

**VERBATIM
TRANSCRIPT
ATTACHED
AFTER
MEETING
MINUTES**

ANNOTATED AGENDA

CITY PLANNING COMMISSION

JUNE 10, 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: GUTHRIE, COLEMAN, JOHNSTON, TRACY, MACK & CANUL
EXCUSED: KENNEDY

ANNOUNCEMENT: Satisfaction of Open Meeting Law

MINUTES: Approval of the April 27, 1982 City Planning Commission minutes.

ACTION: APPROVED
COLEMAN/Unanimous

OLD BUSINESS:

1. ZC-90-81 Request of REAL PARTNERS NUMBER ONE for a Plot Plan Review on property generally located on the north side of Vegas Drive, approximately 1300' west of Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-PD14).
- REFERRED BACK FROM CITY COMMISSION
- ACTION: APPROVED
MACK/Unanimous

CONDITIONS:

1. Conformance to the plot plan amended to relocate the private street intersection at Burningwood Lane to the south as required by the Department of Community Planning and Development.
2. Construction of a 6' block wall along the north, east and west property lines except along Burningwood Lane.
3. Conformance to the submitted elevations.
4. Provision of fire hydrants and water flow prior to the start of construction as required by the Department of Fire Services.
5. Dedication of right-of-way and installation of off-site improvements as required by the Department of Public Services.
6. Provide a 20' common access easement along the rear of the south four lots along Vegas Drive.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: July 7, 1982

NEW BUSINESS:

1. EASEMENT EXCHANGE Petition of Easement Exchange submitted by BEDFORD CONSTRUCTION COMPANY on property generally located southwest of Decatur Boulevard and Doe Avenue.
- ACTION: APPROVED
MACK/Unanimous

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: June 16, 1982 set date for public hearing

PROTESTS: 0

2. Z-28-82

ACTION: APPROVED
CANUL/Unanimous

Application of WEST COAST HOLDINGS, INC. for reclassification of property generally located on the southwest corner of Jones Boulevard and Oakey Boulevard, from R-E to R-PD15.

Proposed Use: Medium Density Condominium Development

CONDITIONS:

1. Resolution of Intent with a twelve (12) month time limit.
2. Conformance to the revised plot plan which reflects moving the buildings 13' to the east, provision for recreational vehicle parking facilities and redesign of the parking on the south portion of the site.
3. Conformance to the front elevations and approval of the rear elevations by the Department of Community Planning and Development.
4. Construction of a 6' block wall along Verde Jardin Way and a 9' block wall along the west 297' of the south property line.
5. Provide fire hydrants and water flow prior to construction as required by the Department of Fire Services.
6. Dedication and improvement of right-of-way as required by the Department of Public Services.
7. Approval of the parking and driveway plan by the Traffic Engineer.
8. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: July 7, 1982

PROTESTS: 4

3. CV-1-82

ACTION: APPROVED
JOHNSTON/Unanimous

Request of CITY OF LAS VEGAS for a C-V Use Review to allow the new Fire Station #1 to be located on property generally located on the east side of Casino Center Boulevard, 250' south of Bonanza Road (Squires Field), C-V Zone.

CONDITIONS:

1. Approval of the elevations and site plan by the Planning Commission.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: July 7, 1982

4. AR-2-82

ACTION: APPROVED
TRACY/Unanimous

Request of UNIVERSAL BUILDING CONTRACTORS for an Aesthetic Review on property located at 1513 North "A" Street, M Zone.

CONDITIONS:

1. Conformance to the plot plan and submitted elevations.
2. Screen the roof mechanics.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

5. Z-27-81

Request of AUTO FLITE OIL CO. for a Landscape
Review on property located at 15 North Lamb Blvd.,
R-3 Zone (under Resolution of Intent to C-1).

ACTION: APPROVED
COLEMAN/Unanimous

CONDITION:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

6. LR-2-82

Request of SAVE WAY SERVICE, INC. for a Landscape
Review on property located at 4325 W. Sahara Avenue,
C-1 zone.

ACTION: APPROVED
JOHNSTON/Unanimous

CONDITION:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

DIRECTOR'S BUSINESS:

1. Ordinance Amendment on outside display of merchandise in a C-2 Zone.

ACTION: APPROVED
COLEMAN/Unanimous

2. Ordinance Amendment on off-street parking requirements in office and commercial zones.

ACTION: ABEYANCE
MACK/Unanimous

TO BE HEARD AGAIN BY PLANNING COMMISSION: July 8, 1982

SUPPLEMENTAL:

1. Z-81-70

Request of SOUTHWEST ROADWAYS, INC. for a C-2 Use
Review to allow traffic rentals on property located
at 917 North Nellis Boulevard, C-2 Zone.

ACTION: APPROVED
TRACY/Unanimous

CONDITION:

1. Provision of slats in the north chain link fence and placement of the proposed signs on the front fence to obscure the storage as required by the Department of Community Planning and Development.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

2. Z-50-81

Request of QUICK GUARD SECURITY, INC. for a Landscape
Review on property generally located on the southeast
corner of Bonanza Road and Twenty-Third Street, R-1
Zone (under Resolution of Intent to P-R).

ACTION: DENIED
TRACY/Unanimous

STAFF RECOMMENDATION: DENIAL
PLANNING COMMISSION ACTION IS FINAL

3. AR-2-78

ACTION: APPROVED
TRACY/Unanimous

Request of VEGAS WORLD HOTEL & CASINO for an Aesthetic Review to allow a 23-story addition to the hotel on property located at 2000 Las Vegas Boulevard South, C-2 Zone.

CONDITIONS:

1. Approval by the City Commission of the elevations, satellite parking and leased parking areas.
2. The satellite parking lot on St. Louis Avenue shall be used for employee parking only.
3. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.
4. Refurbish the existing landscaping along Commerce Street.
5. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: APPROVAL
TO BE HEARD BY CITY COMMISSION: July 7, 1982

4. AR-3-82

ACTION: APPROVED
MACK/Unanimous

Request of PEP BOYS for an Aesthetic Review on property generally located on the southwest corner of Decatur Boulevard and Alta Drive, C-2 Zone.

CONDITIONS:

1. Conformance to the plot plan and submitted elevations.
2. If the working area is not kept clean and orderly, the Planning Commission may require the installation of aesthetically designed overhead doors and require that they be kept closed except when loading the bays.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

5. Z-29-70

ACTION: APPROVED
JOHNSTON/Unanimous

Request of CHARLESTON HEIGHTS TOWNHOUSES ASSOCIATION for a Plot Plan Review to allow the block wall around the swimming pool on property located at 1360 N. Jones Boulevard to extend over six feet in height, R-PD15 Zone.

CONDITION:

1. The overall height of the block wall shall not exceed 7½' and be limited to the area around the pool.

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION ACTION IS FINAL

6. MASTER PLAN OF
STREETS AND
HIGHWAYS AMENDMENT

Consideration of removing Gass Avenue from the Master Plan of Streets and Highways.

ACTION: DENIED
MACK/Unanimous

STAFF RECOMMENDATION: DENIAL
TO BE HEARD BY CITY COMMISSION: June 16, 1982 to set date for public hearing

ANNOTATED AGENDA
CITY PLANNING COMMISSION
JUNE 10, 1982

MINUTES:

APRIL 27, 1982

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

OLD BUSINESS:

1. ZC-90-81

REFERRED BACK
FROM CITY
COMMISSION

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

- SPECIAL CONDITIONS:
1. Conformance to the plot plan amended to shift the private street intersection with Burningwood Lane southerly.
 2. Construction of a 6' block wall along the north, east and west property lines except on the east side of Canopus Way which is Burningwood Lane.
 3. Conformance to the elevations.
 4. Provision of fire hydrants and water flow prior to the start of construction as required by the Dept. of Fire Services.
 5. Dedication of right-of-way and installation of off-site improvements as required by the Dept. of Public Services.
 6. Provide a 20 foot common access easement along the rear of the front four lots.

NEW BUSINESS:

1. EASEMENT
EXCHANGE

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

2. Z-28-82

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

NOES: None

- SPECIAL CONDITIONS:
1. Resolution of Intent with a twelve month time limit.
 2. Approval of the amended plan reflecting development according to the above zoning by the Planning Commission.
 3. Conformance to the front elevations and approval of the rear elevations by the Dept. of Community Planning & Development.
 4. Construction of a 6' block wall on the rear of the R-PD12 zoning and along the west 197' of the southerly line of the R-PD12 zoning.
 5. Provide fire hydrants and water flow prior to construction as required by the Dept. of Fire Services.
 6. Dedication and improvement of right-of-way as required by Dept. of Public Services.
 7. Approval of the parking and driveway plan by the Traffic Engineer.
 8. Repair any damage to the existing street improvements resulting from this development as required by the Dept. of Public Services.
 9. Including recommendations of citizens.
 10. No R-1 area.

FAVOR: Ronald Hamlin, 1801 Piccolo Way

PROTEST: Richard Hayward, 1712 Verde Jardin Way
1 letter from John and Margaretta Rohay,
5935 W. Oakey Blvd.
Connie Mormon, 6000 W. Oakey Blvd.
Eugene Fleming, 1708 Verde Jardin Way

3. CV-1-82

USE REVIEW

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

NOES: None

- SPECIAL CONDITION: 1. Approval of the elevations and landscaping by Planning Commission.

4. AR-2-82

AESTHETIC
REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the plot
plan and elevations.
2. Screen roof mechanics.

5. Z-27-81

LANDSCAPE
REVIEW

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

SPECIAL CONDITION: 1. Conformance to the plot
plan and elevations.

6. LR-2-82

LANDSCAPE
REVIEW

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

SPECIAL CONDITION: 1. Conformance to the plot plan.

SUPPLEMENTAL AGENDA:

1. Z-81-70

USE REVIEW

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

SPECIAL CONDITION: 1. Provision of slats in the
north chain link fence
and placement of the
proposed signs on the front
fence to obscure the storage
as required by the Dept. of
Community Planning & Develop.

2. Z-50-81

LANDSCAPE REVIEW

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

3. AR-2-78

AESTHETIC REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the plot plan
and elevations.
2. Approval by the City Commission
of the elevations.
3. Satellite parking and leased
parking areas.
4. Conformance to the requirements
of the Dept. of Fire Services.
5. Conformance to the requirements
of the Dept. of Public Services
6. Utilization of the St. Louis
parking site for employee
parking only.
7. Land division approval if a
long term lease.

4. AR-3-82

AESTHETIC REVIEW

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

SPECIAL CONDITIONS: 1. Conformance to the
plot plan and elevations.
2. If working area is not kept
clean and orderly the
Planning Commission may
require the installation
of aesthetically designed
overhead doors and require
they be kept closed except
when loading the bays.

5. Z-29-70

PLOT PLAN REVIEW

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

SPECIAL CONDITION: 1. The overall height shall not
exceed 7 1/2 feet and be
limited to the area around
the pool.

6. MASTER PLAN OF
STREETS AND
HIGHWAYS AMENDMENT

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

DIRECTOR'S BUSINESS:

1. Ordinance Amendment on outside display of merchandise in a C-2 zone.

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

2. Ordinance Amendment on off-street parking requirements in office and commercial zones.

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

MINUTES

CITY PLANNING COMMISSION

JUNE 10, 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

EXCUSED:

Mr. Kennedy

STAFF PRESENT:

Harold P. Foster, Director, Department of Community
Planning and Development
Howard Null, Chief, Planning Division
Robert C. Clemmer, Acting Chief, Zoning Division
Rick Williams, Senior Planner
John Roethel, Deputy City Attorney
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 April 27, 1982 City Planning Commission meeting with the correction that on Item 7, Z-18-82, page 6, sixth paragraph, the word "driving" should be replaced with the word "parking." Motion for APPROVAL carried unanimously.

OLD BUSINESS:

1. ZC-90-81

Referred Back
from City
Commission

Request of REAL PARTNERS NUMBER ONE for a Plot Plan Review on property generally located on the north side of Vegas Drive, approximately 1300 feet west of Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-PD14).

APPROVED

MR. CLEMMER said this property was classified R-PD14 in the County and annexed into the City. It was held in abeyance so the street pattern could be redesigned. They are proposing 144 units with 16 two-bedroom apartment units facing Vegas Drive and 128 condominium units. The condominium units will have 104 two bedrooms and 24 three bedrooms. Parking meets the code. Staff would recommend approval, subject to: 1) Conformance to the plot plan amended to shift the private street intersection with Burningwood Lane southerly. The

1. ZC-90-81

(Continued)

intersection will be moved south and connect to the alley approximately 60 feet, so it doesn't make a multiple intersection; 2) Construction of a 6 foot block wall along the north, east and west property lines, except on the east side of Burningwood Lane; 3) Conformance to the elevations; 4) Provision of fire hydrants and water flow prior to the start of construction as required by the Department of Fire Services; 5) Dedication of right-of-way and installation of off-site improvements as required by the Department of Public Services; and 6) Provision of a 20 foot common access easement along the rear of the front four lots.

GEORGE SMITH, 730 East Sahara Avenue, appeared for the application. They are in agreement with staff's conditions. Initially, the project was designed for four-plex units. In April they came in with a townhouse development, but were dissatisfied with their proposal and now they have this new design. There are several reasons for the change; 1) They want to mitigate the two-story appearance by making the building 15 feet high rather than 19 feet; 2) They eliminated a 1,000 foot street into short segments of approximately 250 feet each; and 3) They tried to achieve more open space.

There were no protestants in the audience.

MR. CANUL made a Motion for APPROVAL of ZC-90-81, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on July 7, 1982 at 2:00 P.M.

NEW BUSINESS:

1. EASEMENT EXCHANGE
APPROVED

Petition of Easement Exchange submitted by BEDFORD CONSTRUCTION COMPANY on property generally located southwest of Decatur Boulevard and Doe Avenue

MR. NULL said there is an existing easement that is to be vacated and a new easement. Both easements are on the applicant's property. The NRS Statutes require a hearing when there is an exchange of easements. This request is due to the fact the sewer is going to be relocated. Staff recommends approval.

TOM COYLE, Wallace Engineering, 1100 East Sahara Avenue, appeared for the application.

MR. MACK made a Motion for APPROVAL of the Easement Exchange.

Voting was as follows:

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

"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 June 16, 1982.

2. Z-28-82

APPROVED

Application of WEST COAST HOLDINGS, INC. for reclassification of property generally located on the southwest corner of Jones Boulevard and Oakey Boulevard, from R-E (Residence Estates) to R-PD15 (Residential Planned Development).

Proposed Use: Medium Density Condominium Development

MR. CLEMMER said this project is for 68 two-story units. Staff feels that because of the low-density residential in the westerly 297 feet and several R-1 homes facing the project to the west, a row of R-1 lots should be built on the east side of Verde Jardin Way. Staff would recommend that the density for the remainder not be higher than 12 units per acre. Approval of the westerly 125.5 feet to R-1 and easterly remainder to R-PD12 would allow 48 units, plus the 4 single-family lots, for a total of 52 units. Staff would recommend approval, subject to: 1) Resolution of Intent with a twelve month time limit; 2) Approval of the amended plan reflecting development according to the above zoning by the Planning Commission; 3) Conformance to the front elevations and approval of the rear elevations by the Department of Community Planning and Development; 4) Construction of a 6 foot block wall on the rear of the R-PD12 zoning and along the west 197 feet of the southerly line of the R-PD12; 5) Provision of fire hydrants and water flow prior to the construction as required by the Department of Fire Services; 6) Dedication and improvement of right-of-way as required by the Department of Public Services; 7) Approval of the parking and driveway plan by the Traffic Engineer; and 7) Repair of any damage to the existing street improvements as a result of this development as required by the Department of Public Services.

JAY DOWNEY, 4601 West Sahara Avenue, and BILL FARNSWORTH, project engineer, appeared for the application. They felt the R-PD15 would be a compatible use, since these are two major corners. This will be a condominium project and totally block walled. There will be two entrances on Oakey Boulevard with no traffic through the existing subdivision. On the west there is a street that has to be finished, which would make it a full 60 foot street and an adequate buffer for the residential to the west. The residents in the area have suggested realigning the parking, constructing a 9 foot block wall on the residents side and adding ten additional spaces for campers.

There were four protestants in the audience and one person in favor.

RONALD HAMLIN, 1801 Piccolo Way, appeared in favor. He would rather have homeowners on this property than renters or a commercial development.

RICHARD HAYWARD, 1712 Verde Jardin Way, appeared in protest. He read a letter from John and Margarita Roway, 5935 West Oakey Boulevard, who were also in protest due to the parking congestion, heavy traffic, and higher crime rate. They also feel there is a possibility the owners could rent these units out rather than sell them. They feel this will downgrade their area.

CONNIE MORMON, owner and operator of Montessori Academy, 6000 West Oakey Boulevard, appeared in protest. She would like to see this area become single-family homes.

EUGENE FLEMING, 1708 Verde Jardin Way, appeared in protest. There will be two fireplaces in each condominium which will cause pollution in the area.

2. Z-28-82

(Continued)

JAY DOWNEY said the units will be 1,450 square feet each and sell for \$80,000 to \$109,000. They have the CC&R's that will take care of the premises.

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

MR. CANUL made a Motion for APPROVAL of Z-28-82, subject to the proposal as submitted without the R-1 homes along Verde Jardin Way as requested by staff.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on July 7, 1982 at 2:00 P.M.

3. CV-1-82

USE REVIEW

APPROVED

Request of CITY OF LAS VEGAS for a C-V Use Review to allow the new Fire Station #1 to be located on property generally located on the east side of Casino Center Boulevard, 250 feet south of Bonanza Road (Squires Field), C-V Zone.

MR. CLEMMER said this is a proposed fire station. The Planning Commission must approve all public buildings. Staff recommends approval, subject to: 1) Approval of the elevations and landscaping by the Planning Commission.

MR. JOHNSTON made a Motion for APPROVAL of CV-1-82, Use Review.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

CHAIRMAN GUTHRIE announced this item will be heard by the Board of City Commissioners on July 7, 1982 at 2:00 P.M.

4. AR-2-82

AESTHETIC
REVIEW

APPROVED

Request of UNIVERSAL BUILDING CONTRACTORS for an Aesthetic Review on property located at 1513 North "A" Street, M Zone.

MR. CLEMMER said this is a proposed warehouse project of approximately 55,000 square feet. The developer proposes a split face block wall around the development. Staff recommends approval, subject to: 1) Conformance to the plot plan and elevations; and 2) Screening of the roof mechanics.

TOM STRAWN, 2135 Cimarron Road, appeared for the application.

MRS. TRACY made a Motion for APPROVAL of AR-2-82, Aesthetic Review.

Voting was as follows:

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

"NOES" None

4. AR-2-82

(Continued)

Motion for APPROVAL carried unanimously.

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

5. Z-27-81

LANDSCAPE
REVIEW

APPROVED

Request of AUTO FLITE OIL COMPANY for a Landscape Review on property located at 15-North Lamb Boulevard, R-3 Zone (under Resolution of Intent to C-1).

MR. CLEMMER said this is a new service station facility. They will use live landscaping with 15 gallon plants and an artificial turf. Staff feels the landscaping is more than adequate and would recommend approval, subject to:
1) Conformance to the plot plan and elevations.

JACK CASON, Auto Flite Oil Company, appeared for the application.

MRS. COLEMAN made a Motion for APPROVAL of Z-27-81, Landscape Review.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

6. LR-2-82

LANDSCAPE
REVIEW

APPROVED

Request of SAVE WAY SERVICE, INC. for a Landscape Review on property located at 4325 W. Sahara Avenue, C-1 Zone.

MR. CLEMMER said this is the same type of application as Item #5. In this case, there will be 15 gallon palms in addition to the landscaping. Staff recommends approval, subject to: 1) Conformance to the plot plan.

MR. JOHNSTON made a Motion for APPROVAL of LR-2-82, Landscape Review.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

SUPPLEMENTAL AGENDA:

1. Z-81-70

USE REVIEW

APPROVED

Request of SOUTHWEST ROADWAYS, INC. for a C-2 Use Review to allow traffic rentals on property located at 917 North Nellis Boulevard, C-2 Zone.

MR. CLEMMER said this site is a 35 foot strip of C-2 zoning that had been used for outdoor auto and trailer sales. There is C-M zoning to the north and M zoning to the south. Immediately to the south is R-2 that belongs to the applicant. On the south side of the R-2 there is a chain-link

1. Z-81-70

(Continued)

fence with interwoven slats. On the north of the C-2 there is a chain-link fence with interwoven slats that comes to the front of the building. Staff feels this proposed use as a highway barricade rental operation is suitable, but that it should be screened from view by continuing the slats and chain-link fence on the north. The applicant proposes signs along Nellis Boulevard and the chain-link fence in front will screen the storage facility. Staff recommends approval, subject to: 1) Provision of slats on the north chain-link fence and placement of the proposed signs on the front fence to obscure the storage as required by the Department of Community Planning and Development.

RICHARD DETNER, 5985 Mount McKinley Avenue, appeared for the application and is in agreement with staff's recommendations.

MRS. TRACY made a Motion for APPROVAL of Z-81-70, Use Review, with staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

2. Z-50-81

LANDSCAPE
REVIEW

DENIED

Request of QUICK GUARD SECURITY, INC. for a Landscape Review on property generally located on the southeast corner of Bonanza Road and Twenty-Third Street, R-1 Zone (under Resolution of Intent to P-R).

MR. CLEMMER said this was recently approved for P-R zoning. Staff required landscaping along the Bonanza Road frontage. However, during the development the area to be landscaped was paved and is now being used for parking. Staff feels that along major streets there should be landscaping on the street frontage and would recommend denial of eliminating the required landscaping.

MERRITT QUICK, 4010 Waldorf Court, appeared for the application. There was a mixup with the company doing the work. Now, they find it is better that it is paved due to the many children that pass through there every day.

MRS. TRACY made a Motion for DENIAL of Z-50-81, Landscape Review.

Voting was as follows:

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

"NOES" None

Motion for DENIAL carried unanimously.

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

MR. FOSTER said this item can be appealed to the Board of City Commissioners.

3. AR-2-78

AESTHETIC REVIEW

APPROVED

Request of VEGAS WORLD HOTEL AND CASINO for an Aesthetic Review to allow a 23-story addition to the hotel on property located at 2000 Las Vegas Boulevard South, C-2 Zone.

MR. CLEMMER said the existing hotel and casino has about 102 units and they propose a 23-story addition with 339 rooms. They have a satellite parking lot that was provided on West St. Louis containing 95 parking spaces. They are supposed to lease, possibly with an option to purchase, the site immediately north of the hotel with an additional 93 spaces, for a total of 371 parking spaces. Staff recommends approval, subject to: 1) Conformance to the plot plan and elevations; 2) Approval by the City Commission of the elevations, satellite parking and leased parking areas; 3) Conformance to the requirements of the Department of Public Services; 4) Conformance to the requirements of the Department of Fire Services; 5) Utilization of the St. Louis parking site for employee parking only; 6) Land division approval if there is a long-term lease on the northern parking site.

GENE WINTERMOTE, Vegas World Hotel and Casino, appeared for the application. They employ approximately 200 persons and expect to hire 24 for the new section. It is mandatory that the employees park in the satellite parking area. They have a five-year lease with Imperial Carpeting with four and a half years to run.

MR. CLEMMER said staff would like to make a requirement that the landscaping be refurbished along Commerce Street.

MRS. TRACY made a Motion for APPROVAL of AR-2-78, Aesthetic Review, subject to staff's recommendations.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

4. AR-3-82

AESTHETIC REVIEW

APPROVED

Request of PEP BOYS for an Aesthetic Review on property generally located on the southwest corner of Decatur Boulevard and Alta Drive, C-2 Zone.

MR. CLEMMER said this is a retail automotive parts operation and the installation will be in bays facing Decatur Boulevard. If the working area is not kept clean and orderly, the Planning Commission may require the installation of aesthetically-designed overhead doors and require that they be kept closed except when loading the bays. Staff would recommend approval, subject to: 1) Conformance to the plot plan and elevations.

JIM ELROD, 221 East Walnut Street, Pasadena, California, appeared for the application.

PHIL LAMTAFF, Pep Boys, appeared for the application.

MR. CLEMMER said they are only allowed to have minor installation of automotive parts, but not major engine overhauling. However, this item is only on the agenda for the aesthetic question.

4. AR-3-82

(Continued)

MR. MACK made a Motion for APPROVAL of AR-3-82, Aesthetic Review, subject to staff's conditions.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

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

5. Z-29-70

PLOT PLAN
REVIEW

APPROVED

Request of CHARLESTON HEIGHTS TOWNHOUSE ASSOCIATION for a Plot Plan Review to allow the block wall around the swimming pool on property located at 1360 North Jones Boulevard to extend over 6 feet in height, R-PD15 Zone.

MR. CLEMMER said this is an existing condominium development between Washington Avenue and Vegas Drive. The condominium units are within 10 feet of Jones Boulevard. The pool wall is set back 25 feet. They would like to install barbed wire on the top of the block wall to hold down vandalism. Staff feels the barbed wire will be obscured by the existing landscaping. The building code has made a provision in condominium developments for barbed wire. Staff would recommend approval, subject to:
1) The overall height of the fence not to exceed 7.5 feet and limited to the area around the pool.

JO ANN SPAGNUOLO, 1450 Jones Boulevard, North, Vice President of the Condominium Association, appeared for the application. The present wall is 4 feet on one side and 5 feet on the other sides. They would like permission to extend the height of the block wall to 6 feet and the barbed wire another 1.5 feet.

MR. JOHNSTON made a Motion for APPROVAL of Z-29-70, Plot Plan Review.

Voting was as follows:

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

"NOES" None

"EXCUSED" Mr. Mack

Motion for APPROVAL carried unanimously.

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

6. MASTER PLAN OF
STREETS AND
HIGHWAYS
AMENDMENT

DENIED

Consideration of removing Gass Avenue from the Master Plan of Streets and Highways.

MR. NULL said this item is on the agenda due to VAC-5-82. On VAC-5-82 the applicant had requested 10 feet on Gass Avenue and 10 feet on Eighth Street. At the public hearing the applicant of VAC-5-82 amended his site plan to bring the building onto the Gass Avenue right-of-way. When he did that it would necessitate a vacation and if the Master Plan of Streets and Highways would have to be amended in order to have it removed. The City Commission

6. MASTER PLAN OF
STREETS AND
HIGHWAYS
AMENDMENT

(Continued)

held the vacation in abeyance until this item is heard by the City Planning Commission. Staff is opposed to removing Gass Avenue from the Master Plan of Streets & Highways because approximately 5,000 cars per day travel on it and by 1992 there will be approximately 10,000 cars per day. However, when there are 6,000 cars per day the street will have to be upgraded, which will mean going to four lanes. Gass Avenue is on the Federal Aid Urban System because it is on the Master Plan of Streets & Highways. If it is removed from the Master Plan of Streets & Highways, it is off the Federal Aid Urban System with no more funds available. They need the money to build a bridge at the end of Gass Avenue over the existing railroad tracks onto the Union Pacific property.

MR. MACK made a Motion for DENIAL of the Master Plan of Streets & Highways Amendment.

Voting was as follows:

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

"NOES" None

Motion for DENIAL 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 June 16, 1982.

DIRECTOR'S BUSINESS:

1. Ordinance Amendment on outside display of merchandise in a C-2 Zone.

MR. FOSTER said staff would like a recommendation from the City Planning Commission on displaying merchandise outside in a C-2 Zone. In a C-2 Zone outside storage is permissible and this represents problems in the downtown area. The ordinance amendment states that all storage and display merchandise should be within a permanently enclosed building or screened as required by staff. Staff's requirements could be appealed to the City Commission.

MRS. COLEMAN made a Motion for APPROVAL of the Ordinance Amendment.

Voting was as follows:

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

"NOES" None

Motion for APPROVAL carried unanimously.

2. Ordinance Amendment on off-street parking requirements in office and commercial zones.

MR. FOSTER said staff would like to have this ordinance amendment held in abeyance. In addition, staff would like to notify the Homebuilders so they may indicate their comments.

2. Ordinance Amendment on off-street parking requirements in office and commercial zones.

(Continued)

MR. MACK made a Motion for ABEYANCE of the Ordinance Amendment.

Voting was as follows:

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

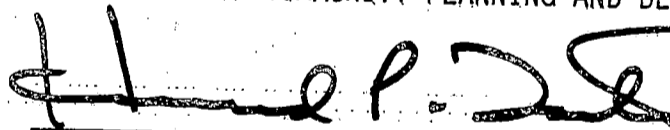
"NOES" None

Motion for ABEYANCE carried unanimously.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting was adjourned at 9:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/10

NOTICE OF PUBLIC HEARING

JUNE 10, 1982

Notice is hereby given that on June 10, 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-28-82

WEST COAST HOLDINGS, INC. FOR
RECLASSIFICATION OF PROPERTY
GENERALLY LOCATED ON THE SOUTHWEST
CORNER OF JONES BOULEVARD AND OAKLEY
BOULEVARD.

FROM: R-E (RESIDENCE ESTATES)

TO: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT)

PROPOSED USE: MEDIUM DENSITY CONDOMINIUM DEVELOPMENT

RECEIVED

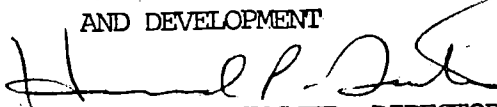
MAY 24 1 15 PM '82

CITY CLERK

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST
QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER
(NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
SECTION 2, TOWNSHIP 21 SOUTH, RANGE 60
EAST, M.D.B. & M.

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

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

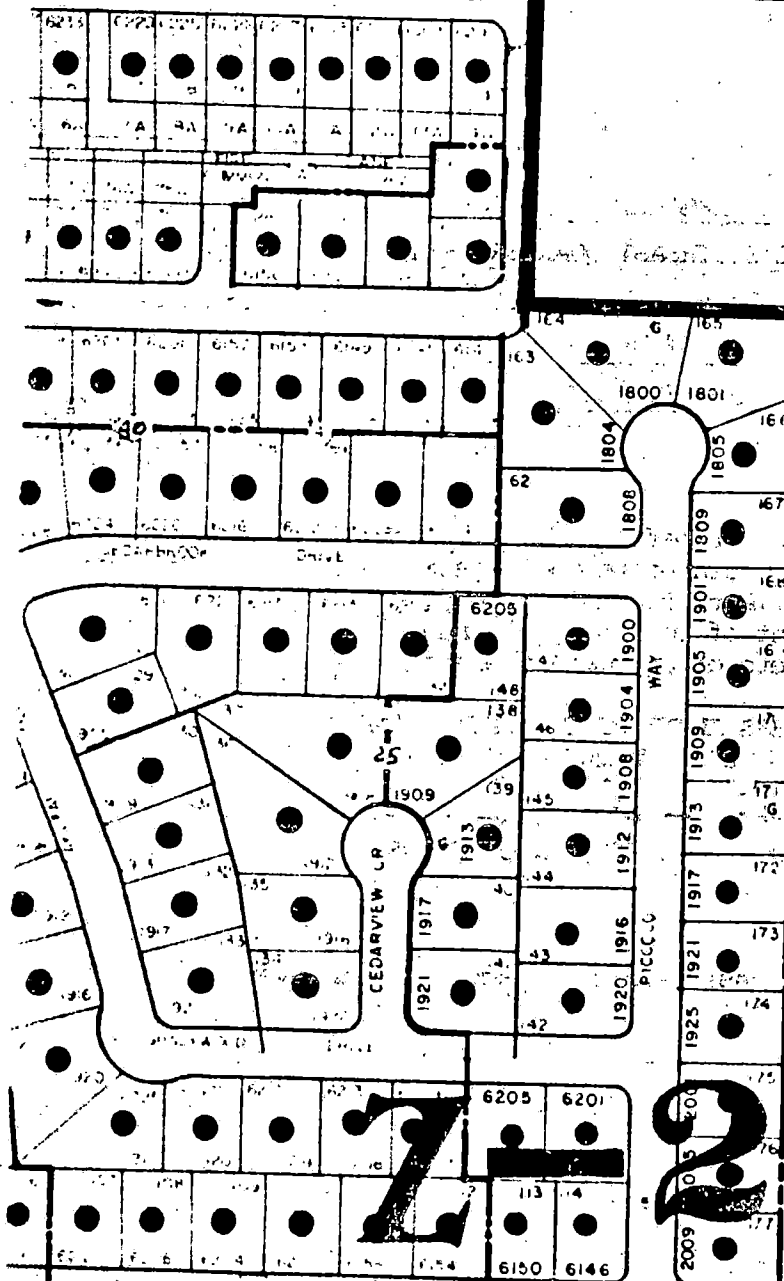

HAROLD P. FOSTER, DIRECTOR

HPF:cme

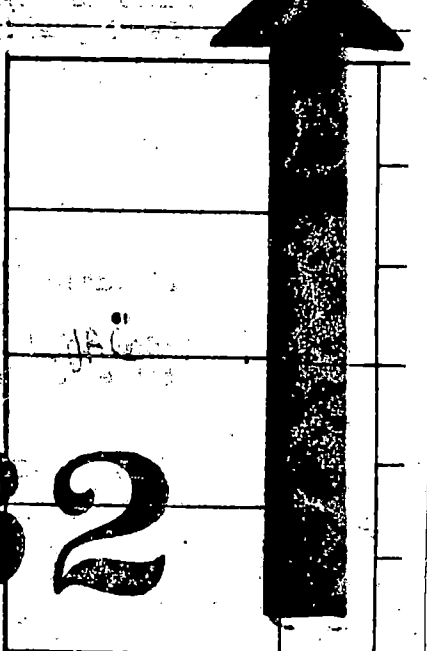
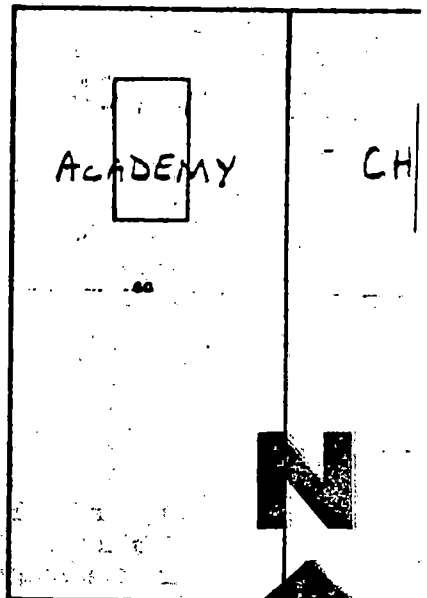
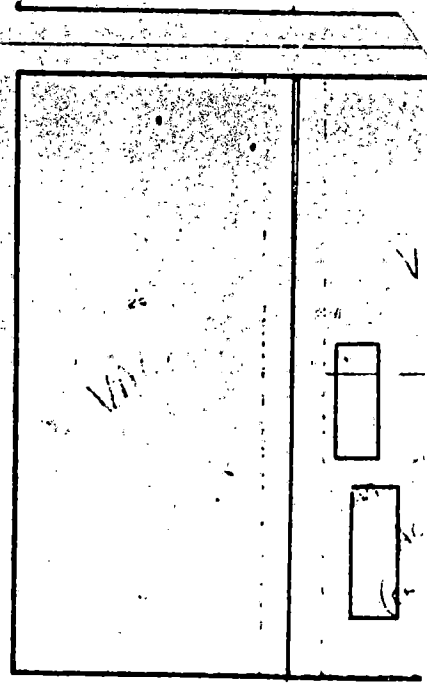
(The information contained above is considered to be accurate; however, there may be minor variations involved.)

(SEE LOCATION MAP ON REVERSE SIDE.)

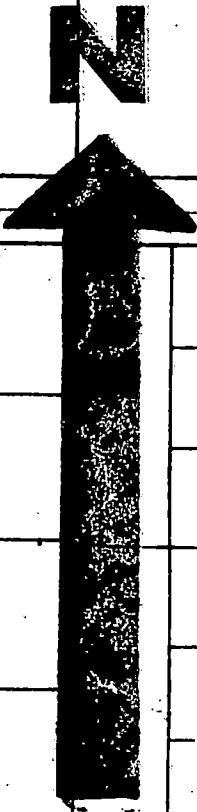
ORKEY BLVD



JONES BLVD



7-28-82



O'CONNOR DR

NOTICE OF PUBLIC HEARING

JUNE 10, 1982

Notice is hereby given that on June 10, 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:

PETITION OF EASEMENT EXCHANGE
SUBMITTED BY BEDFORD CONSTRUCTION
COMPANY ON PROPERTY GENERALLY LOCATED
SOUTHWEST OF DECATUR BOULEVARD AND
DOE AVENUE.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED
AS A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE
NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 1,
TOWNSHIP 21 SOUTH, RANGE 60 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 easement exchange; or may, prior to this hearing, file with the Department of Community Planning and Development, written objections thereto, or approval thereof.

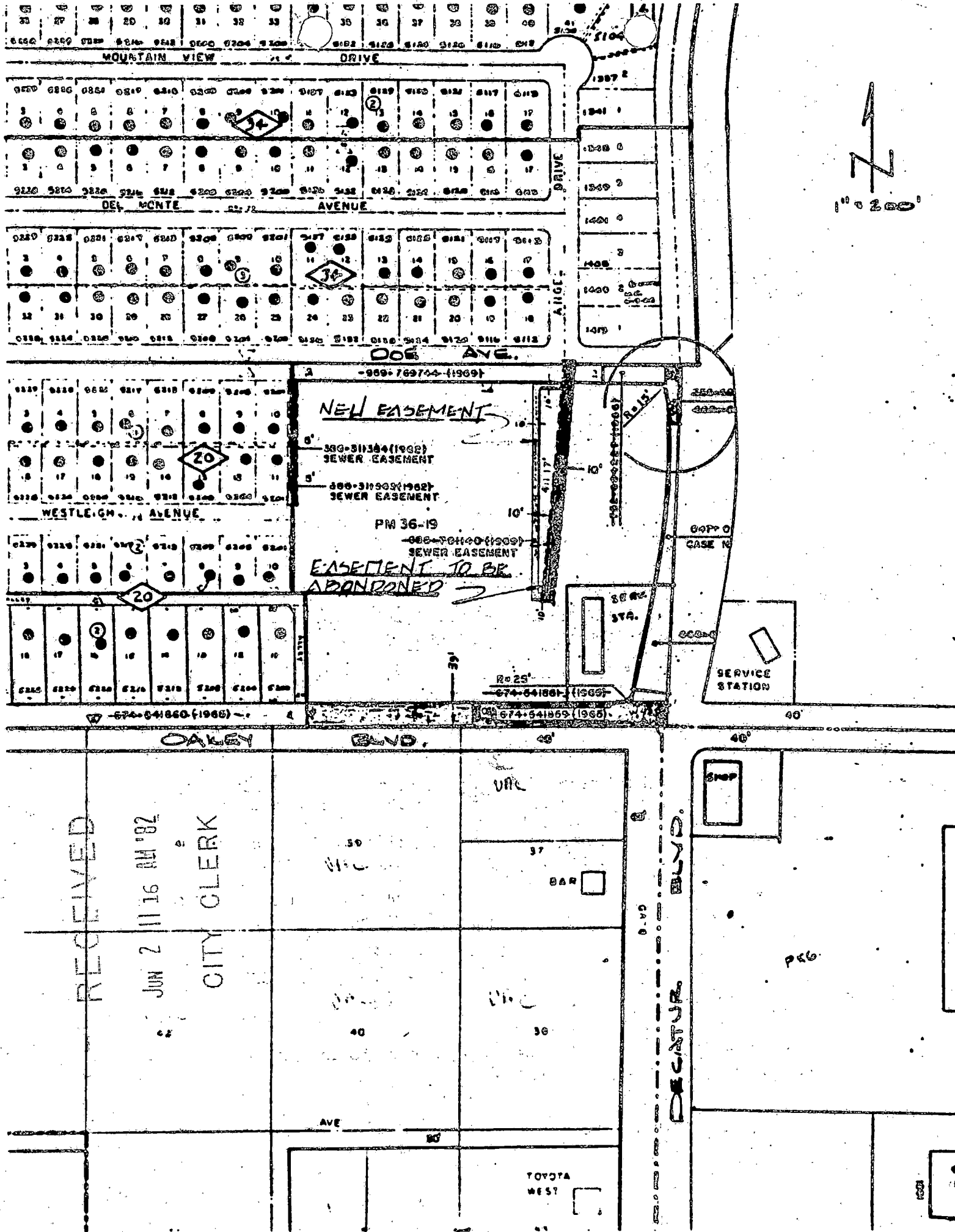
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

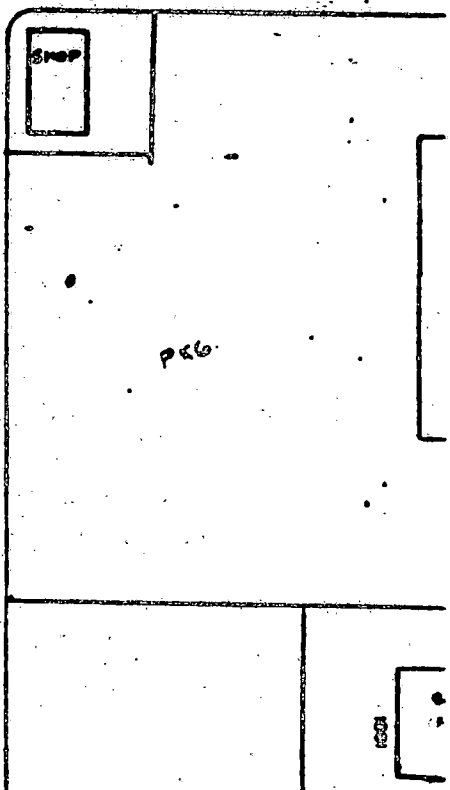
HPF:cme

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

(SEE LOCATION MAP ON REVERSE SIDE.)



RECEIVED
 JUN 2 11 16 AM '82
 CITY CLERK



PRINT

NAME

ADDRESS

Connie Mormon
 Tom M. Strawn Jr.
 Richard Lehner
 M R Linc
 GENE WINTERMOTT
 Jim Elrod
 Jo Ann Spagnuolo
 Jo Ann Spagnuolo

6000 W OAKLEY BLVD
 2135 Cinnamon LN
 5985 Mt McKinley
 4010 Wildcat Ct
 2000 LUBEN SQ
 221 E. WALNUT ST. PASADENA, CA
 1450 Jones Blvd. No.
 1450 Jones Blvd. No.

PRINT

NAME

GEORGE H. SMITH

E. S. Downway

Bill Frankfort

RONALD A. HANLID

ADDRESS

730 E. SAARA

4601 W. SAARA

6500 S. CHURCH

1801 PICCOLO WAY

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

June 14, 1982

TO:

FILE

FROM:

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

SUBJECT:

CV-1-82 - CITY OF LAS VEGAS

COPIES TO:

CV-1-82
USE REVIEW

Request of CITY OF LAS VEGAS for a C-V Use Review to allow the new Fire Station #1 to be located on property generally located on the east side of Casino Center Boulevard, 250' south of Bonanza Road (Squires Field), C-V Zone.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following condition:

1. Approval of the elevations and site plan by the Planning Commission.

This item will be considered by the Board of City Commissioners on July 7, 1982 at 2:00 P.M. in the Commission Chambers of City Hall.

HPF:cme

TRANSCRIPT - CITY PLANNING COMMISSION MEETING - JUNE 10, 1982 - PAGE 1
SUPPLEMENTAL AGENDA - ITEM 3 - AR-2-78 - REQUEST OF VEGAS WORLD HOTEL & CASINO
FOR AN AESTHETIC REVIEW TO ALLOW A 23-STORY ADDITION TO THE HOTEL ON PROPERTY
LOCATED AT 2000 LAS VEGAS BOULEVARD SOUTH, C-2 ZONE.

- CHAIRMAN GUTHRIE: Item 3, AR-2-78, Aesthetic Review. Request of Vegas World Hotel & Casino for an Aesthetic Review to allow a 23-story addition to the hotel on property located at 2000 Las Vegas Boulevard South, C-2 Zone.
- ROBERT C. CLEMMER: This is Bob Stupak's Vegas World. The existing hotel and casino is about 102 units in this northern building. The proposed building, 23 stories, is right here in red. It will be 339 hotel units. They have a satellite parking lot that was provided on West St. Louis containing 95 parking spaces. They are proposing to lease, possibly with an option to purchase, this site immediately north of the existing Vegas World site for an additional 93 spaces. The total count then will be 371 total parking spaces. The code requires 1 space per unit for new hotel development, so the 339 units require 339 parking spaces. They are just slightly over the current code required parking. Aesthetically the building is equivalent to the existing tower, except it's higher. Staff recommends approval, subject to: 1) Conformance to the plot plan and elevations; 2) Approval of the City Commission -- by the City Commission, of the elevations; 3) Satellite parking in leased parking areas; 4) Conformance to the requirements of the Department of Public Services; 5) Conformance to the requirements of the Department of Fire Services; 6) Utilization of the St. Louis parking site for employee parking only; 7) Land division approval if there is a long-term lease on this northern parking site. If this is a 20-year lease, then the state law requires a land division approval.
- CHAIRMAN GUTHRIE: Okay, is the applicant present?
- GENE WINTERMOTE: My name is Gene Wintermote. I represent Mr. Stupak. I would be willing to answer any questions.
- COMMISSIONER MACK: How many employee parking spaces do you have?
- GENE WINTERMOTE: How many? In the satellite lot on St. Louis I believe it holds 99 spaces.
- COMMISSIONER MACK: How many employees do you presently have?
- GENE WINTERMOTE: On a daily basis, or, I would say there's around 200. You break that down by the shift, of course, the day shift is the larger and then -- but totally, it's around 200.

COMMISSIONER MACK: How many do you think you'll have with the new addition?

GENE WINTERMOTE: Well, since the new tower is going to be primarily sleeping rooms, and not public area, we would naturally have to have a larger maid service. It's that type of thing which wouldn't contribute -- you know, if it were a casino or more public area naturally there would be more employees. I would say that realistically we would probably have to have another two dozen employees in the valet and in the housekeeping department.-- an additional two dozen. That would be primarily day shift and, of course, lesser amounts on swing shift and virtually none on the graveyard, so it would probably put -- say it would take up 20 to 30 new additional car spaces during the daytime hours.

CHAIRMAN GUTHRIE: Do all your employees park in your satellite parking lot?

GENE WINTERMOTE: Yes. It's a requirement -- we restrict them to that parking.

CHAIRMAN GUTHRIE: In that area parking is really at a premium and I would -- how do you control -- do you control your lot as to who can park in there?

GENE WINTERMOTE: Yes. The lot is -- since we don't, at any given shift, the lot is not full of employee cars. We also use it for the convenience of our customers if they want to use it. We make it mandatory for the employees to park there with threats of termination if they get caught parking in the public lots.

CHAIRMAN GUTHRIE: What about residents in that area around there -- do you find them parking in your parking lot?

GENE WINTERMOTE: I don't believe so. Right to the rear of us is a -- there are apartment buildings and then it's commercial to either side of us, so I think there is adequate parking for the tenants in the apartment buildings directly behind us. There's no -- I wouldn't see any requirement from anyone else that -- there would be no reason for them to park in our lots really.

CHAIRMAN GUTHRIE: If the street gets full like it does in that area.

GENE WINTERMOTE: Well, I've been there since the beginning...

CHAIRMAN GUTHRIE: I'm not sure about that one particular area, but to the north of that a little bit it's very congested -- I mean further, west, I meant to say, not north.

COMMISSIONER CANUL: I have a question for staff. Is there something about leasing

COMMISSIONER CANUL: the property for parking?

ROBERT C. CLEMMER: They own this St. Louis site, but they are proposing to lease this L-shaped piece of property right here.

COMMISSIONER CANUL: My question is: "If we approve it, is that up to staff to check it out that they do have a valid lease and the lease is twenty years?"

ROBERT C. CLEMMER: This will have to be known. I asked Mr. Wintermote for a copy of their lease/option. I don't know the terms of it at this point in time. This will have to go to the City Commission. The City Commission is the only one that has the authority to grant leased parking areas.

COMMISSIONER JOHNSTON: Is that Imperial Carpet building?

GENE WINTERMOTE: Yes it is. You might excuse me, somewhere, possibly it's my fault. I sent a copy of that lease. We have an existing lease right now with Imperial Carpet. It terminates -- I believe it has -- it was a five-year lease and it's only been in effect possibly six months, you know, a matter of months. We would be willing to, say for some reason we didn't renew that lease down the road, say, which would be four and a half years from now, if for some reason we couldn't renew that lease, we would be willing to stipulate that we would build second-story parking on our property to accommodate -- that would put us -- there's 93 spots that we're leasing now from Imperial Carpet, so if we lost that that we would say, by code, the 50 spaces short, we would more than, you know, make up for that amount with two-story parking right on our own property.

COMMISSIONER CANUL: I don't think you'd have room to put a parking there.

GENE WINTERMOTE: We have plans. This is only the first phase.

COMMISSIONER CANUL: Anyway, you have a five-year lease now, is that what you're saying?

GENE WINTERMOTE: Yes, we have an existing lease and I believe we sent a copy in and somehow it didn't get...

COMMISSIONER CANUL: It will be up to the Planning Commission then to accept that.

COMMISSIONER COLEMAN: You started out to build on this little stinking piece of property in the worst traffic area in the whole city and now you're going to make a big complex out of it. I don't know where -- where is everything going to go? There's not enough land there, unless you keep buying land -- it's the worst location.

ROBERT C. CLEMMER: On this west side along Commerce Street there was landscaping with the original development that really needs refurbishing. We'd like to make that a condition of approval as well.

COMMISSIONER TRACY: I'd like to make a motion for APPROVAL with the condition -- with staff's conditions of landscaping and; who reviews the lease?

ROBERT C. CLEMMER: The City Commission.

COMMISSIONER TRACY: The City Commission -- so I don't need to make that part of the motion, right?

HAROLD P. FOSTER: With staff's recommendations.

COMMISSIONER TRACY: Okay, with staff's recommendations.

CHAIRMAN GUTHRIE: That has been APPROVED. It will be heard by the City Commission on July 7th.

Voting was as follows:

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

Motion carried unanimously.