

# PLANNING COMMISSION

MEETING OF

JANUARY 25, 2001

*City of Las Vegas*

## AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D.

**NON PUBLIC HEARING ITEMS:**

D-1.

**Z-0122-87(2) - OAKCREST DEVELOPMENT**

Request for a Site Development Plan Review FOR A PROPOSED 13,903 SQUARE FOOT DRUG STORE (CVS) on 1.91 acres located at the northeast corner of the intersection of Desert Inn Road and Fort Apache Road (APN: 163-08-421-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

**STAFF RECOMMENDATION:** APPROVAL, subject to:

**Planning and Development**

1. The site plan shall be revised to depict an eight-foot high solid decorative block wall for screening of the trash enclosure.
2. A revised landscape plan that complies with the requirements of The Las Vegas Urban Design Guidelines & Standards shall be submitted for staff review prior to any development or issuance of permits for the site. Additional requirements of the revised landscape plan include a 15-foot wide planter wholly within the property boundary along Desert Inn Road.
3. Revised elevations reflecting the addition of architecture features or design embellishments shall be submitted for staff review prior to any development or issuance of permits for the site.
4. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.
5. The applicant shall submit a Master Sign Plan for staff review prior to any development or issuance of permits for the site.

Gordon -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS AND AMENDED CONDITION NOS. 1 AND 11**

**Unanimous  
(Goynes excused)**

PHYLLIS GABB, Planning and Development, stated this proposal is a drug store building with a drive-through. Landscaping is provided along both street frontages in 15-foot wide planters. However, along Desert Inn Road the planter is within the right-of-way. There is a condition requiring that the planter be completely within the property boundary. Staff recommended approval, subject to the conditions.

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, appeared to represent CVS Pharmacy. This site was rezoned 13 years ago to commercial. Just a few years ago there was an application to put a convenience store on the site, which was rejected. This is a small neighborhood drug store with a pharmacy. There will not be any gaming or liquor. It will not be a 24 hour 7 day a week operation. It will be over parked. He requested Condition No. 1 be amended to a six-foot high solid decorative block wall. In addition, he requested the first sentence in Condition No. 11 be deleted. There is a utility conflict adjacent to this site. They will dedicate the land.

MS. GABB said that if the trash receptacle would be sufficiently buffered by a six-foot wall then staff could support the change to Condition No. 1.

MS. LEGARZA said Public Works has no objection to deleting the first sentence in Condition No. 11.

COMMISSIONER QUINN asked if the handicapped parking spaces could be moved closer to the front entrance. JOHN SHIELDS, Carter Burgess Engineering, said the reason the handicapped spaces are placed where they are is because of the overhang on the building.

**This is final action.**

(8:01 - 8:06) 2 - 940

Submitted at City Council

Date 10/18/06 Item 125

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APPROVED

6. Any wallpack lighting on the proposed buildings shall utilize 'shoe-box' fixtures and downward-directed lights. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

7. All mechanical equipment, air conditioners and shall be fully screened from view of adjacent streets.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

9. If this Site Development Plan Review is not exercised within two years of the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

Public Works

10. Dedicate appropriate right-of-way adjacent to this site for a bus turnout on Fort Apache Road in accordance with Standard Drawing #234.3 and for an exclusive right turn lane on Desert Inn Road in accordance with Standard Drawing #201.1.

11. Construct a bus turnout on Fort Apache Road adjacent to this site in accordance with current City Standards concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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APPROVED

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

14. Landscape and maintain all unimproved right-of-way on Desert Inn Road adjacent to this site.

15. Submit an Encroachment Agreement for all landscaping and private improvements located in the Desert Inn Road public right-of-way adjacent to this site prior to occupancy of this site.

16. Site development to comply with all applicable Conditions of Approval for Z-122-87 and all other site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Blank

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**Donna Toussaint**

From: Donna Toussaint [donna@global-markets.com]  
 Sent: Tuesday, October 17, 2006 8:35 PM  
 To: Harala, Larry (lharala@lasvegasnevada.gov); Wolfson, Councilman Steven (swolfson@lasvegasnevada.gov)  
 Subject: CVS/West Sahara Community Association - people directly impacted by this application  
 Importance: High

Councilman Wolfson,

Below is a copy of a letter we sent you on August 24, 2006 regarding our feelings about CVS selling liquor 24/7 in our homeowners association. Unfortunately I will not be able to attend the council meeting on Wednesday October 18, 2006, but I hope that this e-mail will let you know our feelings on this matter.

Thanks for everything,

Donna Toussaint

August 24, 2006

Councilman Steve Wolfson  
400 E. Stewart  
Las Vegas, NV 89117

RE: CVS located on Desert Inn & Ft. Apache

Councilman Wolfson;

It is our understanding that the CVS Pharmacy, located within the West Sahara Community Association on Fort Apache and Desert Inn Road, has requested City Council approval for a liquor license at this location.

Although we are the board of directors for the West Sahara Community Association, we are sending you this letter as private citizens. Even though we have not contacted every resident in our area regarding this issue, it is the preference of the people that we have talked to that they hope you will deny this application.

There are many places to purchase alcohol in and around our area. One more place to sell alcoholic beverages is just overkill. Since CVS is open 24-hours a day, seven-days a week and is somewhat secluded on this corner, we feel that it will attract undesirable elements to our residential community, especially at night.

Should you feel it necessary to approve this application, we ask that you impose some sort of advertising restrictions on what signage is used within our homeowners association.

We are under the impression that CVS is also planning to apply for a gaming license in the near future, which we hope you will also deny.

Our goal is not to be unreasonable or to hurt any commercial endeavor in our community. We just feel more alcohol and/or gaming in our community is unwarranted.

Submitted at City Council

Date: 10/18/06 Item: 125

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**Thank you for your consideration and for listening.**

**Donna Toussaint  
3012 Island View Court  
Las Vegas, NV 89117**

**June Brooks  
3212 Malibu Vista St.  
Las Vegas, NV 89117**

**Sharon Silva  
3304 Paragon Drive  
Las Vegas, NV 89117**

**Ken Hall  
3016 Donnegal Bay Drive  
Las Vegas, NV 89117**

**Eric Lundgaard  
9104 Inlet Cove  
Las Vegas, NV 89117**



**E-mail from Donna**