - JOHNSTON/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Canul, Mr. Kennedy
 CHARLESTON RAINBOW UNIT 19
 NOES: None
 EXTENSION OF TIME
2. Z-30-76 APPROVED - CANUL/AYES: Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mr. Mack, Mr. Canul, Mr. Kennedy
 PLOT PLAN REVIEW
 NOES: None
 SPECIAL CONDITIONS: 1. Conformance to the plot plan and elevations.
 2. Conformance to original conditions under Z-30-76.
 3. Fire hydrants as required by Fire Services.

NOTICE OF PUBLIC HEARING

FEBRUARY 23, 1982

Notice is hereby given that on February 23, 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-6-82

TIMOTHY J. McKENNA, ET AL FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 913 NORTH 26TH STREET
(AKA 2500 JANSEN AVENUE).

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 48, BLOCK 3, WASHINGTON ADDITION UNIT
NO. 1.

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

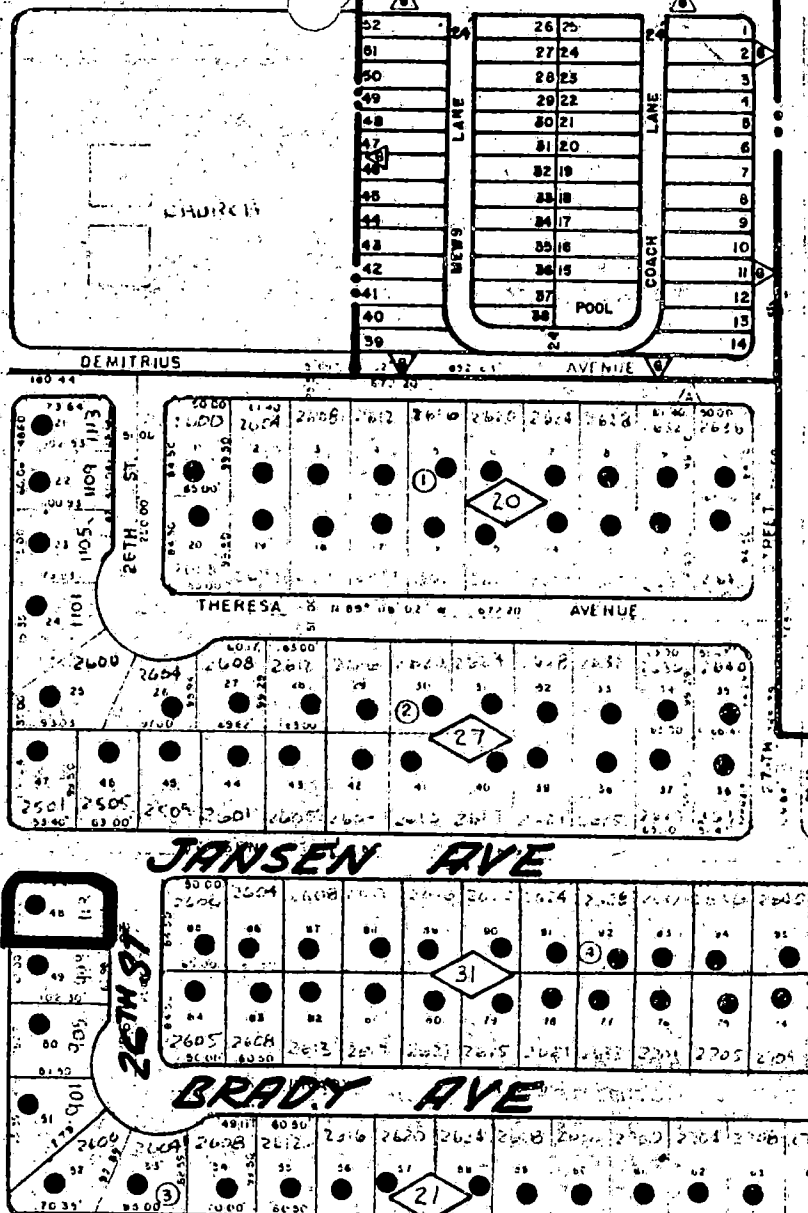
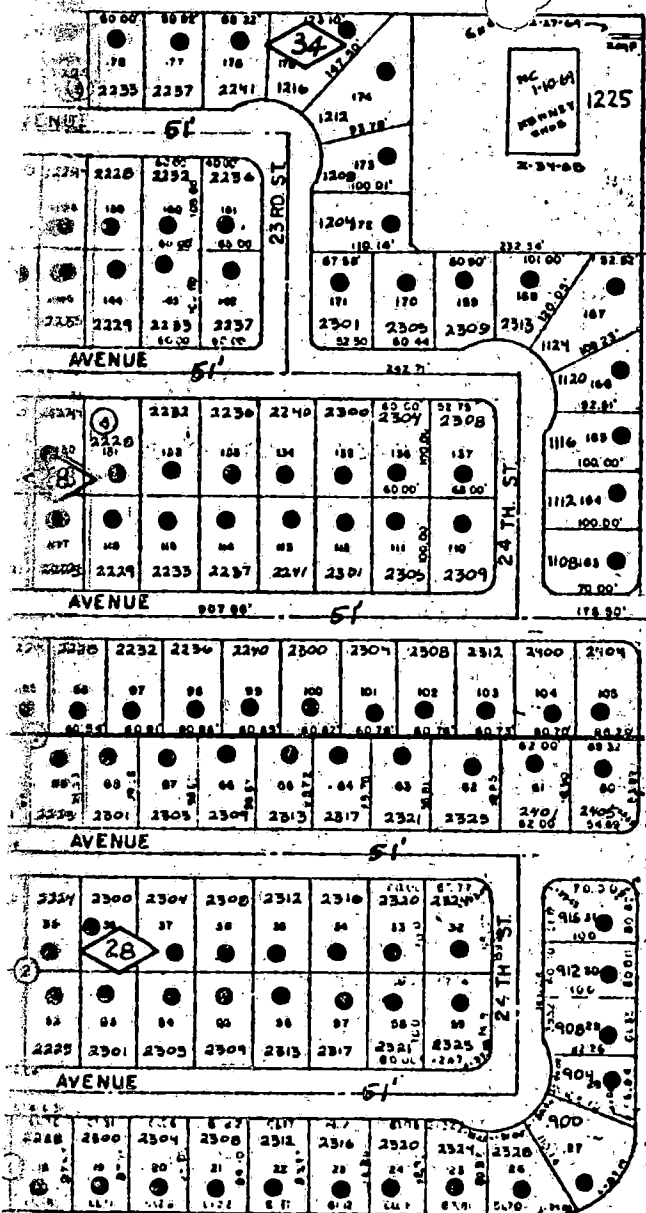

HAROLD P. FOSTER, DIRECTOR

HPF:cme

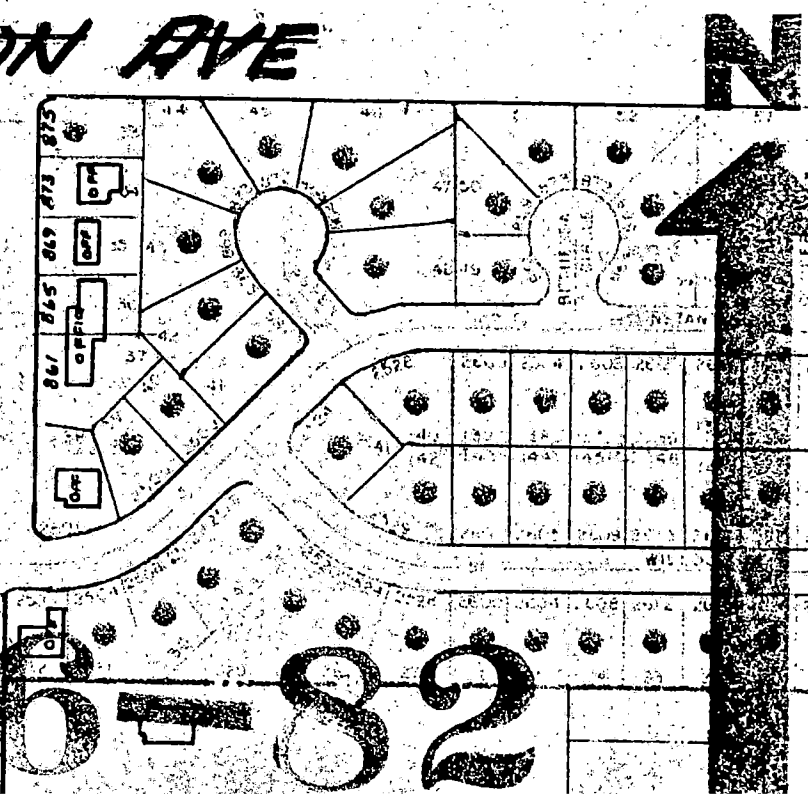
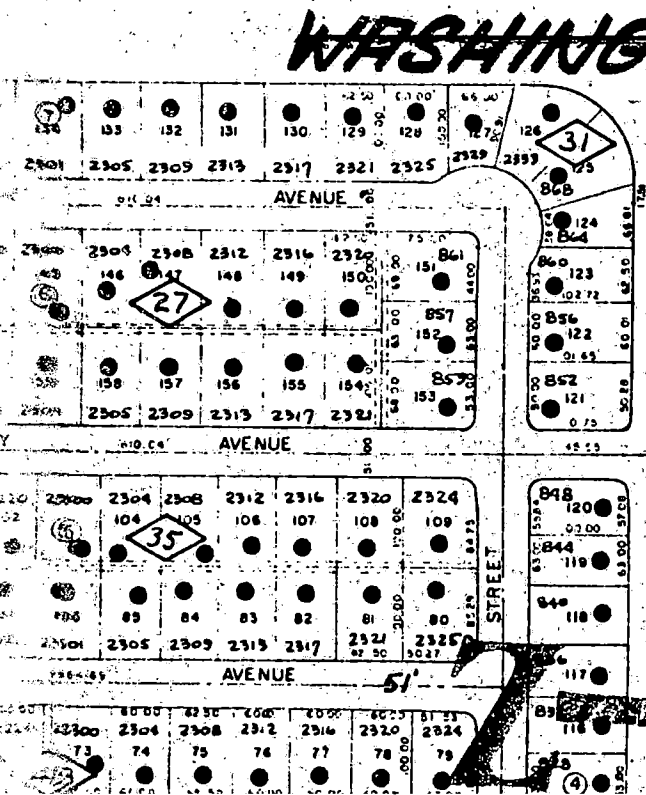
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

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FEB 19 1 21 PM '82
CITY CLERK



EASTERDAY AVE



WASHINGTON AVE

27-82

February 8, 1982

NOTICE OF HEARING

FEBRUARY 23, 1982


Notice is hereby given that on February 23, 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:

VAC-1-82 PETITION OF VACATION SUBMITTED BY JOSEPH A. AND FRANK SILVAGGIO PARTNERSHIP TO VACATE THE EXISTING DRAINAGE EASEMENTS LOCATED ON THE NORTH SIDE OF EAST CHARLESTON BOULEVARD, EAST OF MARION DRIVE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
A 10' WIDE DRAINAGE EASEMENT AS PER BOOK 804
DOC. #763804, BEING A PORTION OF PARCEL 3,
OF PARCEL MAP FILE 20, PAGE 28, ALSO BEING
A PORTION OF THE SOUTH HALF (S½) OF SECTION
32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B.&M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of the proposed 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, DIRECTOR

HPF:bjl

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

(SEE LOCATION MAP ON REVERSE SIDE.)

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CITY CLERK

NOTICE OF PUBLIC HEARING

FEBRUARY 23, 1982

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Z-36-75

REVIEW OF
CONDITION

REQUEST OF HOME SAVINGS ASSOCIATION
TO REMOVE THE CONDITION OF APPROVAL
ON ITS ZONING APPLICATION THAT REQUIRED
ALL 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 (SINGLE FAMILY
RESIDENCE).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS LOT 5, BLOCK 2, PARKCHESTER ESTATES
4-A.

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.)

CITY CLERK

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NOTICE OF PUBLIC HEARING

FEBRUARY 23, 1982

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Z-6-82

TIMOTHY J. MCKENNA, ET AL FOR RECLASSIFICATION
OF PROPERTY LOCATED AT 913 NORTH 26TH STREET
(AKA 2500 JANSEN AVENUE).

FROM: R-1 (SINGLE FAMILY RESIDENCE)

TO: P-R (PROFESSIONAL OFFICES & PARKING)

PROPOSED USE: OFFICES

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS
LOT 48, BLOCK 3, WASHINGTON ADDITION UNIT
NO. 1.

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

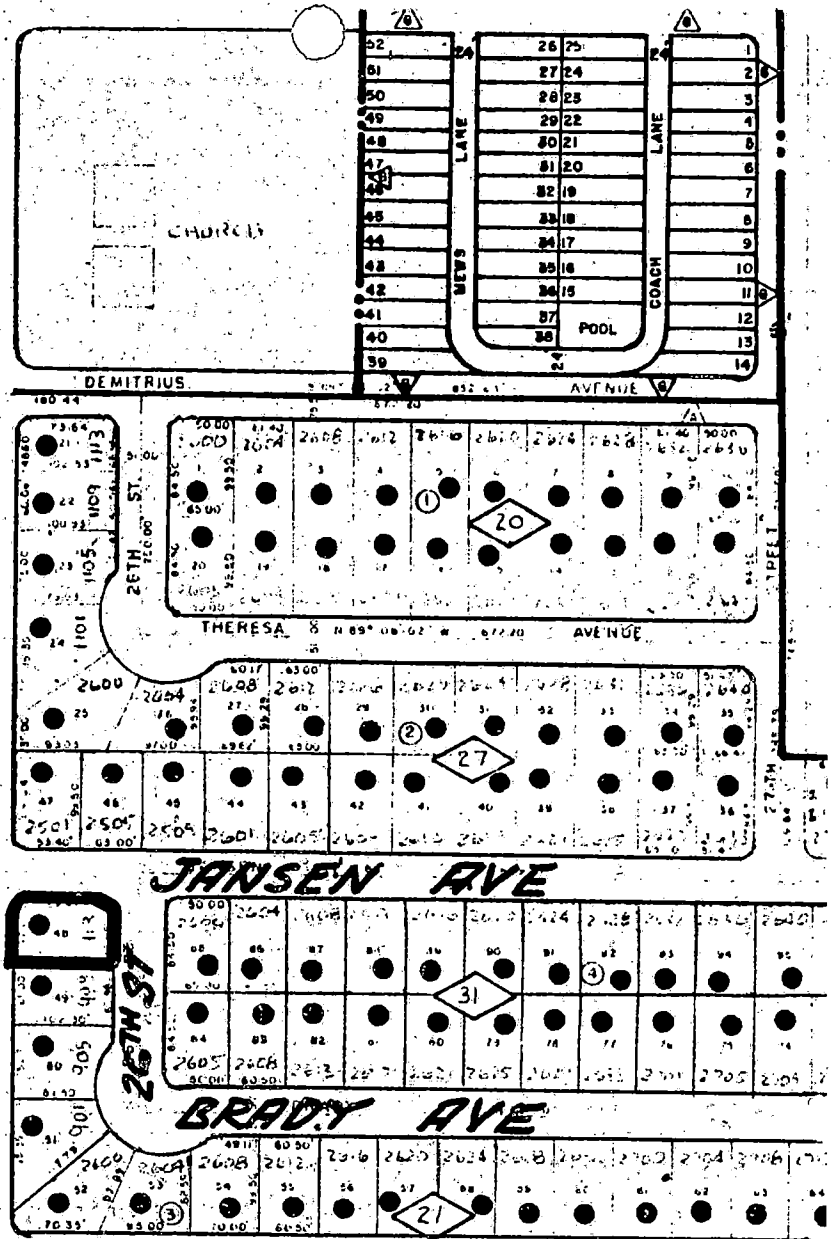
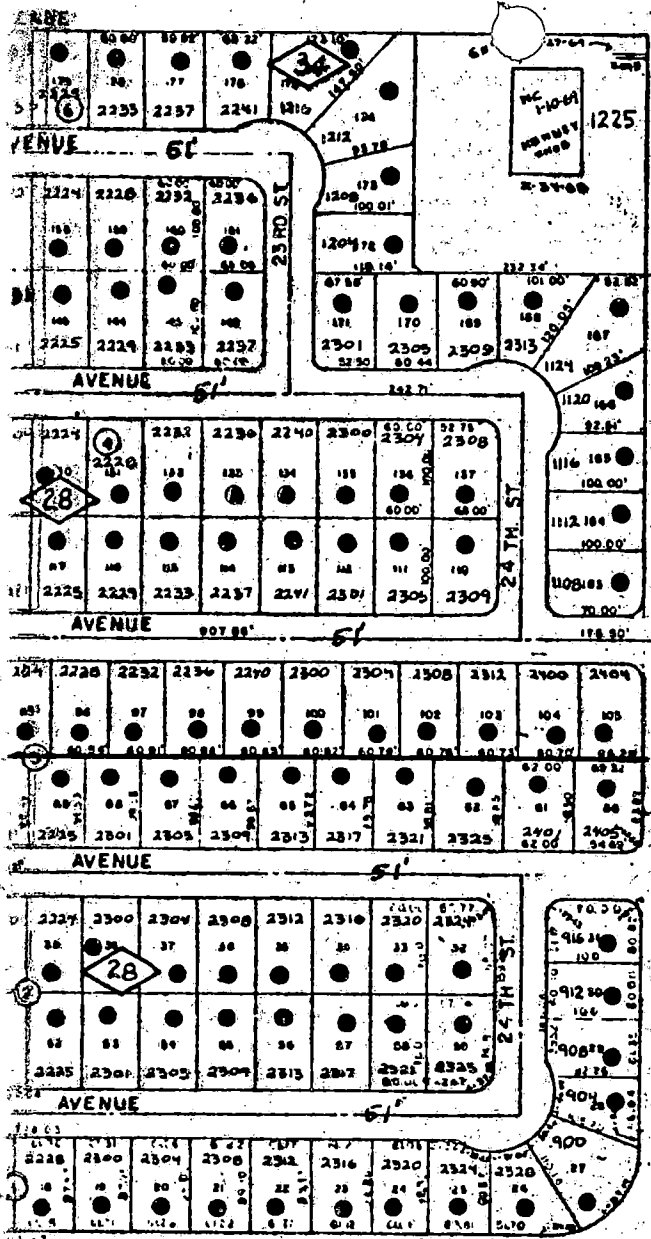
Harold P. Foster
HAROLD P. FOSTER, DIRECTOR

HPF:cme

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

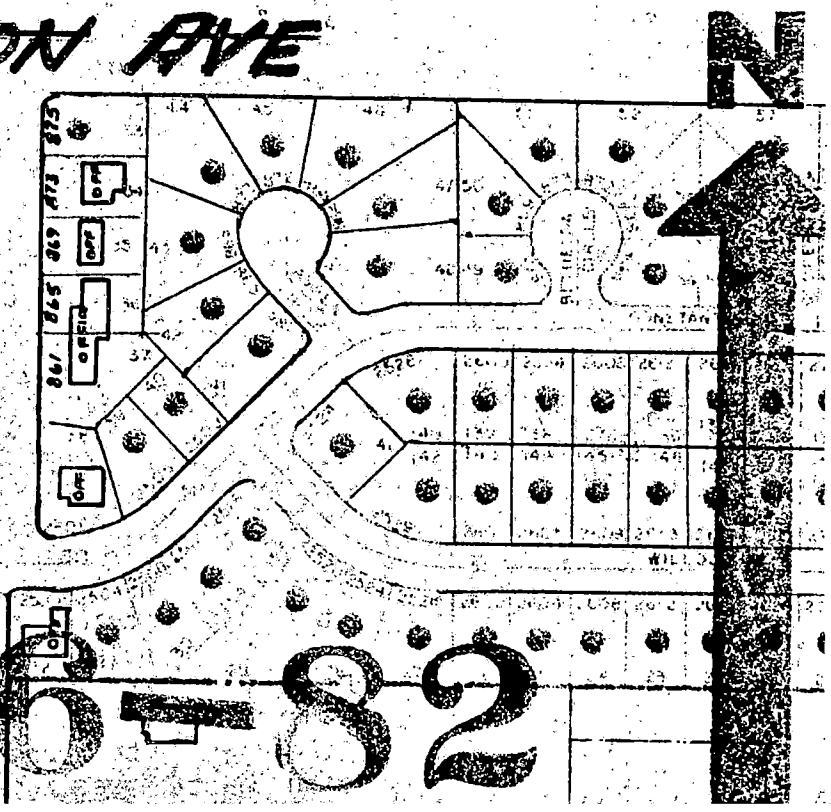
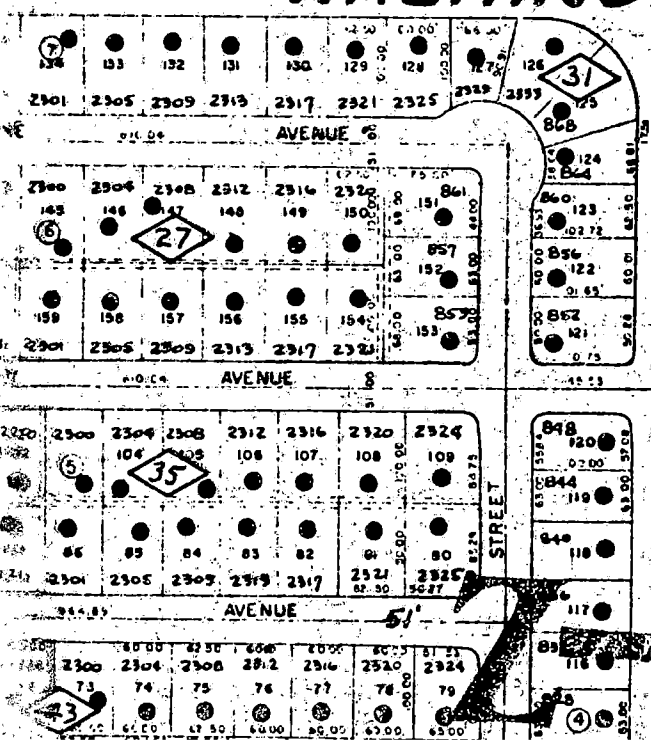
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EASTERN AVE

WASHINGTON AVE



26-82

MINUTES

CITY PLANNING COMMISSION

FEBRUARY 23, 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
Mr. Kennedy
- EXCUSED: Mrs. Coleman
- STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development
Howard Null, Chief, Planning Division
Robert Clemmer, Acting Chief, Zoning Division
Rick Williams, Senior Planner
Linda Owens, Recording Secretary
- ANNOUNCEMENT: MR. FOSTER 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. FOSTER read the normal conditions that would apply to any approved rezoning items heard at this meeting.
- MINUTES: MR. JOHNSTON made a Motion for APPROVAL of the Minutes of the December 22, 1981 City Planning Commission meeting as mailed. Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. Z-18-68(29)
PLOT PLAN REVIEW
(Abeyance Item from 2/11/82)
APPROVED
- 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. FOSTER said this item was held in abeyance from the last Planning Commission meeting so the surrounding property owners could be notified. The property abuts R-PD2 to the north and R-E to the west and northwest. There will be four two-story buildings. This property is relatively deep and when they came in for rezoning this Commission imposed a condition, along with the City Commission, that the north 178 feet remain for parking use only. It was felt the buildings in the C-D Zone should remain in the southerly portion and the northerly portion be relegated to parking. This would result in a major redesign of the property. If approved, staff would recommend the following conditions: 1) Redesign the plan so the north 178 feet would be relegated to parking; 2) Conformance to the revised plot plan and elevations; 3) Fire hydrants as required by Fire Services; 4) Redesign the parking and driveway as required by the Traffic Engineer; 5) Construction of a 6 foot block wall along the north and west property lines adjacent to the residentially-zoned properties; 6) Building to cover 30% of the property. Staff does not have any protests on record.

1. Z-18-68(29)

(Continued)

CHAIRMAN GUTHRIE asked if the applicant was present.

V. R. JOHNSON, Renaissance Development Company, 3380 Wynn Road, owners and developers of the property, appeared for the application. They have attempted to design a professional office project that is a little different, but tried to achieve The Plaza design. They have four separate buildings. The buildings are one and two stories. They plan to blockwall the property and heavily landscape it. This will make a beautiful professional office complex. The distance from the rear property line to the first building is 35 feet. There are no windows so no one can look into the nearby residential properties. They are in agreement with staff's conditions. They began this project about six months ago. The entrance could be widened if it was one of the requirements of the Commission.

DAVID L. HARRIS, project architect, said they could widen the access or provide two accesses to Charleston Boulevard. He doesn't think two accesses would be beneficial because there would be two cars entering and exiting at the same time. The Commission has given two options to develop this property. One option is to develop it as shown, with the back half of the property to appear as residential as they could make it. The other alternative would be to turn the back half of the property into blacktop. Security lighting would dictate all night lighting with 20 foot stancions. They could put all of the 40,000 square feet on the West Charleston frontage.

There were no protestants in the audience.

V. R. JOHNSON said the cheapest way to build a building is the square box shape. These buildings are irregularly shaped. They went heavily on landscaping and will have fountains to give it a deluxe atmosphere.

MR. CANUL made a Motion for APPROVAL of Z-18-68(29) with staff's conditions and to waive the requirement that the north 178 feet be relegated to parking only.

Voting was as follows:

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

Motion for APPROVAL carried by a 4/2 vote.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on March 17, 1982 at 2:00 P.M.

2. Z-36-75

REVIEW OF
CONDITION

(Abeyance Item
from 2/11/82)

APPROVED

Request of HOME SAVINGS ASSOCIATION to review the condition of approval on its zoning application that required all 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 (Single-Family Residence).

MR. FOSTER said this involves a lot in an R-1 subdivision that was approved a number of years ago. Eight of the twelve lots in this subdivision have been developed. At the time this rezoning was approved, there was a stipulation on it concerning the size of the houses. There was a 1,500 square foot house constructed on one of the lots, so they did not have the 2,070 square foot house requirement. City staff brought this to the developer's attention. They took out a

2. Z-36-75

(Continued)

permit for an addition on the rear to be used for storage and constructed a slab, but never finished the addition. The property has been foreclosed upon and it is now in the hands of Home Savings Association. They would like to sell it as is. After the R-1 was approved on this particular property and the homes built, the R-3 to the west was approved and developed. Staff feels this made a significant change to the neighborhood. As a result of the apartment development in the area, staff feels the existing residence is sufficient in size.

CHAIRMAN GUTHRIE asked if the applicant was present.

ROBERT PURCELL, Vice President of Home Savings Association, appeared for the application. The house is 1,581 square feet and with the slab completed it would be a little over 2,070 square feet.

There were no protestants in the audience.

MRS. TRACY made a Motion for APPROVAL of Z-36-75, Review of Condition.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on March 17, 1982 at 2:00 P.M.

3. Z-4-82

(Abeyance Item
from 2/11/82)

APPROVED

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: Two-Story Medical Office Building

MR. FOSTER said this item was held in abeyance so the applicant could redesign the building in terms of moving it closer to Charleston. The frontage properties along Charleston in this area have transitioned to a C-1 Zone. There are R-1 lots to the south, east and west of the frontage properties. The applicant has two lots along Charleston that are zoned C-1 and is now asking for the southern two lots. The plot plan indicates a two-story structure with the ground level being used for off-street parking and the second floor for medical offices. The north half of the property is the portion that is already zoned C-1. The portion on this application is zoned R-1. The redesign the developer submitted only moved the building 3 feet closer to Charleston. It did reduce the height of the building to 25 feet and screened some of the parking spaces. Staff recommends denial. The properties already zoned C-1 should be developed on a C-1 basis and the southern portion of the property should remain R-1 because there is R-1 to the east and west. There were twelve protests at the last Planning Commission meeting.

CHAIRMAN GUTHRIE asked if the applicant was present.

RON YALSH, 5270 South Maryland Parkway, appeared to represent Fairmont, the engineering firm involved in this property.

3. Z-4-82

(Continued)

They plan to screen all the parking and the building height will be 25 feet. The windows on the south side of the wall, which are exposed over the residential area, will be in obscure glass so there will not be any visibility from the building. They will only admit light into the building. The second-story structure will start 15 feet from the rear property line and the rear property line will be screened with an 8 foot concrete block wall. This will be an earthtone stucco building.

PHIL LAMPKIN appeared for the application stating they have done everything possible so this project will not encroach into the nearby residential area. This will be an attribute to the area.

There were twelve protestants in the audience.

KARI OHR, 1133 Pahor Drive, appeared in protest. He wants the area to remain residential.

PHIL LAMPKIN said they did not meet with the residents in the area since the last Planning Commission meeting.

JULIE DE ARMOND, 1129 Pahor Drive, appeared in protest. This building will overwhelm Pahor Drive and create additional traffic in the area.

JOHN KILBANE appeared in protest to represent his brother-in-law, Mr. Brady, who lives at 1117 Pahor Drive. They feel this property should be renovated as it is and possibly sold.

CHAIRMAN GUTHRIE said this property has come before the Planning Commission three or four times previously. This is the best proposal he has seen, but it seems to be an awful lot of activity for a small lot.

PHIL LAMPKIN appeared in rebuttal stating they have done everything possible to avoid disturbing the lifestyle of the residents on Pahor Drive. From Main Street to Red Rock Canyon on Charleston Boulevard it is zoned C-1 for a depth of 140 feet to 660 feet. This request is for only 65 feet, giving a total depth of 130 feet. Dr. Reese, Administrator for Southern Nevada Memorial Hospital, has gone on record by letter stating there is a need for this building.

RON YALSH said the 20,000 square feet is net in the building. By the time corridors, public restrooms, and stairways are taken out, it nets to around 16,000 square feet. At the present time, the parking that exists on the property does not meet City standards. The parking was established many years ago.

MR. MACK made a Motion for APPROVAL of Z-4-82, subject to the following conditions:

1. Building conform to the rendering presented.
2. Split face or slumpstone block be used.
3. No windows to be facing the south.
4. Landscaping to conform to what is shown on the rendering.
5. Planning Commission to have architectural approval of the final plans for the building.

Voting was as follows:

3. Z-4-82

(Continued)

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

Motion for APPROVAL carried by a 4/2 vote.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on March 17, 1982 at 2:00 P.M.

4. Z-5-82

(Abeyance Item
from 2/11/82)

STRICKEN FROM
AGENDA

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. FOSTER said this item should be stricken from the agenda. It was held so they could file a new application, which they have done.

CHAIRMAN GUTHRIE announced this item has been stricken from the agenda.

NEW BUSINESS:

1. TENTATIVE MAP

MARION VIEW

APPROVED

Property generally located on the southwest corner of Owens Avenue and Marion Drive, R-1 Zone (under Resolution of Intent to R-CL).

Owner: VTN Consolidated, Inc.

Subdivider: Buttrum Construction Co.

No. of Acres: 10.74 No. of Lots: 65

MR. NULL said this area is located south of Owens Avenue and west of Marion Drive. There will be two driveways side by side that will lead to the rear of the property. They are going to construct a two-car garage. Staff would make the following recommendations: 1) Conformance to the conditions of approval for Z-58-81; 2) No vehicular access to Owens Avenue and Marion Drive from the abutting lots; 3) Wall statement; 4) Joint access driveways to be approved by the Traffic & Parking Commission; 5) Approval of the garage elevations abutting Owens Avenue and Marion Drive as required by the Department of Community Planning & Development; and further, a waiver be allowed from the minimum 30 foot lot frontage requirement for flag lots on a cul-de-sac. Staff would recommend approval of the plat and waiver with the normal conditions.

KIRK S. ANDERSON, Alca Engineering, 2765 S. Highland Drive, appeared to represent the developer. They are in agreement with all of staff's recommendations.

MR. CANUL made a Motion for APPROVAL of the Tentative Map for Marion View.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Johnston

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on March 17, 1982 at 2:00 P.M.

2. TENTATIVE MAP
DECATUR PROPERTIES
APPROVED

Property generally located on the southwest corner of Doe Avenue and Decatur Boulevard, R-3 and R-1 Zones (under Resolution of Intent to C-1).

Owner/Subdivider: Decatur Properties

No. of Acres: 0.67 No. of Lots: 14

MR. NULL said this is a commercial condominium development located south of Doe Avenue and west of Decatur Boulevard. Staff would recommend the following condition: 1) Conformance to the conditions of approval for Z-76-79, Plot Plan Review. With this condition and the normal conditions, staff recommends approval.

ROBERT ZERIAN, 2105 San Jose, general partner in Decatur Properties, appeared for the application. He is in agreement with the conditions.

MR. MACK made a Motion for APPROVAL of the Tentative Map for Decatur Properties.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on March 17, 1982 at 2:00 P.M.

3. VAC-1-82
APPROVED

Petition of Vacation submitted by JOSEPH A. AND FRANK SILVAGGIO PARTNERSHIP to vacate the existing drainage easements located on the north side of East Charleston Boulevard, east of Marion Drive.

MR. NULL said the applicant has constructed a private drainage facility along the north and east boundaries of the site in addition to the drainage shown on the rendering. The utility companies and City departments have no objection to this Vacation. Staff recommends approval with the normal conditions and the following condition: 1) Petitioner to provide and maintain private drainage facilities to handle drainage from the surrounding properties.

CHAIRMAN GUTHRIE asked if the applicant was present.

JOSEPH KOLASKY, 531 North Radwick Drive, appeared to represent the applicant. They understand the condition.

MR. JOHNSTON made a Motion for APPROVAL of VAC-1-82, subject to staff's recommendation.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced a date will be set for a public hearing on this item at the Board of City Commissioners meeting on March 3, 1982.

4. MASTER PLAN OF
STREETS AND
HIGHWAYS AMENDMENT

ABEYANCE

Special Design - Lorenzi Boulevard.

MR. NULL presented a rendering of the proposed realignment. Staff recommends this item be held in abeyance until the next Planning Commission meeting for a public hearing.

MRS. TRACY made a Motion for ABEYANCE of the Master Plan of Streets and Highways Amendment until the March 11, 1982 City Planning Commission meeting.

Voting was as follows:

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

Motion for ABEYANCE carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the City Planning Commission on March 11, 1982.

5. Z-6-82

DENIED

Application of TIMOTHY J. MCKENNA, ET AL for reclassification of property located at 913 North 26th Street (AKA 250 Jansen Avenue), from R-1 (Single-Family Residence) to P-R (Professional Offices and Parking).
Proposed Use: Offices

MR. FOSTER said there is a single-family home on the property which fronts on the north to Jansen Avenue. Staff feels that because of the R-1 pattern in the area and if this property should change, there would be some adverse effects on the residential area surrounding it. Staff would recommend denial. There are no protests on record.

CHAIRMAN GUTHRIE asked if the applicant was present.

TIMOTHY J. MCKENNA, 913 North 26th Street, appeared for the application. George Cicarski is a co-owner with him on this property. Originally, they had just come in for an address change. Staff told them they would have a difficult time because it is legally known as 916 North 26th Street. They purchased the property as 2500 Jansen. It has never had a door on 26th Street. They do not want the access to be on 26th Street. They were told their best possibility would be to apply for a zone change. The property that would be most adversely effected by a zone change is on Jansen facing Eastern--not this property. The best use of the property would be for a small office, such as a real estate or insurance business. They have an insurance company interested in the property. This has been a rental property for a number of years. Any business that would occupy this building would have limited hours. This would benefit the neighborhood because the property would be cleaned up. The address is not a great concern because their main objection is to turn this building into a small office building. It already has a cutaway for a driveway onto Eastern, which was put in illegally 25 years ago.

There were 8 persons in the audience in protest.

LOUIS LE MASTER, 2600 East Jansen Avenue, appeared in protest. They do not feel there is adequate parking for a business. They feel they should use the Eastern Avenue entrance and not come onto Jansen or 26th Street.

TIMOTHY MCKENNA said there will be ample parking on the premises.

5. Z-6-82

(Continued)

SANDRA UNDERWOOD, 2601 Jansen Avenue, appeared in protest. She feels there is enough traffic in the area at the present time.

EDWARD JONES, 2608 Brady Avenue, appeared in protest. He objects to the entrance on Eastern Avenue. Because of the traffic and view it is difficult to get onto Eastern Avenue. There is not enough room on Jansen for an entrance.

GEORGE CICARSKI, 5238 Surrey Street, appeared in favor. There is plenty of room for parking.

MRS. BRADLEY, 901 North 26th Street, appeared in protest. She does not think this one piece of property should be zoned differently from the rest of the properties in that area.

TIMOTHY MCKENNA appeared in rebuttal. There will not be a lot of cars coming in and out of an insurance company. They do not feel they can generate enough rent to keep the property up as it is.

MR. CANUL made a Motion for DENIAL of Z-6-82.

Voting was as follows:

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

Motion for DENIAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on March 17, 1982.

6. SH-3-82

SIGN HEIGHT
REVIEW

APPROVED

Request of DONREY OUTDOOR ADVERTISING COMPANY for a Sign Height Review to allow an off-premise sign at 75 feet where 40 feet is allowed on property generally located on West Mesquite Avenue, 400 feet east of "F" Street, M Zone.

MR. FOSTER said that under the new ordinance provision signs can be as high as 30 feet above the roadway surface when they are adjacent to elevated freeways. They have asked for a 75 foot height. Staff has determined the freeway is not as high as the applicant felt it was. The freeway is about 29.5 feet at that location, which means they can go 30 feet above that. Staff would recommend approval of the billboard to 59.5 feet.

ROBERT VAN OSTRAN, 1211 West Bonanza Road, appeared for the applicant.

MR. MACK made a suggestion that the Commission be allowed to approve the picture on any signs that are proposed.

MR. CANUL thought that could create a problem to continuously be approving contents of signs.

CHAIRMAN GUTHRIE thought it was a constitutional right for the owners of signs to be able to choose their own contents.

ROBERT VAN OSTRAN said some of their signs contain show changes so they would have to come in for approval every week or two.

MR. FOSTER said staff would look into it to see just what controls could be imposed.

6. SH-3-82

(Continued)

MR. MACK made a Motion for APPROVAL of SH-3-82, Sign Height Review.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on March 17, 1982 at 2:00 P.M.

7. Z-13-76

EXTENSION
OF TIME

APPROVED

Request of ROBERT APPLE for an Extension of Time on property generally located on the south side of Sahara Avenue between Teddy Drive and Richfield Boulevard, R-4 Zone (under Resolution of Intent to C-1).

MR. FOSTER said there have been a number of extensions on this property. Since the rezoning was approved in 1976 the zoning has been extended six times; this is the seventh request. Because of economic conditions, they cannot get the necessary financing. Staff would recommend another one-year extension, subject to: 1) One-year time limit.

CHAIRMAN GUTHRIE asked to hear from the applicant.

ATTORNEY ROBERT APPLE appeared to represent the owners of the property, Mr. and Mrs. Kazoma. They have other investments in Las Vegas and it is their intention to develop this property, but it is not economically feasible at this time.

MR. JOHNSTON made a Motion for APPROVAL of Z-13-76, Extension of Time.

Voting was as follows:

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

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. Staff presentation on the zoning and subdivision process.

MR. FOSTER said this portion of the agenda is for orientation and training for the benefit of the members of the Planning Commission. Staff will explain what is involved in the processing of zoning applications and various types of subdivision maps.

MR. NULL stated there are tentative maps and final maps for subdivisions. Secondly, there are minor land divisions which are parcel maps and land divisions. The difference is the number of lots, with a subdivision comprising five or more lots; whereas, a minor land division is less than five lots. The applicant comes to the Planning Department with twenty copies of the map for a subdivision project, as well as a tax statement, deed, and filing fee. Various departments and

DIRECTOR'S BUSINESS:

(Continued)

agencies review the maps. There is an interdepartmental meeting seven days prior to the Planning Commission meeting. Then, the Department of Community Planning & Development has a staff meeting to make their recommendations. The approval of a tentative map is good for one year. The final map is processed with the applicant submitting eight maps along with their filing fee. The maps are distributed to interested parties. There is an interdepartmental meeting seven days prior to the Planning Commission meeting. The final map is checked to see if it is in substantial conformity with the tentative map. After the final map has gone to the Planning Commission, it is sent to the Department of Public Services. They complete their work on it and then it is put on their portion of the agenda for the City Commission meeting. The City Commission takes action on the final map and then it is given to the engineer for recording. Staff has been designated by the governing body to process parcel maps. If the applicant does not approve of staff's actions, they can make an appeal. A land division is asking for a waiver from the need for a survey. Seven copies of the map are submitted, plus a certificate stating the surveyor does not assume any responsibility for the documentation.

MR. CLEMMER stated staff requires a deed along with the application when an applicant applies for a rezoning. The application has to be signed by the owner of record. Seven copies of the plans are required. The plans are checked by the Planning Assistants to see if there are any code violations. They also receive the filing fee when the application is presented. The secretary prepares the necessary papers so it can be heard by the Planning Commission. The plans are reviewed by various departments and agencies. Planning Assistants prepare various maps for presentation to the Commissions. Notices are sent to the surrounding property owners and the notices are also put in both local newspapers and posted in five locations in the downtown area. Staff field checks the property and meets to discuss the proposal prior to the Planning Commission meeting. The applicants are notified of any deficiencies. After the Planning Commission and City Commission meetings, the ordinances and resolutions are prepared, zoning maps changed, and then building permits and business licenses begin to come in to City Hall. Staff again field checks to see if all the requirements have been met.

SUPPLEMENTAL AGENDA:

1. TENTATIVE MAP

CHARLESTON RAINBOW
UNIT 19

EXTENSION OF TIME

APPROVED

Request of SPROUL HOMES for a one-year extension of time on property generally located on the southeast corner of Westcliff Drive and Durango Drive, R-1 Zone.

Owner/Subdivider: Sproul Homes

No. of Acres: 41 No. of Lots: 178

MR. NULL said a final map was recorded on March 19, 1981. Therefore, staff would recommend approval of this extension of time.

No one appeared to represent the application.

MR. JOHNSTON made a Motion for APPROVAL of the Tentative Map for Charleston Rainbow Unit 19, Extension of Time.

Voting was as follows:

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

"NOES" None

1. TENTATIVE MAP

Motion for APPROVAL carried unanimously.

(Continued)

2. Z-30-76

PLOT PLAN REVIEW

APPROVED

Request of WING FONG ENTERPRISES for a Plot Plan Review to allow an administrative office facility for the Central Telephone Company on property generally located on the west side of Valley View Boulevard, 200 feet south of Meadows Lane, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER said this item involves a plot plan change on this site where a shopping center was proposed on the west side of Valley View just south of Meadows Lane. The YMCA facility is immediately to the west and there is some vacant property immediately to the north up to Meadows Lane. To the south of this property is an R-1 subdivision and the Water District property is to the east. This is a new administrative facility for Central Telephone Company. There is parking for approximately 1,000 cars. There will be some windows on the south side, but the windows are very high so a person would have to stand on a chair or ladder to be able to look out. There is approximately 90 feet of setback and a total of 160,000 square feet of office space. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations; 2) Conformance to the original conditions under Z-30-76; and 3) Fire hydrants as required by Fire Services.

WING FONG AND MR. TIBERTI appeared for the application. They plan to start construction in June.

MR. CANUL made a Motion for APPROVAL of Z-30-76, Plot Plan Review.

Voting was as follows:

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

"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 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:50 P.M.

1. TENTATIVE MAP
(Continued)

Motion for APPROVAL carried unanimously.

2. Z-30-76
PLOT PLAN REVIEW
APPROVED

Request of WING FONG ENTERPRISES for a Plot Plan Review to allow an administrative office facility for the Central Telephone Company on property generally located on the west side of Valley View Boulevard, 200 feet south of Meadows Lane, R-1 Zone (under Resolution of Intent to C-1).

MR. FOSTER said this item involves a plot plan change on this site where a shopping center was proposed on the west side of Valley View just south of Meadows Lane. The YMCA facility is immediately to the west and there is some vacant property immediately to the north up to Meadows Lane. To the south of this property is an R-1 subdivision and the Water District property is to the east. This is a new administrative facility for Central Telephone Company. There is parking for approximately 1,000 cars. There will be some windows on the south side, but the windows are very high so a person would have to stand on a chair or ladder to be able to look out. There is approximately 90 feet of setback and a total of 160,000 square feet of office space. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations; 2) Conformance to the original conditions under Z-30-76; and 3) Fire hydrants as required by Fire Services.

WING FONG AND MR. TIBERTI appeared for the application. They plan to start construction in June.

MR. CANUL made a Motion for APPROVAL of Z-30-76, Plot Plan Review.

Voting was as follows:

"AYES" Chairman Guthrie, Mrs. Tracy, Mr. Johnston, Mr. Mack,
Mr. Kennedy, Mr. Canul
"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 at 2:00 P.M.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:50 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR