

AGENDA

City of Las Vegas

September 12, 1985

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

CALL TO ORDER:

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

ROLL CALL:

Michael Mack	- Present
Robert Bugbee	- Present
Maggi Coleman	- Present
Robert Guthrie	- Present
Joseph Johnston	- Present
Fred Kennedy, Chairman	- Excused
Sherri Tracy	- Present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements and Reading of Standard Conditions:

All zoning items shall conform to the following conditions:

1. Conformance to the plot plan and elevations;
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license;
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first;
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development);
5. Satisfaction of City Code requirements and design standards of all City departments;
6. Approval of the parking and driveway plans by the Traffic Engineer;
7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Design and Development; and
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

VICECHAIRMAN TRACY called the meeting to order at 7:30 P.M.

STAFF PRESENT:

Harold P. Foster, Director,
Department of Community Planning
and Development
Frank Reynolds, Deputy Director
Rick Williams, Acting Chief,
Current Planning Division
Mike Clark, Planning Assistant
Val Steed, Deputy City Attorney
Linda Owens, Deputy City Clerk

MR. FOSTER announced this meeting is in compliance with the Open Meeting Law.

MR. FOSTER read the standard conditions that apply to all approved rezoning items.

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All Tentative Maps shall conform to the following conditions:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed;
2. Street names to be provided in accord with the City' Street Name Policy;
3. Subject to all conditions of City departments and State Subdivision Statutes.

All Final Maps shall conform to the following condition:

1. Conformance with the tentative map.

All Vacations shall conform to the following conditions:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom;
2. Conformance to code requirements and design standards of all City departments;
3. Vacation shall not be recorded until all of the above conditions have been met.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

MINUTES:

Approval of the Minutes for the meeting of August 8, 1985.

MR. FOSTER read the standard conditions that apply to all approved Tentative Maps.

MR. FOSTER read the standard condition that applies to all approved Final Maps.

MR. FOSTER read the standard conditions that apply to all approved Vacations.

Bugbee -
APPROVED
Unanimous
(Kennedy excused)

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COMMISSION ACTION

ITEM

ABEYANCE ITEMS:

1. VAC-4-85 - CARL L. WATSON, ET AL

Petition of Vacation on portions of Harris Avenue, Shelby Street, and Effinger Lane.

Staff recommends ABEYANCE.

Johnston -
WITHDRAWN
Unanimous
(Kennedy excused)

MR. FOSTER stated staff received a letter from the applicants stating they would like to have this item withdrawn from the agenda.

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COMMISSION ACTION

ITEM

2. Z-45-85 - CHARLESTON HEIGHTS DEVELOPMENT COMPANY

Application for reclassification of property generally located on the east side of Tenaya Way between Gowan Road and Cheyenne Avenue, from N-U (under Resolution of Intent to R-1) to R-CL.

Proposed Use: Single Family Residential

Staff recommends ABEYANCE.

PROTESTS: 6 (There were many more in the audience at the meeting.)

Bugbee -
ABEYANCE
Unanimous
(Kennedy excused)

MR. FOSTER stated the applicant has requested this item be held in abeyance.

To be heard at the 9/24/85 City Planning Commission meeting.

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COMMISSION ACTION

ITEM

3, Z-100-64(138) - GREATER WESTERN HOTELS CORPORATION

Request for a Plot Plan Review on property generally located on the northeast corner of Casino Center Boulevard and Clark Avenue, R-4 Zone (under Resolution of Intent to C-2)

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. The parking of buses, semi-trucks and other large vehicles is prohibited.
3. Standard conditions 2, 3, 5 and 7.

Johnston -
APPROVED
Unanimous
(Kennedy excused)

MR. FOSTER stated this request involves a plot plan review under the Downtown Resolution to C-2. The applicants have used the property for parking and staff brought this to their attention. They need this property for additional parking for the Rainbow/Vegas Hotel. Initially they submitted a plot plan showing that the property would be used partially for tour buses and recreational vehicles. There is an ordinance against that so they revised the plan for vehicles only.

JAMES MELLOR, General Manager, Great Western Hotels, appeared and represented the application. He agreed to staff's conditions.

To be heard by the City Council on 10/2/85.

(7:46-7:50)

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ITEM

COMMISSION ACTION

NEW BUSINESS:

1. TENTATIVE MAP - RED ROCK GOLF COURSE AND COUNTRY CLUB CONDOS

Property generally located on the north-west corner of Sahara Avenue and Durango Drive, N-U Zone (under Resolution of Intent to R-1, R-2, R-3, P-R and C-1) proposed R-PD4.

Owner/Subdivider: Peccole-Temple
No. of Acres: 172.6+
No. of Units: 206

Staff recommends ABEYANCE.

Bugbee -
ABEYANCE
Unanimous
(Kennedy excused)

MR. FOSTER stated the applicant has requested this item be held in abeyance.

To be heard by the City Planning Commission on 9/24/85.

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COMMISSION ACTION

ITEM

2. Z-85-84 - PLOT PLAN REVIEW - VTN OF NEVADA

Request of VTN OF NEVADA for a Plot Plan Review of property generally located between Ann Road and Lone Mountain Road and Jones Boulevard and Decatur Boulevard, R-E Zone (under Resolution of Intent to R-PD9)

Staff recommends APPROVAL, subject to:

1. Conformance to the amended plot plan.
2. Conformance to the original conditions of Z-85-84.

Johnston -
APPROVED
Unanimous
(Kennedy excused)

MR. FOSTER stated this request involves a retirement community by U. S. Homes consisting of 1700 units. The density is the same. There is one major access to the development which should be moved to the east. Staff is concerned with the volume of traffic at this access which will necessitate a traffic signal. Unless Bradley is realigned, it would necessitate two traffic signals close together. Staff has contacted the property to the south and has general concurrence that Bradley can be realigned on this property.

JERRY HELTON, U. S. Homes, 1050 East Flamingo Road, appeared and represented the application. This is a retirement community centering around a golf course. There are additional parcels that will not be developed at this time. They are in agreement with staff.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the application.

To be heard by the City Council on 10/2/85.

(7:50-7:55)

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ITEM

3. TENTATIVE MAP - LOS PRADOS PHASE 1

Property generally located on the north side of Lone Mountain Road, east of Jones Boulevard, R-E Zone (under Resolution of Intent to R-PD9).

Owner: Vista Hills, Inc.

Subdivider: U. S. Home Corp.

No. of Acres: 152.2

No. of Lots: 653

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval of Z-85-84 and the plot plan review.
2. Provide a drainage and flood analysis as required by the Department of Community Planning and Development.
3. Provide emergency accesses as required by the Department of Fire Services.
4. No access to Lone Mountain Road and Ann Road from the abutting lots.
5. 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 or the Homeowners Association 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.
6. A waiver be permitted for the length of Block 1.
7. Standard conditions.

Bugbee -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this is the tentative map for Item No. 2, Z-85-84. This involves the westerly third of the project. There is a long block on the westerly portion that is not bisected by a street so there is a need for a waiver from the Subdivision Ordinance. Staff would recommend approval, subject to the conditions.

JERRY HELTON, U. S. Homes, 1050 East Flamingo Road, appeared and represented the applicant.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the applicant.

(7:55-7:58)

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ITEM

4. AMENDMENT TO MASTER PLAN OF STREETS AND HIGHWAYS

Amendment to the Master Plan of Streets and Highways to delete Bradley Road (an 80 foot right-of-way), between Lone Mountain Road and Ann Road; and to delete Washburn Road (an 80 foot right-of-way), between Decatur Boulevard and Torrey Pines Drive.

Staff recommends APPROVAL.

PROTESTS: 2 persons spoke at meeting

Bugbee -
APPROVED
Unanimous
(Kennedy excused)

MR. FOSTER stated this application is a result of a condition of approval on the previous zoning item, Z-85-84. The retirement community was approved without these streets going through the project. Staff is recommending that Washburn from Torrey Pines to Decatur be deleted from the Plan, as well as Bradley from Lone Mountain north to Ann Road.

JERRY HELTON, U. S. Homes, 1050 East Flamingo Road, appeared and represented the applicant. They are in agreement with staff.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the application.

LOUIE H. BRAUER, 1511 Franklin Avenue, appeared in protest. He objected to the street being removed from the Major Street Plan.

CONNIE STAR, 5116 Pioneer Way, appeared in protest. She also objected to the change.

WALTER DOLAN, 5130 Maverick, appeared and asked if part of this application is located in the County.

MR. FOSTER stated this request affects the streets which are in the city.

City Council to set date for a public hearing on this item at their 10/2/85 meeting.

(7:58-8:10)

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ITEM

5. VAC-9-85 - MA-BO-HA, INC.

Petition of Vacation to vacate a portion of Mesquite Avenue, sixty feet (60') in width, generally located east of Main Street and north of Stewart Avenue, and a portion of the north/south alley (20' in width), east of Main Street between Bonanza Road and Mesquite Avenue.

Staff recommends ABEYANCE.

Bugbee -
ABEYANCE
Unanimous
(Kennedy excused)

MR. FOSTER stated staff and the applicant are requesting this item be held in abeyance. The applicant is submitting a revised application.

To be heard by the City Planning Commission on 9/24/85.

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6. VAC-10-85 - MCKINLEY MAYES

Petition of Vacation to vacate a portion of "G" Street and Morgan Avenue, generally located south of Washington Avenue and east of "H" Street.

Staff recommends ABEYANCE.

Bugbee -
ABEYANCE
Unanimous
(Kennedy excused)

MR. FOSTER stated staff and the applicant feel this request should be held in abeyance for additional consideration.

To be heard by the City Planning Commission on 9/24/85.

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ANNOTATED AGENDA AND FINAL MINUTES

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ITEM

7. VAC-11-85 - KEITH HALL AND ORAN K. GRAGSON

Petition of Vacation to vacate a twenty foot (20') wide north/south alley generally located on the south side of Sycamore Lane, between Main Street and First Street.

Staff recommends APPROVAL, subject to:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

PROTESTS: 0

Mack -
APPROVED
Unanimous
(Kennedy excused)

MR. FOSTER stated this application consists of a small deadend alley south of Sycamore between Main Street and First Street. This alley is not needed for any purpose.

KEITH HALL, 12 Sycamore Lane, appeared and represented the application.

City Council to set date for a public hearing on 9/18/85.

(8:10-8:11)

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ITEM

8. FINAL MAP - VALLEY WEST IX UNIT NO. 2

Property generally located south of Charleston Boulevard and east of Fort Apache Road, N-U Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Bailey & McGah
No. of Acres: 17.9 No. of Lots: 69

Staff recommends APPROVAL, subject to:

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

Coleman -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this is another unit of development in accordance with the approved tentative map. Staff would recommend approval, subject to the conditions.

CHARLEY JOHNSON, 2300 Paseo Del Prado, appeared and represented the application. They are in agreement with staff.

To be heard by the City Council on 9/18/85.

(8:11-8:13)

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ITEM

9. ELECTRICAL TRANSMISSION LINE - NEVADA
POWER COMPANY

Request of NEVADA POWER COMPANY for the location of a 230 KV electrical transmission line through parts of the City of Las Vegas between their Decatur substation and Mercury, Nevada.

Staff recommends APPROVAL.

Bugbee -
APPROVED
Unanimous
(Kennedy excused)

MR. FOSTER stated this involves a new installation and a rebuilding of an existing line. Staff recommended approval.

WALLY HENSEN, 107 Marigold Lane, appeared and represented the application. The steel poles will be 135 feet in height.

This is final action.

(8:13-8:15)

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COMMISSION ACTION

ITEM

10. CV-2-81 - CITY OF LAS VEGAS

Request of the CITY OF LAS VEGAS for a Review of All Conditions of approval for the City's Misdemeanant Detention Facility on property generally located on the northeast corner of Stewart Avenue and Mojave Road, C-V Zone.

Mack -
APPROVED waiver of conditions 1, 2 and 5.
Unanimous
(Kennedy excused)

MR. FOSTER stated that at the time the detention facility was approved there were five conditions imposed as follows:

1. The use be limited to six acres.
2. The detention facility be limited to 96 inmates.
3. Facility be used for misdemeanants only.
4. All bookings and releases be done at City Hall.
5. Five year time limit on this property to expire November 4, 1986.

This request by staff is to remove all five conditions. This application involves the easterly portion of the site.

MICHAEL SHELDON, Director, Detention Facility, appeared and represented the application. The County jail is at its capacity and it is costly for the City to house their prisoners in the County jail. There is a 27% growth rate each year in the jail. The City is renovating the City Hall jail to be completed around January of 1986. They would like to utilize the six acres directly to the east for expansion. The utilities are already installed. The food for the prisoners is contracted out at the present time. This cost could be cut if there was space to prepare the food. There have not been any incidence involving the neighbors. The facility is screened by a high block wall and the landscaping is well maintained. The use of the Stewart/Mojave Recreational facility has increased with the jail across the street. The jail has not impacted the property values of the homes in the area. This is considered a model jail nationwide. Over the next five years they would like to increase the jail to 160 beds. The City intends this facility to be permanent.

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ITEM

10. CV-2-81 - CITY OF LAS VEGAS (Continued)

KATHLEEN LACHASE, 2856 Willoughby Avenue, appeared in protest. There is noise coming from over the loud speaker into the neighborhoods. There are 120 inmates currently in the jail.

REVEREND DALE SCHENKE, Principal, Clark County Christian School, appeared in protest. There has not been any problem with escapees. He wants to have the facility remain for misdemeanants only.

JAC LINDELL, Coldwell Banker Real Estate, appeared in approval. The people that live in the area have not maintained their homes. Persons buying into the area are not concerned that the jail is located there.

MICHAEL SHELDON appeared in rebuttal stating the City will be agreeable to limiting the facility to misdemeanants and all booking and releases be done at City Hall. The City will investigate ways of communicating with the prisoners without disturbing the residents in the area.

To be heard by the City Council on 9/18/85.

(8:15-8:42)

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ITEM

11. Z-50-85 - JOHN DIFIORE

Application for reclassification of property located at 540 South Tonopah Drive, from R-1 to P-R.

Proposed Use: Medical Office

Staff recommends DENIAL. If approved, subject to:

1. Resolution of Intent with a twelve-month time limit.
2. Install sidewalks and street lighting on Tonopah Drive and Pinto Lane as required by the Division of Land Development of the Department of Community Planning and Development.
3. Reconstruct or remove the existing block wall at the intersection of Tonopah Drive and Pinto Lane to eliminate the sight restriction as required by the Traffic Engineer.
4. Standard conditions 1 - 8.

PROTESTS: 39 on record with staff
4 signatures on petition
1 letter
3 persons spoke at meeting

FAVOR: 7 persons spoke at meeting
17 signatures on petition

Bugbee -
APPROVED, subject to the conditions.
Motion carried with Guthrie and Coleman voting "No."
(Kennedy excused)

MR. FOSTER stated this is a request for P-R zoning for a doctor's office. There was a similar request in 1981 by the same applicant which was withdrawn. Later in 1981 a variance was submitted and denied by the City Council. There is a 2500 square foot building on the property. There is an adopted Special Activity Center Plan for the area which is bounded by Alta on the north, east by Highland, south by Charleston and west by Rancho Drive as a result of the expansion of medical facilities in the area. Staff recommended denial because the application was contrary to the adopted Plan.

DR. JOHN DIFIORE, 540 Tonopah Drive, appeared and represented the application. He upgraded the property when he purchased it. Ingress to the property will be from Pinto and exit onto Tonopah. The majority of the owners in the area are in approval of this change.

MARY ANN BARBUTI, 716 Rose Street, appeared in protest. She presented a letter and a petition.

MELVIN SOOZA, 521 South Tonopah Drive, appeared in protest. This is a residential area and will decrease the property values in the area.

CHET L. GONSE, 1950 Pinto Lane, appeared in approval. People want the area to transition to professional. He would like to dispose of his property.

MOSHE TAL, 512 South Tonopah, appeared in favor. The applicant improved the property which adds to the value of the homes in the area.

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ITEM

11. Z-50-85 - JOHN DIFIORE (Continued)

DANIEL ORR, 600 South Tonopah, appeared in favor.

JACK RUGGLES, 511 South Tonopah, appeared in favor. The applicant has improved the house and helped the neighborhood.

SAM LAUFLER, 612 South Tonopah, appeared in favor. It would be advantageous to have a doctors office in the area with so many elderly residents. He felt that if this is not approved the property could be zoned for a more disadvantageous use.

JEWEL MAHNER, 611 South Tonopah, appeared in favor. This should not generate very much traffic.

CLOVE VAN BUREA, 526 South Tonopah, appeared in protest. He would like to keep the area residential.

ROBERT DEAN, 8022 Firethorn Lane, appeared in favor. The area has changed and is now transitioning. He owns a home at 2000 Pinto Lane.

DR. DIFIORE appeared in rebuttal.

To be heard by the City Council on 10/2/85.

(8:42-9:21)

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ITEM

12. Z-51-85 - CITY OF LAS VEGAS

Application for reclassification of property generally located on the west side of Lorenzi Boulevard between Cheyenne Avenue and Smoke Ranch Road, from N-U to R-3 and C-1.

Proposed Use: Medium Density
Residential and
Commercial

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a fifteen year time period.
2. The plot plans and elevations shall be approved by the Planning Commission prior to development.
3. Dedication of right-of-way and the installation of street improvements on each parcel as required by the Division of Land Development of the Department of Community Planning and Development.
4. Standard conditions 2 - 8 shall apply to each parcel at the time of development.

PROTESTS: 3 persons spoke at meeting

Johnston -
APPROVED, subject to staff's conditions.
Motion carried with Bugbee and Tracy voting "No."
(Kennedy excused)

(A first motion by Bugbee for denial failed by a tie vote with Guthrie, Johnston and Mack voting "No" and Coleman, Bugbee and Tracy voting "Yes.")

MR. FOSTER stated this involves a 95 acre parcel of land. There are three 2 1/2 acre parcels that are not involved in this request. The northerly portion is requested for C-1 (15 acres at Cheyenne) and the balance is for R-3. The City has master planned Section 15 for a high tech facility. The northwest portion of Section 15 will be used for a major flood detention facility. Because of the freeway location it is felt the easterly piece should be utilized on an R-3 and C-1 basis. The City is in the process of acquiring this from the Bureau of Land Management. This action was initiated by the City Council. Staff recommended approval, subject to the listed conditions.

JAMES MCCALL, 3700 Las Vegas Boulevard South, appeared in protest. He asked whether the City was going into the real estate business. He felt the City would be going into competition with free enterprise.

DAVE RENNICK, 2440 Cherrywood, appeared to obtain further information.

DON HUGHES, 7113 West Lodge Circle, appeared to obtain further information.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented Metropolitan Development. They own the property immediately to the east. The City does not have a development plan, but they require developers to have a plan. He objected to the fifteen year time limit.

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ITEM

12. Z-51-85 - CITY OF LAS VEGAS (Continued)

CARL BOWMAN, 3267 Torrey Pines, appeared in protest. He wants the area to remain R-E.

DON SAYLOR, Special Projects Manager for the City, appeared. This application is in accordance with the General Plan of the City. Some properties have been approved without any time limit and some with as much as fifteen years. The City wants this zoning which involves a parcel of a much larger package. The City is attempting to provide a high tech research facility. The City will have to purchase this property from the BLM and put in offsites and utilities.

CONNIE STAR, 5116 Pioneer Way, appeared in protest. She objected to a high tech facility in her area.

G. C. WALLACE appeared requesting that if this is approved, it be brought back for an aesthetic hearing.

To be heard by the City Council on 9/18/85.

(9:21-9:48)

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ITEM

13. Z-52-85 - THOMAS J. MCINTYRE

Application for reclassification of property located at 701 North Eastern Avenue, from R-1 to C-D.

Proposed Use: Office and Print Shop

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Provide a one-way driveway parking and circulation system with ingress only from Wilson Avenue and egress only onto Eastern Avenue.
3. Redesign of parking on the south side of the existing building to provide two (2) spaces with access from the driveway only.
4. Additional landscaping shall be provided along the street frontages as required by the Department of Community Planning and Development.
5. All products produced, whether primary or incidental, shall be sold at retail on the premises, and not more than two persons shall be engaged in such production.
6. There shall be no audible or noticeable indication of the business outside the building except for advertising.
7. There shall be no smoke, dust or foreign matter emitted from the site.
8. Machinery used in the printing operation shall be driven by electric motors not exceeding one horsepower.
9. Conformance to the plot plan amended to reflect the above conditions.
10. Conformance to the elevations.
11. Standard conditions 2 - 8.

PROTESTS: 0

Bugbee -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated staff feels there should be additional landscaping with a one-way driveway from Wilson to Eastern Avenue for the parking area.

THOMAS J. MCINTYRE, 1834 East Bonanza Road, appeared and represented the application. He is in agreement with staff's conditions.

No one appeared in opposition.

To be heard by the City Council on 10/2/85.

(9:48-9:50)

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ITEM

14. Z-53-85 - ADOLPH G. AND VICTORIA
GUTIERREZ

Application for reclassification of
property generally located at 519 South
Decatur Boulevard, from R-1 to P-R.

Proposed Use: Offices

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve
month time limit.
2. Standard conditions 1 - 8.

PROTESTS: 0

Johnston -

APPROVED for one business only
and provide a minimum of 4 parking
spaces. Also, any change of use
should be brought back before
the City Planning Commission for
approval and additional parking
may be required.

MR. FOSTER stated this is a request
for P-R zoning. This is part of
the Hyde Park Subdivision. There
is an existing house on the
property. The applicant is
requesting a reduction of the 6
minimum parking spaces to 4
because there is no access to the
rear yard.

EARL BARBEAU, Charles Ruthe & Sons,
1089 North Eastridge Way, appeared
and represented the applicant.
There is not enough room for six
parking spaces. The property owner
to the south is not willing to
grant an easement. The property
directly to the north is occupied
by the owner as R-1 and it is
currently for sale.

JAC LINDELL, Coldwell Banker,
4126 South Rainbow, appeared and
represented the buyer of this
property. The buyer would use
this property for an investment
counselling service with only one
client at a time. They have made
an offer to purchase the property
on the north side.

To be heard by the City Council
on 10/2/85.

((9:50-9:57))

AGENDA

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

15. Z-54-85 - JOHN P. AHERN FAMILY TRUST

Application for reclassification of property located at 1701 West Bonanza Road, from R-E to C-2 and C-M.

Proposed Use: Expansion of Existing Rental Facility

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan amended to provide landscaping along the Bonanza Road frontage.
3. Install 15 gallon Arizona Cypress trees at 20 feet on center along the south property line.
4. No outdoor public address system is permitted.
5. Standard conditions 2 - 8.

PROTESTS: 0

Coleman -

APPROVED

Motion carried with Johnston and Kennedy excused.

MR. FOSTER stated this request is in accordance with the zoning pattern along West Bonanza Road. The C-M portion is on the south. Staff would like more landscaping along the street portion and Arizona Cypress trees along the south side. There have been complaints about the public address system that starts early in the morning and on weekends. There should not be any public address system allowed.

JOHN P. AHERN, 713 Upland Boulevard, appeared and represented the application. They are getting radios and will not be using the public address system.

To be heard by the City Council on 10/2/85.

(9:57-10:08)

There was a ten minute recess at this time.

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

16. Z-55-85 - MARY HANSEN AND SHARRON B. HANSEN

Application for reclassification of property generally located at the southwest corner of Lone Mountain Road and Jones Boulevard, from R-E to R-MHP and C-1.

Proposed Use: Residential Mobile Home Park and Commercial

PROTESTS: 3 on record with staff
47 persons in audience

Bugbee -
Unanimous
(Kennedy excused)

MR. FOSTER stated the applicants have requested this item be held in abeyance so they could meet with the property owners.

To be heard by the City Planning Commission on 9/24/85.

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

17. Z-56-85 - MATONOVICH FAMILY TRUST

Application for reclassification of property located at 1900 Maryland Parkway, from R-1 to P-R.
Proposed Use: Office

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Standard conditions 1 - 8.

PROTESTS: 0

Mack :-

APPROVED, subject to the conditions.

Unanimous

(Kennedy excused)

MR. FOSTER stated this is a parcel that is transitioning to P-R. The parking needs to be revised in the front.

JOHN MATONOVICH, 6806 Calella Drive, appeared and represented the application. This is a residence. His mother lives in the house at the present time.

To be heard by the City Council on 10/2/85.

(10:08-10:09)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

18. Z-57-85 - ESTATE OF ANN GRETA JONES

Application for reclassification of property generally located south of Ann Road and west of Rancho Drive, from R-E and C-2 to R-PD5 and C-2.

Proposed Use: Residential and Commercial

Staff recommends APPROVAL, subject to:

1. Resolution of Intent with a twelve month time limit.
2. Dedicate fifty (50) feet of right-of-way for Lone Mountain Road and Ann Road, forty (40) feet of right-of-way for Cimmaron Road and for Washburn Road west of Buffalo Drive, thirty (30) feet of right-of-way for Hammer Lane, 45.5 feet of right-of-way for a radius cul-de-sac for Rancheros Drive, twenty-five (25) foot property line radius corners at the intersections of Lone Mountain Road and Tenaya Way and Tenaya Way and Washburn Road and a twenty (20) foot property line radius corner at the intersection of Cimmaron Road and Hammer Lane as required by the Department of Public Works.
3. Install half-street improvements on Rancho Drive, Ann Road, Cimmaron Road, Hammer Lane, Washburn Road, Tenaya Way and Lone Mountain Road as required by the Division of Land Development of the Department of Community Planning and Development.
4. Relocate Area 5 townhouse development to the east as required by the Department of Community Planning and Development.
5. Relocate Area 16 condominiums and Area 17 townhouse development to the easterly portion of the development as required by the Department of Community Planning and Development.
6. Provide an access street to Rancheros Drive from Cimmaron Road.

Bugbee -

APPROVED as requested by the applicant with all other applicable conditions of staff except there be a row of one story on the west side of Area 5 and Washburn west to Durango and Tenaya be deleted from the Major Street Plan.

MR. FOSTER stated this involves 410 acres. This is a development that will include a public golf course, driving range and club house. They are asking for R-PD5 which is 5 units per acre. They are also asking for 41 acres of C-2. Staff recommends that Cimmaron Road be extended through this project. Staff feels parcels 5, 16 and 17 should be relocated farther east away from the R-E areas.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Blvd., appeared and represented the applicant. He read a letter of approval from the Northwest Citizens Association.

PREVIN BAKRANIA, architect, 4611 Teller Avenue, Newport Beach, California, appeared and represented the applicant. The golf course will not be built for two years. He explained the plot plan and objected to Cimmaron running through the golf course.

G. C. WALLACE said they do not want Cimmaron or Buffalo running through the parcel. They will have single story houses as a buffer which will be the first row of houses behind the fence.

JOHN L. CURTIS, President, Northwest Citizens Association, appeared in favor. The homeowners in the area are in favor of this project, but object to Cimmaron running through it. They like the idea of a bridle path.

STEVE COWART, 5318 Maniel, appeared to obtain further information. Washburn is loaded with traffic.

KAREN HAKE, 5026 Pioneer Way, appeared in protest. She would like the townhouses set back.

AGENDA

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COMMISSION ACTION

ITEM

18. Z-57-85 - ESTATE OF ANN GRETA JONES (Cont'd)

7. The plot plans and elevations of the residential and commercial areas be submitted and approved by the Planning Commission prior to development.
8. Provide a landscaping and/or decorative wall buffer along Tenaya Way and Washburn Road as required by the Department of Community Planning and Development.
9. Conformance to the plot plan amended to reflect the above conditions.
10. The Master Plan of Streets and Highways be amended to delete Buffalo Drive between Washburn Road and Ann Road, Washburn Road between Buffalo and Tenaya Way and Tenaya Way between Washburn Road and Lone Mountain Road.
11. Standard conditions 2 - 8.

PROTESTS: 2 letters

APPROVALS: Petition with 39 signatures
(27 properties)

F. KELLY CAWLEY, 8010 Rosada Way, appeared in protest. He objected to Cimmaron running through the golf course.

MRS. REVIRA, 5170 Pioneer Way, appeared stating that each time they make a change the property owners should be notified.

RON SHUTT, 8750 West Fisher Road, appeared in protest. He does not want condos in the area.

KIM CHESLEY, 7777 LaMadre Way, appeared in protest. He does not want condos in the area and there are enough golf courses in Las Vegas.

BARBARA PIPES, 1532 Dwyhee Court, appeared in protest. She does not want condos in the area.

DORIS METCALF, 5905 Apple Valley Lane, appeared in protest. This will generate too much traffic in the area.

DONNA CLAYPORT, 5100 Royer Ranch Road, appeared in protest.

G. C. WALLACE appeared in rebuttal.

To be heard by the City Council on 10/2/85.

(10:09-11:27)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

19. Z-58-85 - MAYFLOWER CONSTRUCTION COMPANY

Application for reclassification of property generally located northeast of Decatur Boulevard and Oakley Boulevard, from R-1 and R-3 to R-3 and C-1.

Proposed Use: Restaurants, Offices, Commercial and Access to an Apartment Development

Bugbee -
ABEYANCE
Unanimous
(Kennedy excused)

MR. FOSTER stated the applicant has requested this item be held in abeyance.

To be heard by the City Planning Commission on 9/24/85.

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

20. CV-2-85 - CITY OF LAS VEGAS

Request for a review of property generally located at Mesquite and Casino Center Boulevard, C-V Zone, for the purpose of establishing a Downtown Transportation Center.

Staff recommends APPROVAL.

Bugbee -
APPROVED

Motion carried with Coleman and Kennedy excused.

MR. FOSTER stated the Downtown Transportation Center was approved in concept. When the final design was completed it was to be brought back before the City Planning Commission for approval.

TOM GRAHAM, Director, Design and Development for the City of Las Vegas, appeared stating an outside architectural firm has been retained by the City and the City has also signed a contract with the Las Vegas People Movers Association.

This is final action.

(11:27-11:29)

AGENDA

City of Las Vegas

September 30, 1985

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

21. AR-5-83 - AESTHETIC REVIEW - SIERRA
CONSTRUCTION COMPANY

Request for an Aesthetic Review of the proposed addition to the Golden Nugget Hotel and Casino on property located at 220 Casino Center Boulevard, C-2 Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plans and elevations.
2. Standard conditions 2 - 8.

Bugbee -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this involves the expansion project for the Golden Nugget Hotel. They are proposing a twenty story structure on the east side of First Street, as well as a six story parking garage on the west side of First Street between Carson and Bridger.

ATTY. FRANK SCHRECK, 600 Charleston Boulevard, appeared and represented the Golden Nugget Hotel.

JOEL BERGMAN, architect, 610 Fremont Street, appeared and represented the Golden Nugget Hotel.

To be heard by the City Council on 9/18/85.

(11:29-11:31)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

September 12, 1985

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

SUPPLEMENTAL AGENDA:

1. FINAL MAP - METROPOLITAN'S MEADOWS WEST BUCKSKIN

Property generally located on the west side of Tenaya Way, north of Cheyenne Avenue.

Owner/Subdivider: Metropolitan Development Co.

No. of Acres: 18.84

No. of Lots: 111

Staff recommends APPROVAL, subject to:

1. Conformance with the tentative map.
2. Conformance with the conditions of approval for the tentative map.

Johnston -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this final map conforms to the approved tentative map.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Boulevard, appeared and represented the applicant.

(11:31-11:32)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

City of Las Vegas

September 12, 1985

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

2. FINAL MAP - METROPOLITAN'S MEADOWS WEST
BUCKSKIN - WAIVER REQUEST -
G. C. WALLACE ON BEHALF OF
METROPOLITAN DEVELOPMENT
CORPORATION

Request to allow roll-type curb on Pioneer
Way between Buckskin Avenue and Atwood
Avenue.

Staff recommends APPROVAL.

Bugbee -
APPROVED
Unanimous
(Kennedy excused)

MR. FOSTER stated the parcel is R-E
along the westerly portion. They
are proposing a roll-type curb
which is more compatible with the
adjoining properties.

G. C. WALLACE, Wallace Engineering,
1555 South Rainbow Boulevard,
appeared and represented the
applicant.

(11:32-11:33)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

3. A-8-85(A) - DESERT LAWN, INC., A NEVADA CORPORATION dba PALM MORTUARY, INC.

Petition of Annexation for property generally located on the northeast corner of Jones Boulevard and Oakley Boulevard, containing approximately 5.15 acres.

Staff recommends APPROVAL.

Johnston -
APPROVED
Unanimous
(Kennedy excused)

MR. FOSTER stated this is approximately five acres in size. The County zoning is R-E and the City equivalent is N-U.

ATTY. MELVIN E. CLOSE, 330 South 4th Street, appeared and represented the applicant.

(11:33-11:34)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

4. Z-12-81 - PLOT PLAN REVIEW - METROPOLITAN HOMES

Request to incorporate new house plans on property generally located on the corner of Lombard and Marathon Drives, R-PD8 Zone.

Staff recommends APPROVAL, subject to:

1. Approval to build zero lot line homes as proposed, excluding lots 23-29 on the north side of Lombard Drive and the lots which will front the easterly extension of Gazelle Drive. Excluded lots shall be developed with units previously approved for this subdivision.
2. A development plan indicating the location and setbacks of each zero lot line home shall be reviewed and approved by the Department of Community Planning and Development.

Bugbee -
APPROVED as submitted by the applicant.
Unanimous
(Kennedy excused)

MR. FOSTER stated this request is a change of the elevations and the location on the homes in the development. They want to go with a zero lot line development. Staff would approve, subject to staff's conditions.

VICTOR MIRONTSCHICK, architect, E. D. Architects, appeared and represented the applicant. They want to keep the plot plan as submitted.

G. C. WALLACE, Wallace Engineering, 1555 South Rainbow Blvd., appeared and represented the applicant.

To be heard by the City Council on 10/2/85.

(11:34-11:40)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

5. Z-18-68(33) - PLOT PLAN REVIEW -
WILLIAM DICKERSON

Request for a Plot Plan Review of
property located at 3601 West Charleston
Boulevard, C-D Zone.

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 8.

Johnston -
APPROVED, subject to the
conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this is a minor
addition to the building.

MIKE NEWCOMB appeared and
represented the applicant.

This is final action.

(11:40-11:41)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

COMMISSION ACTION

ITEM

6. Z-66-64(44) - PLOT PLAN REVIEW -
QUALITY ROOFING

Request for a Plot Plan Review of property generally located at 3039 Contract Avenue, C-1 Zone (under Resolution of Intent to M).

Staff recommends APPROVAL, subject to:

1. Standard conditions 1 - 8.

Johnston -
APPROVED, subject to deleting planters and the fence to remain opaque and in good condition.
Unanimous
(Kennedy excused)

MR. FOSTER stated this property is under a Resolution of Intent to M. Staff would recommend approval.

MIKE WILLIAMS, 5509 Mayor Way, appeared and represented the applicant. He objected to the landscaping requirement.

This is final action.

(11:41-11:47)

AGENDA

ANNOTATED AGENDA AND FINAL MINUTES

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COMMISSION ACTION

ITEM

7. Z-49-78 - EXTENSION OF TIME - RICHARD ZEITER

Request for an Extension of Time on property generally located on the southwest corner of Desert Lane and Kenyon Plan, R-2 Zone (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on October 6, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Bugbee -
ABEYANCE

Motion carried with Mack voting "No."

The applicant was not present.

To be heard by the City Planning Commission on 9/24/85.

(11:47-11:47)

AGENDA

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PHONE 386-6301

COMMISSION ACTION

ITEM

8. Z-67-80 - EXTENSION OF TIME - DOUGLAS SIMMS

Request for an Extension of Time on property generally located on the north-west corner of Stewart Avenue and Lamb Boulevard, R-E Zone (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on October 1, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Coleman -
APPROVED two year extension.
Unanimous
(Kennedy excused)

MR. FOSTER stated this is the fifth request for an extension of time. Stewart Avenue needs work in front of his property. Staff recommended a one-year Extension of Time.

DOUGLAS SIMMS, 1308 South 6th Street, appeared and represented the application.

MRS. COLEMAN asked if a two-year extension was needed and the applicant indicated in the affirmative.

To be heard by the City Council on 10/2/85.

(11:47-11:49)

AGENDA

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COMMISSION ACTION

ITEM

9. Z-43-84 - EXTENSION OF TIME - LLOYD AND DOROTHY CLARK

Request for an Extension of Time on property generally located 670 feet east of Decatur Boulevard between Lake Mead Boulevard and Coran Lane, R-E Zone (under Resolution of Intent to R-PD9)

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on September 19, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Johnston -
APPROVED, subject to the conditions.
Unanimous
(Kennedy excused)

MR. FOSTER stated this is their first request for an extension of time. They are in the process of starting this project.

LLOYD CLARK, 3605 Apache Way, appeared and represented the application.

To be heard by the City Council on 10/2/85.

(11:49-11:49)

AGENDA

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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COMMISSION ACTION

ITEM

10. AR-4-85 - AESTHETIC REVIEW - PATRICK
KEVIN THISTLE, ARCHITECT

Request for an Aesthetic Review of property generally located on the northwest corner of Red Oak Avenue and Westwood Drive, M Zone.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

Johnston -
APPROVED, subject to the condition.
Unanimous
(Kennedy excused)

MR. FOSTER stated there is adequate parking. The parking area along the freeway is covered. Staff would recommend approval.

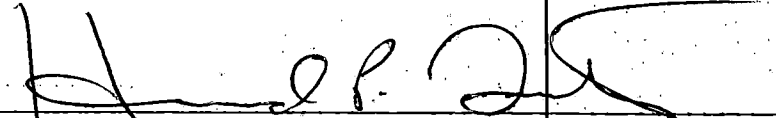
KEVIN THISTLE, architect, 433 South Highland, appeared and represented the application. The building is only one story in height.

This is final action.

(11:49-11:50)

ADJOURNMENT: There being no further business to come before the City Planning Commission, the meeting adjourned at 11:50 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

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