

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

February 11, 1999

Council Chambers

Phone 229-6301

400 Stewart Avenue

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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COMMISSIONERS

MICHAEL BUCKLEY, CHAIRMAN

CRAIG GALATI, VICE CHAIRMAN

HANK GORDON

MICHAEL MACK

MARILYN MORAN

STEPHEN QUINN

LENI SKAAR

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 6:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 7:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the January 14, 1999 Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- A-1. TM-1-99 - BELVEDERE - PRESLEY HOMES - Request for a Tentative Map on property located on the southwest corner of Anasazi Drive and Town Center Drive, P-C (Planned Community) Zone, Size: 19.02 Acres, No. of Lots: 78, Ward 2 (Adamsen).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-2. TM-2-99 - MONTE CRISTO COURT - TROPHY HOMES, INCORPORATED - Request for a Tentative Map on property located on the southeast corner of O'Bannon Drive and Monte Cristo Way, R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 5.31 Acres, No. of Lots: 9, Ward 1 (McDonald).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-3. FM-120-98 - CHEYENNE/HUALAPAI UNIT 6 - PERMA BILT HOMES - Request for a Final Map on property located on the southeast corner of Gowan Road and Shadow Peak Street, U (Undeveloped) Zone, PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Size: 15.20 Acres, No. of Lots: 64, Ward 2 (Adamsen).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-4. TM-53-97(1) - DESERT PINES CONDOMINIUMS - DESERT PINES ASSOCIATES, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Tentative Map on property located on the southeast corner of Alexander Road and Maverick Street, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential), Size: 13.00 Acres, No. of Units: 248, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-5. VAC-42-97(1) - THE RESORT AT SUMMERLIN, LIMITED PARTNERSHIP - Request for an Extension of Time for an approved Vacation of a City of Las Vegas access easement generally located south of the Summerlin Parkway, west of Rampart Boulevard, Ward 2 (Adamsen).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-6. VAC-44-97(1) - BECKER INVESTMENT COMPANY, ET AL - Request for an Extension of Time on an approved Vacation of portions of Farm Road and Bradley Road generally located north of Severence Lane, between Decatur Boulevard and Jones Boulevard, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

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- A-7. A-1-99(A) - PREM LAND, LIMITED LIABILITY COMPANY, ET AL - Petition to Annex property generally located on the southeast corner of Brent Lane and Jones Boulevard, containing approximately 17.5 acres of land, Ward 4 (Brown), Assessor's Parcel Number 125-12-201-001, and 002.

NOT A PUBLIC HEARING

B. NON PUBLIC HEARING ITEMS:

- B-1. ABEYANCE - Z-20-97(18) - HAROLD VAN BUREN ON BEHALF OF IRA J. SARVIAN - Request for a Site Development Plan Review on properties located at 526 and 530 Tonopah Drive FOR A PROPOSED 13,500 SQUARE FOOT OFFICE COMPLEX, PD (Planned Development) Zone, Size: 0.82 Acres, Ward 1 (McDonald), APN: 139-32-704-008 and 009.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- B-2. Z-82-98(1) - GROUP MANAGEMENT INCORPORATED TRUST - Request for a Site Development Plan Review on property located on the north side of Bonanza Road, approximately 800 feet east of Marion Drive, FOR A PROPOSED 31,144 SQUARE FOOT COMMERCIAL CENTER, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 3.31 Acres, Ward 3 (Reese), APN: 140-29-801-006.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

C. PUBLIC HEARING ITEMS:

- C-1. ABEYANCE - RENOTIFICATION - U-103-98 - HOWARD HUGHES PROPERTIES, INC. ON BEHALF OF TERRIBLE HERBST OIL COMPANY - Request to Reconsider a Special Use Permit on property located on the northeast corner of Spring Gate Lane and Trailwood Drive FOR THE OFF-PREMISE SALE OF BEER AND WINE, GASOLINE SALES AND AN AUTOMATED CAR WASH IN CONJUNCTION WITH A PROPOSED 2,371 SQUARE FOOT CONVENIENCE STORE, PC (Planned Community) Zone, Ward 2 (Adamsen), APN: 138-19-418-001.

PUBLIC HEARING - IF APPROVED: C.C.: 3/8/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-2. ABEYANCE - U-153-98 - N. H. I. INC. ON BEHALF OF JOHN BAAL - Request for a Special Use Permit on property located at 3900 North Rancho Drive FOR A 1,500 SQUARE FOOT TAVERN, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 138-12-110-012.

PUBLIC HEARING - IF APPROVED: C.C.: 3/8/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-3. ABEYANCE - RENOTIFICATION - U-155-98 - BECKER INVESTMENT COMPANY LIMITED ON BEHALF OF VICENTE VAZQUEZ - Request for a Special Use Permit on property located at 6130 West Charleston Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED MARKET; AND FOR A WAIVER OF THE MINIMUM 400 FOOT SEPARATION REQUIREMENT FROM A CHURCH, C-2 (General Commercial) Zone, Size: 1.54 Acres, Ward 1 (McDonald), APN: 138-35-806-001.

PUBLIC HEARING - IF APPROVED: C.C.: 3/8/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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- C-4. ABEYANCE - Z-35-98(1) - RAPHAEL AND LILIANA MIRCHOU AND LAS VEGAS CITY EMPLOYEE PROTECTIVE AND BENEFIT ASSOCIATIONS, INC. [RELATED TO ITEM C-5, VAC-55-98] - Request for a Site Development Plan Review on property located on the southeast corner of Eastern Avenue and Washington Avenue FOR A PROPOSED OFFICE COMPLEX COMPRISED OF FOUR EXISTING BUILDINGS AND ONE PROPOSED BUILDING, P-R (Professional Office) and R-1 (Single Family Residential) Zones under Resolution of Intent to P-R (Professional Office and Parking), Size: 1.03 Acres, Ward 3 (Reese), APN: 139-25-310-001 through 005.

PUBLIC HEARING

C.C.: 3/8/99

- C-5. ABEYANCE - VAC-55-98 - RAPHAEL AND LILIANA MIRCHOU AND LAS VEGAS CITY EMPLOYEES PROTECTIVE AND BENEFIT ASSOCIATION, INC. [RELATED TO ITEM C-4, Z-35-98(1)] - Petition to vacate a portion of Eastern Avenue between Constantine Avenue and Washington Avenue, Ward 3 (Reese).

PUBLIC HEARING

SET DATE: 2/22/99

C.C.: 3/8/99

- C-6. U-1-99 - ANER IGLESIAS TRUST 1997, ET AL ON BEHALF OF PACIFIC BELL WIRELESS - Request for a Special Use Permit on property located at 840 North Decatur Boulevard FOR A PROPOSED 60 FOOT HIGH WIRELESS COMMUNICATIONS TOWER, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 139-30-301-002.

PUBLIC HEARING - IF APPROVED: C.C.: 3/8/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-7. U-2-99 - CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS ON BEHALF OF NEVADA PROJECT MANAGEMENT OFFICE - Request for a Special Use Permit on property located on the east side of Durango Drive, approximately 632 feet south of Farm Road, FOR A PROPOSED 16,558 SQUARE FOOT CHURCH, R-E (Residence Estates) Zone, Ward 4 (Brown), APN: 125-16-301-017.

PUBLIC HEARING - IF APPROVED: C.C.: 3/8/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-8. Z-152-94(4) - PAGEANTRY XV - WEST SAHARA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the east side of Tomsik Street, north of Sahara Avenue, FOR A PROPOSED 30,890 SQUARE FOOT, TWO-STORY PROFESSIONAL OFFICE BUILDING, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Size: 2.02 Acres, Ward 1 (McDonald), APN: 163-04-414-001.

PUBLIC HEARING

P.C.: FINAL ACTION

- C-9. Z-95-98 - CHAISSON FAMILY TRUST - Request for a Rezoning on property located on the north side of Cheyenne Avenue, approximately 700 feet east of Hualapai Way, From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] To: PD (Planned Development), PROPOSED USE: A TWO-STORY, 88 UNIT APARTMENT COMPLEX AND A TWO-STORY, 60,000 SQUARE FOOT OFFICE BUILDING; AND A REQUEST TO CHANGE THE LONE MOUNTAIN MASTER PLAN DESIGNATION OF THIS SITE FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MULTI-FAMILY MEDIUM AND NEIGHBORHOOD COMMERCIAL, Size: 10.5 Acres, Ward 4 (Brown), APN's: 138-07-401-005 and 006.

PUBLIC HEARING

C.C.: 3/8/99

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- C-10. Z-1-99 - BECKER TRUST COMPANY, ET AL ON BEHALF OF LOG CABIN, LIMITED LIABILITY COMPANY - Request for a Rezoning on property located on the north side of Log Cabin Way, west of Cimarron Road, From: R-E (Residence Estates) To: R-PD3 (Residential Planned Development - 3 Units Per Acre), PROPOSED USE: 549 SINGLE FAMILY DWELLINGS, Size: 189 Acres, Ward 4 (Brown), APN: 125-04-001-001 through 003 and 005 through 007, and 125-05-503-005.

PUBLIC HEARING

C.C.: 3/8/99

- C-11. VAC-1-99 - ABF, INCORPORATED - Petition to vacate alleys generally located on the south side of Cincinnati Avenue, between Tam Drive and Fairfield Avenue, Ward 1 (McDonald).

PUBLIC HEARING

SET DATE: 2/22/99

C.C.: 3/8/99

- C-12. Z-2-99 - ABF, INCORPORATED - Request for a Rezoning on property located at 200 West Sahara Avenue, From: C-1 (Limited Commercial), C-2 (General Commercial), R-3 (Medium Density Residential) and R-4 (High Density Residential) To: C-2 (General Commercial), PROPOSED USE: A 54,580 SQUARE FOOT SHOPPING CENTER, Size: 5.00 Acres, Ward 1 (McDonald), APN's: 162-04-812-001 and 162-04-811-027.

PUBLIC HEARING

C.C.: 3/8/99

D. DIRECTOR'S BUSINESS

- D-1. DB-2-99 - Discussion of possible change to the meeting times for future Planning Commission meetings.

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

6:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

Michael Buckley - Chairman
Craig Galati - Vice Chairman
Hank Gordon
Michael Mack
Marilyn Moran
Stephen Quinn (Arrived 6:29 P.M.)
Leni Skaar (Arrived 6:25 P.M.)

STAFF PRESENT:

Doug Powell - Planning & Development Dept.
Tambri Heyden - Planning & Development Dept.
Chris Knight - Planning & Development Dept.
Andrew Reed - Planning & Development Dept.
Joel McCulloch - Planning & Development Dept.
Bart Anderson - Public Works
Rick Schroder, Engineer, Public Works
Steve George - City Attorney's Office
Linda Owens - City Clerk's Office

Mr. Reed called the Briefing to order at 6:20 P.M.

Item No. A-4, TM-53-97(1):

Andrew Reed, Planning and Development Department, began the Briefing by saying the Final Maps associated with this request have recorded, so this application is not necessary and should be stricken from the agenda.

Item No. B-1, Z-20-97(18):

Mr. Reed said this is a review of a proposed office complex within the Medical District. The applicant has verbally requested this item be withdrawn, but has not provided the required written confirmation. Staff is recommending this item be held in abeyance indefinitely.

Item No. C-1, U-103-98:

Mr. Reed stated this is a convenience store in Summerlin. On October 8, 1998 the Planning Commission voted to hold this item in abeyance until the February 11, 1999 meeting. The applicant has requested a second abeyance until the August 8, 1999 meeting to further study traffic and access issues associated with this request. This abeyance request has been included in the Public Hearing Notification mailed out to the surrounding property owners.

Item No. C-2, U-153-98:

Mr. Reed said the applicant has requested this item be withdrawn from the agenda. Staff has no objection to that request.

Item No. C-4, Z-35-98(1), and C-5, VAC-55-98:

Mr. Reed said this is an office complex proposed for the southeast corner of Washington Avenue and Eastern Avenue. The applicant has prepared new plans for this site that depict demolition of the existing structures and the construction of a new building. Staff would like this item held to the March 11, 1999 Planning Commission meeting to allow time to review the new plans.

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ACTION

COMMISSIONERS BRIEFING:

Item Nos. C-9, Z-95-98

Joel McCulloch, Planning and Development Department, said when the PD was adopted for Lone Mountain there was a condition that a neighborhood commercial structure could only be one story. It was to protect the views of the Sun City Residents.

Commissioner Moran thought this area has changed.

Commissioner Gordon wondered about economic studies being done to see if a project would be successful.

Deputy City Attorney George responded that too many studies are sometimes cost prohibitive and make projects unfeasible.

Item No. C-10, Z-1-99:

Commissioner Moran commented that this project was before the Planning Commission previously.

Mr. McCulloch said the previous application was for four units per acre and this application is for three units per acre.

Item Nos. C-11, VAC-1-99, and C-12, Z-2-99:

Mr. Reed said this is a proposal for a commercial shopping center near Sahara Avenue and Fairfield Avenue. Public Works is requiring a change to the alley vacation as proposed by the applicant. This change will affect the development of the remainder of the property, so staff is recommending that this application be approved with a condition requiring a Site Plan Review for Planning Commission's consideration.

Bart Anderson, Public Works, added that they are proposing to incorporate the alley into a parking lot. The alley is used by the adjacent apartment building. There is another problem with access to the public sewer easement.

Tambri Heyden, Planning and Development Department, noted there is a loitering and crime problem in the area. The applicant has applied for a Variance on the setbacks to the Board of Zoning Adjustment.

Deputy City Attorney George added that if the Variance is granted the plans will remain, but if it is not granted, the plans will change.

Mr. Reed adjourned the Briefing at 6:55 P.M.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

7:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL TO ORDER:

7:02 P.M., Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Michael Buckley -	Present
Chairman	
Craig Galati -	Present
Vice Chairman	
Hank Gordon	Present
Michael Mack	Present
Marilyn Moran	Present
Stephen Quinn	Present
Leni Skaar	Present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,
500 South Grand Central Parkway
Senior Citizens Center,
450 East Bonanza Road
Clark County Courthouse,
200 East Carson Avenue
Court Clerk's Office Bulletin Board,
City Hall Plaza
City Hall Plaza, Special Outside Posting
Bulletin Board

MINUTES:

Approval of the minutes of the January 14, 1999 Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 7:02 P.M.

STAFF PRESENT:

Doug Powell, Deputy Director,
Planning and Development Department
Tambri Heyden, Current Planning Manager,
Planning and Development Department
Chris Knight, Comprehensive Planning Manager,
Planning and Development Department
Andrew Reed, Senior Planner,
Planning and Development Department
Joel McCulloch, Planner II,
Planning and Development Department
Linda Hartman-Maynard, Planner I,
Planning and Development Department
Jason Allswang, Planning Technician,
Planning and Development Department
Bart Anderson, Project Engineer,
Public Works
Rick Schroder, Engineer,
Public Works
Steve George, Deputy City Attorney
Linda Owens, Deputy City Clerk

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

Galati -

APPROVED

Motion carried with Moran not voting.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

STANDARD CONDITIONS:

ALL AGENDA ITEMS MAY BE SUBJECT TO ONE OR MORE OF THE FOLLOWING:

Zoning and Special Use Permit Applications:

1. A Resolution of Intent.
2. All development shall be in conformance with the plot plan and building elevations.
3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

CHAIRMAN BUCKLEY indicated the subdivision items can be appealed by the applicant or aggrieved person or review requested by a member of the City Council.

CHAIRMAN BUCKLEY pointed out the Standard Conditions for Rezoning, Tentative Maps, Final Maps and Vacation items are listed on the agenda.

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6. All City Code requirements and design standards of all City departments must be satisfied.
7. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
8. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
9. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
13. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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ITEM

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14. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Subdivision Applications:

Tentative Maps:

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, a new Tentative Map must be filed.
2. Street names must be provided in accord with the City's Street Naming Regulations.
3. All development is subject to the conditions of City departments and State Subdivision Statutes.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Final Maps:

Final Maps shall be in conformance with the approved Tentative Map.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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Vacation Applications:

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

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A.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

A-1.

TM-1-99 - BELVEDERE - PRESLEY HOMES

Request for a Tentative Map on property located on the southwest corner of Anasazi Drive and Town Center Drive, P-C (Planned Community) Zone, Size: 19.02 Acres, No. of Lots: 78, Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Conformance to all applicable Conditions of Approval for Zoning Application Z-135-93, all other site-related actions, and all other ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department.
2. Direct vehicular access to Town Center Drive and Anasazi Drive through common area from abutting lots is prohibited.
3. A public sewer relocation plan shall be submitted to and approved by the City Planning Engineer to relocate or abandon the existing public sewer line in the northwest corner of this site as required by the Department of Public Works. Appropriate public sewer easements shall be granted in conformance with the approved relocation plan, and appropriate Vacation Applications shall be submitted for all abandoned public sewer and drainage easements; such Vacation Applications shall have been acted upon by the City Council prior to the issuance of any building permits for those lots adjacent to the areas proposed to be vacated.

Chairman Buckley announced the Consent items may be enacted by one motion or discussed if a Commission Member or Applicant so desires.

Galati -

APPROVED ITEM NOS. A-1 THRU A-3 AND A-5 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item Nos. A-2 and A-6 because the applicant is a client of his law firm.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(7:15-7:18) 1 - 390

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TM-1-99 - BELVEDERE - PRESLEY HOMES

APPROVED

4. If not already constructed or guaranteed by the Master Developer, construct all incomplete half-street improvements (sidewalk) on Anasazi Drive adjacent to this site as required by the Department of Public Works.

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

6. All proposed gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

7. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.

8. Provide public sewer easements for all on-site and off-site public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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ITEM

ACTION

TM-1-99 - BELVEDERE - PRESLEY HOMES

APPROVED

9. Dedicate those necessary portions of the Master Developer's common area adjacent to this site for use as public sewer easements, public drainage easements and/or public rights-of-way (i.e. ingress/egress easements) prior to the recordation of a Final Map as required by the Department of Public Works.

10. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

11. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the recordation of a Final Map.

12. 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 or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study.

13. Site development to comply with all applicable Summerlin Development and Improvement Standards.

14. Site development to comply with all applicable Conditions of Approval for the Arbors Village at Summerlin and all other site-related actions as required by the Department of Public Works.

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TM-1-99 - BELVEDERE - PRESLEY HOMES

APPROVED

15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

16. 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, a new Tentative Map must be filed.

17. Street names must be provided in accord with the City's Street Naming Regulations.

18. All development is subject to the conditions of City departments and State Subdivision Statutes.

19. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

**TM-2-99 - MONTE CRISTO COURT -
TROPHY HOMES, INCORPORATED**

Request for a Tentative Map on property located on the southeast corner of O'Bannon Drive and Monte Cristo Way, R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 5.31 Acres, No. of Lots: 9, Ward 1 (McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Site development to comply with all applicable conditions of approval for Z-37-98, all other site-related actions, and all other ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.
2. The proposed Gated Access Drive shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
3. Meet with the Collections Systems Planning Section of the Department of Public Works for assistance in the proposed layout of the sewer system servicing this site prior to the submittal of construction drawings. Comply with the recommendations of the Collections Systems Planning Section as required by the Department of Public Works.
4. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

Galati -

APPROVED ITEM NOS. A-1 THRU A-3 AND A-5 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item Nos. A-2 and A-6 because the applicant is a client of his law firm.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(7:15-7:18) 1 - 390

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ITEM

ACTION

TM-2-99 - MONTE CRISTO COURT -
TROPHY HOMES, INCORPORATED

APPROVED

5. 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, a new Tentative Map must be filed.

6. Street names must be provided in accord with the City's Street Naming Regulations.

7. All development is subject to the conditions of City departments and State Subdivision Statutes.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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ITEM

ACTION

A-3.

**FM-120-98 - CHEYENNE/HUALAPAI UNIT 6 -
PERMA BILT HOMES**

Request for a Final Map on property located on the southeast corner of Gowan Road and Shadow Peak Street, U (Undeveloped) Zone, PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Size: 15.20 Acres, No. of Lots: 64, Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Vacate all existing public roadway and sewer easements (BLM Grant #N-69937 (960813:00836)) in conflict with this Final Map prior to recordation of this Final Map as required by the Department of Public Works.
2. Reversionary Parcel Map (CLV #PM-10-98) shall record prior to recordation of this Final Map as required by the Department of Public Works.
3. Coordinate the over-sizing of the Gowan Road sewer with the Department of Public Works and provide sufficient depth for future crossing under the Western Beltway.
4. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
5. Site development to comply with all previous Conditions of Approval for the Cheyenne/Hualapai Unit 6 Tentative Map.

Galati -

APPROVED ITEM NOS. A-1 THRU A-3 AND A-5 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item Nos. A-2 and A-6 because the applicant is a client of his law firm.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(7:15-7:18) 1 - 390

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ACTION

FM-120-98 - CHEYENNE/HUALAPAI UNIT 6 -
PERMA BILT HOMES

APPROVED

6. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved Drainage Plan/Study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

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ITEM

ACTION

A-4.

TM-53-97(1) - DESERT PINES
CONDOMINIUMS - DESERT PINES
ASSOCIATES, LIMITED LIABILITY COMPANY

Request for an Extension of Time on an approved Tentative Map on property located on the southeast corner of Alexander Road and Maverick Street, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential), Size: 13.00 Acres, No. of Units: 248, Ward 4 (Brown).

BECAUSE THE FINAL MAPS ASSOCIATED WITH THIS REQUEST HAVE BEEN RECORDED, THIS APPLICATION IS NOT NECESSARY AND SHOULD BE STRICKEN FROM THE AGENDA.

**Galati -
STRICKEN
Unanimous**

ANDREW REED, Planning and Development Department, stated the Final Maps associated with this request have been recorded so this Extension of Time is no longer necessary. This item should be stricken from the agenda.

(7:06-7:06) 1 - 58

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ITEM

ACTION

A-5.

VAC-42-97(1) - THE RESORT AT
SUMMERLIN, LIMITED PARTNERSHIP

Request for an Extension of Time for an approved Vacation of a City of Las Vegas access easement generally located south of the Summerlin Parkway, west of Rampart Boulevard, Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL,
subject to the following:

1. Compliance with all appropriate Conditions of Approval for VAC-42-97 and all subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

Galati -

APPROVED ITEM NOS. A-1 THRU A-3 AND A-5 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item Nos. A-2 and A-6 because the applicant is a client of his law firm.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(7:15-7:18) 1 - 390

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ITEM

ACTION

A-6.

VAC-44-97(1) - BECKER INVESTMENT
COMPANY, ET AL

Request for an Extension of Time on an approved Vacation of portions of Farm Road and Bradley Road generally located north of Severance Lane, between Decatur Boulevard and Jones Boulevard, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to the following:

1. Compliance with all appropriate Conditions of Approval for VAC-44-97 and all subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

2. This approval is limited to the easterly 10 feet of Bradley Road from Farm Road to Severance Lane as previously approved.

Galati -

APPROVED ITEM NOS. A-1 THRU A-3 AND A-5 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item Nos. A-2 and A-6 because the applicant is a client of his law firm.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(7:15-7:18) 1 - 390

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ITEM

ACTION

A-7.

A-1-99(A) - PREM LAND, LIMITED LIABILITY
COMPANY, ET AL

Petition to Annex property generally located on the southeast corner of Brent Lane and Jones Boulevard, containing approximately 17.5 acres of land, Ward 4 (Brown), Assessor's Parcel Numbers 125-12-201-001, and 002.

STAFF RECOMMENDATION: APPROVAL.

Galati -

APPROVED ITEM NOS. A-1 THRU A-3 AND A-5 THROUGH A-7, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item Nos. A-2 and A-6 because the applicant is a client of his law firm.

CHAIRMAN BUCKLEY stated this is a Consent item.

(7:15-7:18) 1 - 390

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ACTION

B.

NON PUBLIC HEARING ITEMS:

B-1.

ABEYANCE - Z-20-97(18) - HAROLD VAN
BUREN ON BEHALF OF IRA J. SARVIAN

Request for a Site Development Plan Review on properties located at 526 and 530 Tonopah Drive FOR A PROPOSED 13,500 SQUARE FOOT OFFICE COMPLEX, PD (Planned Development) Zone, Size: 0.82 Acres, Ward 1 (McDonald), APN's: 139-32-704-008 and 009.

Galati -

ABEYANCE INDEFINITELY

Unanimous

ANDREW REED, Planning and Development Department, stated the applicant has verbally indicated he would like to withdraw this request, but they have not provided staff with the written request. Therefore, this item should be held in abeyance indefinitely.

There was no one present to represent this application.

(7:06-7:07) 1 - 80

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ACTION

B-2.

Z-82-98(1) - GROUP MANAGEMENT
INCORPORATED TRUST

Request for a Site Development Plan Review on property located on the north side of Bonanza Road, approximately 800 feet east of Marion Drive, FOR A PROPOSED 31,144 SQUARE FOOT COMMERCIAL CENTER, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 3.31 Acres, Ward 3 (Reese), APN: 140-29-801-006.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Staff reserves the right to deny future uses on this site if parking becomes a problem because of high use parking tenants.
2. Submit a revised landscape plan showing the required 15 foot wide planter along Bonanza Road, and showing one landscape finger planter for every 12 parking spaces in the front parking area.
3. This site shall allow for the perpetual common access and shared driveway use between the area shown on this site plan and the proposed "Future Dental Offices" immediately to the east as required by the Department of Public Works.
4. Site development to comply with all applicable conditions of Z-82-98 as required by the Planning and Development Department and the Department of Public Works.
5. All development shall be in conformance with the plot plan as amended by the above conditions and the building elevations.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, 12.5 FEET OF LANDSCAPING ALONG BONANZA ROAD, EIGHT HANDICAPPED PARKING SPACES PLACED IN TWO'S IN FRONT OF CENTER OF EACH PAD, FUTURE COVERED PARKING ACCEPTABLE, BUT NO LIGHTS SHINING INTO ADJACENT RESIDENTIAL PROPERTIES, AND ADMINISTRATIVE APPROVAL ON LANDSCAPE FINGER PLANTERS IN THE FRONT PARKING AREA.

Unanimous

JOEL McCULLOCH, Planning and Development Department, stated access to the site is provided by three driveways from Bonanza Road. The proposed commercial center is centrally located on the site with parking provided to the north and south. The center is broken into three separate buildings with suites ranging in size from 9,672 to 10,136 square feet.

The applicant has proposed an alternative landscape plan that is not to the exact requirements of the Las Vegas Urban Design Guidelines. He has proposed to place the trees required in the landscape planter fingers within the parking area, in the planter along Bonanza Road and the other planters, including the north property line planter. The applicant has also requested that the landscape planter along Bonanza Road be 12.5 feet wide instead of the required 15 feet.

Staff has a concern regarding the parking on the site. If the applicant allows high parking tenants (beauty salons) in this commercial plaza, the excess parking currently provided may become a parking deficiency when other uses are proposed. Staff would like to put the applicant on notice that if parking becomes a problem on this site, future uses may be denied leaving portions of the building unleaseable.

Staff recommended approval, subject to the conditions.

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Z-82-98(1) - GROUP MANAGEMENT INCORPORATED TRUST

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

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

9. All City Code requirements and design standards of all City departments must be satisfied.

10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

11. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

MERLIN HARDY, 494 Spanish View Lane, appeared and represented the applicant. In regard to Condition No. 2, there are 21 extra parking spaces. In addition, six of the units are restaurants, which are a high use and require 50 parking spaces. The landscape finger planters are shown on the plan. However, they would prefer to put one landscape finger planter in the middle of each section that is shown on the plan. The fingers are 18 feet wide where only 5 feet is required. In lieu of that they would be willing to put a cluster of three trees in each finger. If there is a finger in front of the buildings, it could cause a problem with the tenants' signage. They have made the fingers larger in the front of the property where there could be a cluster of three. They would also be willing to put clusters in the row parking on Bonanza Road.

CHAIRMAN BUCKLEY asked about the 15 foot wide planter along Bonanza Road.

MR. McCULLOCH responded that the reference to required 15 foot wide planter along Bonanza Road should be deleted from Condition No. 2. The 12.5 foot landscape planter is acceptable. Staff would be willing to work with the applicant on the landscape finger planters.

COMMISSIONER SKAAR asked how many extra trees there will be along the north property line.

MR. HARDY responded that they have stayed with the minimum spacing of 20 feet per tree. Every six parking spaces there will be two extra trees instead of one tree, which means there will be clusters of three trees along the back and front sides. That is above the requirement had the fingers been placed there. Every 54 feet there would be an extra two trees.

COMMISSIONER QUINN suggested that in lieu of having the seven parking spaces situated in the center of the complex, two handicapped spaces could be placed in front of each building in the center.

MR. HARDY felt that is a good suggestion.

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ACTION

Z-82-98(1) - GROUP MANAGEMENT INCORPORATED TRUST

13. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

15. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Building and Safety Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

16. Clarify that 5% running slopes and 2% maximum cross slopes are maintained for the accessible route by indicating these slopes on the plans, in your symbol legend. Changes in level must comply with ANSI 4.5.2.

17. Per the Zoning Ord. requirements, concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, walkway, or structure where parking and or drive aisles are located. Ref. Zoning Ord. Chapter 19.10, Section K-9.

18. Clarify that both the accessible parking space and adjacent access aisles have running and cross slopes that **do not exceed 2%**.

COMMISSIONER GORDON asked if the parking spaces will be covered on the north behind the buildings.

MR. HARDY responded that is not being planned at this time. There is a stipulation that the vehicle lights cannot shine into the residential homes on the north.

MR. REED said if they want to put in covered parking in the future they would have to come back because of the adjacent residential properties along the north edge.

This is final action.

(7:18-7:31) 1 - 470

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ACTION

Z-82-98(1) - GROUP MANAGEMENT
INCORPORATED TRUST

APPROVED

19. Provide parking signs at the accessible stalls. Provide characters at the proportion and height required by ANSI table 4.28.3.

20. Provide threshold details to clarify if the floor or landing of the entrance doors is not more than 1/2-inch lower than the threshold of the doorway, as required by Chapter 11, '94 UBC.

21. Provide sidewalk ramp details with grade slopes indicated. Sidewalk ramps must be located ahead of the access aisles. when wheelchair users have to negotiate across the ramp, occurring within the accessible route of travel, the accessible route of travel must meet the 5% maximum running slope and 2% maximum cross slope requirement, or be considered a ramp requiring handrails.

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ACTION

C.

PUBLIC HEARING ITEMS:

C-1.

ABEYANCE - RENOTIFICATION - U-103-98 - HOWARD HUGHES PROPERTIES, INC. ON BEHALF OF TERRIBLE HERBST OIL COMPANY

Request to Reconsider a Special Use Permit on property located on the northeast corner of Spring Gate Lane and Trailwood Drive FOR THE OFF-PREMISE SALE OF BEER AND WINE, GASOLINE SALES AND AN AUTOMATED CAR WASH IN CONJUNCTION WITH A PROPOSED 2,371 SQUARE FOOT CONVENIENCE STORE, PC (Planned Community) Zone, Ward 2 (Adamsen), APN: 138-19-418-001.

NOTICES MAILED: 2196 (2/11/99 PC)
 2138 (10/8/98 PC)
 271 (9/10/98 PC)

APPROVALS: 2 (2/11/99 PC)

PROTESTS: 261 (2/11/99 PC)
 6 (10/8/98 PC)
 62 (9/10/98 PC)

Quinn -

ABEYANCE TO THE 4/8/99 PLANNING COMMISSION MEETING TO ALLOW THE APPLICANT TO STUDY THE TRAFFIC ISSUES ASSOCIATED WITH THIS REQUEST AND APPLICANT TO PAY FOR RENOTIFICATION.

Motion carried with Buckley abstaining from voting because the applicant is a client of his law firm, Galati abstaining from voting because the applicant is a client of his architectural firm, and Gordon abstaining from voting.

COMMISSIONER MORAN introduced this item and stated the applicant has requested this item be held in abeyance until the April 8, 1999 Planning Commission meeting to be able to study the traffic issues associated with this request. This abeyance request was indicated on the Public Hearing Notice sent to the property owners.

MARK ZACKMAN, Howard Hughes Corporation, 1231 Town Center Circle, Summerlin, appeared and represented the application. They would like an abeyance for 60 days.

COMMISSIONER MORAN declared the Public Hearing open to give the persons in attendance an opportunity to speak on the abeyance request.

RANDY KLEINER, 9733 Echo Hills Drive, appeared in favor of having this item held in abeyance. He asked if the applicant plans to study the traffic situation or just delay this item so the property owners will not continue to attend the meetings.

MARK ZACKMAN responded that the traffic issue is quite complicated. There are plans to look at the traffic issue for this site as well as alternate sites within Summerlin.

RANDY KLEINER said he would like to have more information on this request.

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - U-103-98 -
HOWARD HUGHES PROPERTIES, INC. ON
BEHALF OF TERRIBLE HERBST OIL
COMPANY

COMMISSIONER SKAAR felt that since it was indicated on the Public Hearing Notice this item has been requested for abeyance there may be some people that would otherwise have been here assuming the abeyance request would be granted.

MARK ZACKMAN said anyone interested in more information on this request can contact the Howard Hughes Corporation at 1245 Village Center Circle, Suite 200.

To be heard by the Planning Commission on 4/8/99.

(7:07-7:12) 1 - 120

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ITEM

ACTION

C-2.

ABEYANCE - U-153-98 - N. H. I. INC. ON
BEHALF OF JOHN BAAL

Request for a Special Use Permit on property located at 3900 North Rancho Drive FOR A 1,500 SQUARE FOOT TAVERN, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 138-12-110-012.

NOTICES MAILED: 178 (1/14/99 PC)

APPROVALS: 0

PROTESTS: 2 (1/14/99 PC)

Galati -

WITHDRAWN WITHOUT PREJUDICE

Unanimous

ANDREW REED, Planning and Development Department, stated that after this application was accepted staff determined that there was a Use Permit previously approved for a tavern within the separation distance requirement. Therefore, this is not a valid application. The applicant has requested this item be withdrawn from the agenda.

There was no one present to represent this application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

(7:12-7:13) 1 - 280

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ITEM

ACTION

C-3.

ABEYANCE - RENOTIFICATION - U-155-98 -
BECKER INVESTMENT COMPANY LIMITED
ON BEHALF OF VICENTE VAZQUEZ

Request for a Special Use Permit on property located at 6130 West Charleston Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED MARKET; AND FOR A WAIVER OF THE MINIMUM 400 FOOT SEPARATION REQUIREMENT FROM A CHURCH, C-2 (General Commercial) Zone, Size: 1.54 Acres, Ward 1 (McDonald), APN: 138-35-806-001.

NOTICES MAILED: 223 (1/14/99 PC)

APPROVALS: 0

PROTESTS: 18 (2/11/99 PC)
30 (1/14/99 PC)

STAFF RECOMMENDATION: DENIAL. If Approved, subject to the following:

1. The sale of individual containers of any size of beer, wine coolers, or screw cap wine is prohibited.
2. This approval constitutes approval of a waiver of the 400 foot separation requirement between a church and a liquor establishment.
3. Approval of this request does not constitute approval of a liquor license.
4. Conformance to all applicable requirements of the Municipal Code.
5. Conformance to all site-related actions.
6. All City Code requirements and design standards of all City departments must be satisfied.

Skaar -

DENIED DUE TO PROXIMITY OF AN EXISTING CHURCH.
Motion carried with Buckley abstaining from voting because this application involves a client of his law firm.

JOEL McCULLOCH, Planning and Development Department, stated access to the site is provided by one driveway from Jones Boulevard. The proposed market would be located within an existing commercial retail strip center, with parking located in the middle of the commercial center.

Section 19A.04.050 of the City of Las Vegas Zoning Code requires all packaged liquor sales to be a minimum distance of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or City Park. This request is not in conformance with this section of the Zoning Code. The United Trinity Methodist Church is located on the south side of Charleston Boulevard, at 6151 West Charleston Boulevard. This church is located approximately 250 feet from the subject parcel. Because of the above-referenced violation of this distance requirement, staff cannot support this application.

Staff recommended denial.

ANTONIO LAZOMA, 508 North Minnesota Street, appeared and represented Vicente Vazquez. The property lines are within 250 feet, but between the front door of the church and the front door of this proposal is over 400 feet. There are two other businesses in the same location which failed that requirement and sell alcohol; a bar and gasoline station.

VICE CHAIRMAN GALATI asked if the applicant has discussed this application with the church.

MR. LAZOMA said they have not discussed this with the church.

VICE CHAIRMAN GALATI declared the Public Hearing open.

PAUL BROOKS, 6305 Mint Frost Way, appeared in protest. He is a member of the nearby church. It is a very busy church with a day care. They also have a Korean congregation that meets in the church. This property is located next to the Mental Health Center. This is not a proper location for this type of facility.

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ACTION

ABEYANCE - RENOTIFICATION - U-155-98 -
BECKER INVESTMENT COMPANY LIMITED
ON BEHALF OF VICENTE VAZQUEZ

JIM LEE, 4904 Wiltondale Way, appeared in protest. He represented Trinity United Methodist Church as Chairman of the Trustee Committee. It appears the church is less than 400 feet from this facility. There is an adult youth complex that is closer than the church. The day care has approximately 100 students throughout the week.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER SKAAR commented that when this item was held in abeyance previously so it could be renotified she had requested that both congregations be notified.

MR. LAZOMA said they did not notify the church congregations. Both congregations have activities all during the week, as well as day care associated with this site and Mental Health Facility next door. There is already one off-sale on this corner of the intersection.

This is final action.

(7:31-7:41) 1 - 900

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ACTION

C-4.

ABEYANCE - Z-35-98(1) - RAPHAEL AND LILIANA MIRCHOU AND LAS VEGAS CITY EMPLOYEE PROTECTIVE AND BENEFIT ASSOCIATIONS, INC. [RELATED TO ITEM C-5, VAC-55-98]

Request for a Site Development Plan Review on property located on the southeast corner of Eastern Avenue and Washington Avenue FOR A PROPOSED OFFICE COMPLEX COMPRISED OF FOUR EXISTING BUILDINGS AND ONE PROPOSED BUILDING, P-R (Professional Office) and R-1 (Single Family Residential) Zones under Resolution of Intent to P-R (Professional Office and Parking), Size: 1.03 Acres, Ward 3 (Reese), APN's: 139-25-310-001 through 005.

NOTICES MAILED: 248 (1/14/99 PC)

APPROVALS: 0

PROTESTS: 0

Galati -

ABEYANCE TO THE 3/11/99 PLANNING COMMISSION MEETING TO ALLOW STAFF TIME TO REVIEW THE REVISED DEVELOPMENT PLANS THAT HAVE BEEN SUBMITTED FOR THE SITE.

Unanimous

ANDREW REED, Planning and Development Department, stated the Planning Commission first looked at this item in January. At that time it was held in abeyance at staff's recommendation so the applicant could work with staff to resolve the parking and setback issues. As the applicant looked at the plans he turned in, he realized it would be better to demolish the existing structures and start over with new structures. The applicant has requested abeyance to March 11, 1999.

There was no one present to represent this application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 3/11/99.

(7:13-7:15) 1 - 320

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-5.

ABEYANCE - VAC-55-98 - RAPHAEL AND LILIANA MIRCHOU AND LAS VEGAS CITY EMPLOYEES PROTECTIVE AND BENEFIT ASSOCIATION, INC. [RELATED TO ITEM C-4, Z-35-98(1)]

Petition to vacate a portion of Eastern Avenue between Constantine Avenue and Washington Avenue, Ward 3 (Reese).

NOTICES MAILED: Applicant Only (1/14/99 PC)

APPROVALS: 0

PROTESTS: 0

Galati -

ABEYANCE TO THE 3/11/99 PLANNING COMMISSION MEETING TO ALLOW STAFF TIME TO REVIEW THE REVISED DEVELOPMENT PLANS THAT HAVE BEEN SUBMITTED FOR THIS SITE.

Unanimous

ANDREW REED, Planning and Development Department, stated the Planning Commission first looked at this item in January. At that time it was held in abeyance at staff's recommendation so the applicant could work with staff to resolve the parking and setback issues. As the applicant looked at the plans he turned in, he realized it would be better to demolish the existing structures and start over with new structures. The applicant has requested abeyance to March 11, 1999.

There was no one present to represent this application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 3/11/99.

(7:13-7:15) 1 - 320

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ITEM

ACTION

C-6.

U-1-99 - ANER IGLESIAS TRUST 1997, ET AL ON BEHALF OF PACIFIC BELL WIRELESS

Request for a Special Use Permit on property located at 840 North Decatur Boulevard FOR A PROPOSED 60 FOOT HIGH WIRELESS COMMUNICATIONS TOWER, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 139-30-301-002.

NOTICES MAILED: 190

APPROVALS: 0

PROTESTS: 1

STAFF RECOMMENDATION: DENIAL. If Approved, subject to the following:

1. This use shall be reviewed in five years at which time the City Council may require the communications facility to be removed.
2. All development shall be in conformance with the site plan and building elevations.
3. All mechanical equipment shall be screened from view from the abutting streets (excluding single family development).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
6. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

**Gordon -
DENIED (INCOMPATIBLE WITH EXISTING
DEVELOPMENT)**

Motion carried with Mack and Quinn voting "No."

ANDREW REED, Planning and Development Department, stated the applicant proposes to place a communications tower, 60 feet in height, in the west portion of the parking lot, approximately 80 feet south of the Arco convenience store. Related equipment will be placed within six foot high metal cabinets adjacent to the tower. Both the tower and equipment will be enclosed by a six foot high split face concrete block wall.

Staff finds the proposed communications tower to be incompatible with the existing development along this portion of Decatur Boulevard, which consists of single story structures with a maximum height of approximately 17 feet, as well as on-premise signage with a maximum height of 25 feet. Staff believes the proposed 60 foot high tower to be incompatible with the pattern of unobtrusive commercial building heights and sign development that has occurred along this portion of Decatur Boulevard.

The staff of the City of Las Vegas Redevelopment Agency indicates they are unable to support this request.

Staff finds there are options to the traditional monopole, such as stealth facilities which are attached to buildings and designed to blend in with the architectural features of the building, as well as freestanding facilities that are designed and disguised as artistic structures or trees. Since there are options the applicant has not explored that would be less visually obtrusive, staff recommended denial.

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U-1-99 - ANER IGLESIAS TRUST 1997, ET AL
ON BEHALF OF PACIFIC BELL WIRELESS

CHRIS WENER, Spectrum Engineering, 3002 Rigel Avenue, appeared and represented Pacific Bell Mobile Services (Nevada Bell Mobile Services). They are proposing to install a 65 foot bi-polar monopole which is to be incorporated into an existing light pole in the parking lot of the Ranch Market at the southeast corner of Decatur and Washington. The property is zoned C-1 and the facility would comply with the residential adjacency setbacks. It is more than 400 feet to the R-3 property to the east. To the south and west are C-1 properties. To the south is a Jack-In-The-Box. To the north is a golf course. The Ranch Market on-premise sign is at 42 feet. The light standards in the parking lot are at 30 feet. There are 50 foot power poles along the west side of Decatur and along the north side of Washington. The existing streetlights are at approximately 35 feet. This pole does not have any extending arms. The diameter of the pole at the top is 24 inches and it goes to 36 inches at the bottom. The entire facility is enclosed within a decorative split-faced block wall. The pole has to be taller than the surrounding buildings and trees. This pole will not have a banner.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER QUINN did not feel the appearance of this pole is objectionable.

COMMISSIONER GORDON thought the west side of the street is in a redevelopment area.

MR. REED responded that this shopping center is in the redevelopment area.

COMMISSIONER GORDON thought the redevelopment areas are designated to be redeveloped. He felt this tower would contribute to the blight in the area.

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ON BEHALF OF PACIFIC BELL WIRELESS

CHAIRMAN BUCKLEY also objected to the tower since it is next to a golf course.

COMMISSIONER SKAAR asked if the applicant has looked into moving down to Friendly Ford or Western High School.

MR. WENER said the School District has a policy of not subleasing any property. The applicant would like to have this facility a little farther north, perhaps on the golf course. However, the City determined against the facility on the golf course.

CHAIRMAN BUCKLEY thought the lights at Ed Fountain Park must be 60 feet high.

DOUG POWELL, Planning and Development Department, showed on a map on the monitor where it indicated this site is within the redevelopment area. He said the lights at a park are usually 80 feet high.

COMMISSIONER SKAAR asked staff to work with the applicant to see if this facility could be placed in the park.

This is final action.

(7:41-7:53) 1 - 1260

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ACTION

C-7.

U-2-99 - CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS ON BEHALF OF NEVADA PROJECT MANAGEMENT OFFICE

Request for a Special Use Permit on property located on the east side of Durango Drive, approximately 632 feet south of Farm Road, FOR A PROPOSED 16,558 SQUARE FOOT CHURCH, R-E (Residence Estates) Zone, Ward 4 (Brown), APN: 125-16-301-017.

NOTICES MAILED: 457

APPROVALS: 0

PROTESTS: 1

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Any development on the unimproved portion of the site shall require a Public Hearing before the City of Las Vegas Planning Commission.
2. This Special Use Permit shall expire if building permits have not been issued by March 8, 2000.
3. This site plan shall be revised to show the existing half-street width of 50 feet for Durango Drive as required by the Department of Public Works.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND APPLICANT WORK WITH STAFF ON THE DRAINAGE STUDY AND BUFFERING.

Unanimous

JOEL McCULLOCH, Planning and Development Department, stated this request is for a Special Use Permit on property located on the east side of Durango Drive, approximately 632 feet south of Farm Road for a 16,558 square foot church (daycare is not part of this request).

Access to the site is provided by two driveways from Durango Drive. The proposed church is centrally located on the front half of the site, with parking proposed to the north, south, and east. There is a 1.8 acre area on the eastern edge of the property and a 50 foot wide area along the northern portion of the property that are to remain undeveloped. The applicant has submitted a letter to staff indicating that the church will most likely sell off the unimproved portion of the property, or possibly add parking at a future date.

The proposed church is harmonious and compatible with the existing surrounding land uses, and with future surrounding land uses as proposed by the General Plan.

The site plan as submitted meets the standards of the Las Vegas Zoning Code and the Las Vegas Urban Design Guidelines and Standards. As indicated by the applicant in the attached letter, the church has no future need for the unplanned portion of their property. It is their intent to sell off this land for development by some other individual for other purposes. However, regardless of whether the property is sold, staff would request that any development on the unimproved portion of the site be required to have the plans reviewed at a public hearing before the Planning Commission.

Staff recommended approval, subject to the conditions.

ERIC CHRISTENSEN, Welles Pugsley Architects, 2480 East Tompkins Avenue, appeared and represented the applicant. He concurred with staff's conditions.

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4. Construct half-street improvements on Durango Drive including appropriate overpaving (if legally able) adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction drawings for all required improvements on Durango Drive shall be submitted to the City within 180 days of approval of this Use Permit by the City Council. The developer shall make all reasonable efforts to respond to City review comments in a timely manner, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council."

5. Contribute \$7,500 to partially fund a traffic signal system at the intersection of Durango Drive and Farm Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR asked about a piece of property to the north of the church site being 50 feet wide. She was concerned that that piece of property would become an eyesore.

MR. CHRISTENSEN said the intent is if someone would purchase the "L" shaped piece they could put in a street to the back.

BART ANDERSON, Public Works, added that Condition No. 6 limits the overall site to a total of two driveways onto Durango Drive. They are currently proposing two driveways to service the church site, which means that by that condition the small piece will not be allowed its own driveway.

COMMISSIONER SKAAR added that when looking at the landscaping there doesn't seem to be any access to the back half of this site, but with staff's conditions the small 50 foot wide strip would not be allowed to be a street. She doesn't want the 50 foot wide strip to be filled with trash in the years to come.

MR. ANDERSON explained it could be developed as a street, but it would have to share one of the existing driveways, not have its own driveway or curb cut out to Durango. He suggested eliminating the northernmost driveway, moving it to the flag piece, and then taking the parking lot access off that shared driveway. Staff will work with the applicant to make sure this situation works out for the City's best interest. There is a condition that the applicant will have to meet with the Traffic Engineering Representative in Land Development to work on the driveway access, etc.

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6. This overall site shall be allowed a total of two driveways onto Durango Drive as required by the Department of Public Works. If this site is to be further subdivided in the future, appropriate joint access agreements shall be required.

7. 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 should be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works.

8. 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, whichever may occur first, as required by the Department of Public Works. 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.

COMMISSIONER SKAAR also said that the property this church will be on is graded about 10 feet higher, so it is higher than the 6 foot wall that separates this parcel from the houses behind it. There will have to be a retaining wall and the existing wall will have to be raised. She wanted to make sure the height of the wall is not measured from the low point of this parcel because it would not be 6 feet high on the south. She doesn't want the persons attending this church to be looking down at the first story windows of the adjacent houses.

MR. CHRISTENSEN assured the Commission that the drainage and grading will be according to the City's standards.

CHAIRMAN BUCKLEY felt that perhaps Condition No. 18 could be clarified so that the fence would not be measured with the least vertical exposure but have an administrative review to provide adequate buffering for the residents.

MR. ANDERSON pointed out that there is an existing drainage easement directly to the east going through the subdivision.

The City Council will set a date for a Public Hearing on this item at their 2/22/99 meeting. The Public Hearing will be heard by the City Council on 3/8/99.

(7:53-8:09) 1 - 1730

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APPROVED

9. All development shall be in conformance with the plot plan and building elevations.

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

11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

13. All City Code requirements and design standards of all City departments must be satisfied.

14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

15. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

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NEVADA PROJECT MANAGEMENT OFFICE

APPROVED

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

17. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

19. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

20. Clarify that 5% running slopes and 2% maximum cross slopes are maintained for the accessible route by indicating these slopes on the plans, in your symbol legend. Changes in level must comply with ANSI 4.5.2

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NEVADA PROJECT MANAGEMENT OFFICE

APPROVED

21. Per the Zoning Ord. requirements, concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, walkway, or structure where parking and/or drive aisles are located. Ref. Zoning Ord. Chapter 19.10, Section K-9.

22. Clarify that both the accessible parking space and adjacent access aisles have running and cross slopes that **do not exceed 2%**.

23. Provide threshold details to clarify if the floor or landing of the entrance doors is not more than 1/2-inch lower than the threshold of the doorway, as required by Chapter 11, '94 UBC.

24. Provide sidewalk ramp details with grade slopes indicated. Sidewalk ramps must be located ahead of the access aisles. When wheelchair users have to negotiate across the ramp, occurring within the accessible route of travel, the accessible route of travel must meet the 5% maximum running slope and 2% maximum cross slope requirement, or be considered a ramp requiring handrails.

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ACTION

C-8.

Z-152-94(4) - PAGEANTRY XV - WEST SAHARA, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on property located on the east side of Tomsik Street, north of Sahara Avenue, FOR A PROPOSED 30,890 SQUARE FOOT, TWO-STORY PROFESSIONAL OFFICE BUILDING, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Size: 2.02 Acres, Ward 1 (McDonald), APN: 163-04-414-001.

NOTICES MAILED: 1,720

APPROVALS: 0

PROTESTS: 1

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. Provide a minimum 15 foot wide planter along the entire portion of the cul-de-sac bulb adjacent to this site as required by the Planning and Development Department. The planter shall contain trees, shrubs and ground cover as specified by the Urban Design Guidelines and Standards.

2. Construct half-street improvements including appropriate overpaving on Via Olivera Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. Per the Planning and Development Department, no sidewalk is required along the south side of Via Olivera Avenue.

3. 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 as required by the Department of Public Works.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Mack and Moran not voting.

ANDREW REED, Planning and Development Department, stated the property is located on the east side of the Tomsik Street cul-de-sac bulb, approximately 300 feet north of Sahara Avenue. Access to Tomsik is provided by two driveways. The site plan depicts two office buildings constructed on either side of a landscaped courtyard area. Landscaping will be provided in planters along Tomsik Street with additional landscaping provided within planters along the north, east and west property lines.

The elevations depict a two-story building with a stucco exterior. Concrete tiles are shown on a mansard roof.

The development of this site with an office building is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The subject site is physically suited for the type of land use being proposed.

The area abutting the cul-de-sac has been determined to be the front for purposes of applying the Urban Design Guidelines and Standards. Therefore, a 15 foot wide planter is required along this area. The planter shown abutting parking spaces 90 and 91 falls short of the planter width requirement. Since there is a surplus of 34 parking spaces proposed and this area contributes to the visual impacts of the building and parking entries, a landscape waiver is not supported by staff. Compliance will result in a minimal reduction of two of the 34 surplus spaces.

Staff recommended approval, subject to the conditions.

RICH DENIO, 2001 South Jones Boulevard, Suite D, appeared and represented the applicant. They met with staff in regard to the conditions; namely, the landscaping on the northern boundary of 25 feet that it include the 5 foot right-of-way, which would be sidewalk, of which there is no sidewalk on the northern boundary. They also discussed the 10 foot buffer of landscaping in the front of the building.

DENNIS MOORE, 2001 South Jones Boulevard, Suite D, appeared and represented Pageantry Community. They have adjusted their plan to show a 15 foot landscape buffer and 18 feet in one area. He concurred with the other conditions.

MR. REED agreed to the amended landscaping.

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Z-152-94(4) - PAGEANTRY XV - WEST SAHARA, LIMITED LIABILITY COMPANY

4. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.

5. Site development to comply with all previous Conditions of Approval for Zoning Application Z-152-94, the Pageantry West Sahara (Commercial Subdivision) and all subsequent site-related actions, as required by the Planning and Development Department and the Department of Public Works.

6. All development shall be in conformance with the site plan and building elevations.

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

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

10. All City Code requirements and design standards of all City departments must be satisfied.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER QUINN noted the main ingress/egress is through the center courtyard and not through the north or south elevations.

VICE CHAIRMAN GALATI was concerned about the wall in the back along Via Olivero.

MR. REED said the conditions do not contain any special requirements for that wall. However, it could be added that the wall have similar treatment as the existing walls in the area.

This is final action.

(8:09-8:15) 1 - 2390

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Z-152-94(4) - PAGEENTRY XV - WEST
SAHARA, LIMITED LIABILITY COMPANY

APPROVED

11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

12. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

14. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

15. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

16. As required by the Building and Safety Department, submit a scaled and dimensioned accessibility plan that provides an accessible route to all portions of the building, accessible building entrances, connecting accessible pedestrian walkways and the public way. Provide marked crossings at vehicular ways per ANSI 4.3.2.1. Ensure that 5% running slopes and 2% maximum cross slopes are maintained and indicated on the drawings. Change in level must comply with ANSI 4.5.2. Submit revised drawings to reflect these requirements.

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SAHARA, LIMITED LIABILITY COMPANY

APPROVED

17. Per the Zoning Ordinance requirements, all handicapped parking spaces must be at least nine feet wide and shall have an adjacent access aisle on each side a minimum of eight feet in width for van accessible parking spaces and five feet in width for standard parking spaces. Revise the parking to reflect this new requirement. Ref. Zoning Ord. Chapter 19.10, Section G-3a.

18. Per the Zoning Ordinance requirements, concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting properties or public right-of-ways, to protect landscape areas and to protect adjacent properties. Such curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, walkway, or structure where parking and/or drive aisles are located. Ref. Zoning Ordinance Chapter 19.10, Section K-9.

19. At least one for every eight accessible parking spaces but not less than one, are required to be van accessible parking spaces. Provide 96-inch wide access aisles per the Appendix Chapter 11, 1994 UBC and 1992 ANSI A-117.1. Locate these spaces on the shortest possible accessible route of travel to an accessible building entrance.

20. Provide parking signs at the accessible stalls. They are required to be placed at a height of more than 48-inches and 80-inches, for regular accessible parking spaces and van accessible parking spaces respectively. Provide characters at the proportions and heights required by ANSI Table 4.28.3.

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SAHARA, LIMITED LIABILITY COMPANY

APPROVED

21. Provide sidewalk ramp details with grade slopes indicated. Sidewalk ramps must be located ahead of the access aisles. When wheelchair users have to negotiate across the ramp, occurring within the accessible route of travel, the accessible route of travel must meet the 5% maximum running slope and 2% maximum cross slope requirement, or be considered a ramp requiring handrails.

22. The building shall be accessible. Provide ramps where elevation changes occur near the stair locations. Design ramps as per ANSI A117.1 1992 Section 4.8.

23. Provide handicap access route from at least 2 accessible exits where 2 or more are required. Section 1104.1.1 1994 UBC.

24. Appendix Chapter 11, 1997 UBC: When more than one building or facility is located on a site, at least one accessible route shall connect accessible elements, facilities, and buildings that are on the same site. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route.

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ACTION

C-9.

Z-95-98 - CHAISSON FAMILY TRUST

Request for a Rezoning on property located on the north side of Cheyenne Avenue, approximately 700 feet east of Hualapai Way, From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] To: PD (Planned Development), PROPOSED USE: A TWO-STORY, 88 UNIT APARTMENT COMPLEX AND A TWO-STORY, 60,000 SQUARE FOOT OFFICE BUILDING; AND A REQUEST TO CHANGE THE LONE MOUNTAIN MASTER PLAN DESIGNATION OF THIS SITE FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MULTI-FAMILY MEDIUM AND NEIGHBORHOOD COMMERCIAL, Size: 10.5 Acres, Ward 4 (Brown), APN's: 138-07-401-005 and 006.

NOTICES MAILED: 95

APPROVALS: 0

PROTESTS: 4

STAFF RECOMMENDATION: DENIAL. If Approved, subject to the following:

1. Submittal of a revised site plan that deletes one of the driveways on Cheyenne Avenue, and locates the remaining driveway directly in front of the main entrance to the office building.
2. Submittal of a revised site plan that provides cross access between the apartments and the office building, as well as integration of design of the two parcels as one unified development.
3. Submittal of an application and approval by the City Council for a Review of Condition regarding the one story height limit in the Neighborhood Commercial District. The building elevations shall be revised to present a less monotonous and institutional facade.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, DELETE ONE OF THE DRIVEWAYS IN CONDITION NO.1, AMEND CONDITION NO. 2 FOR CROSS ACCESS, BUT ALLOW DRIVEWAY ONTO CONQUISTADOR STREET RATHER THAN THROUGH THE OFFICE COMPLEX, AND DEED RESTRICTION TO THE CITY ATTORNEY'S STANDARDS OR CITY BE SIGNATORY ON THE DEED RESTRICTION STATING THE APARTMENTS WILL BE FOR SENIOR CITIZENS 55 YEARS OF AGE AND OLDER.

Motion carried with Buckley abstaining from voting because the applicant is a client of his law firm and Gordon abstaining from voting because the applicant's law firm represents his company.

JOEL McCULLOCH, Planning and Development Department, stated this request is for Rezoning on property located on the north side of Cheyenne Avenue, approximately 700 feet east of Hualapai Way from U (Undeveloped) zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) for an 88 unit apartment complex and a 66,000 square foot office building and to change the Lone Mountain Master Plan from PCD (Planned Community Development) to Multi-Family Medium and Neighborhood Commercial.

This request was incorrectly advertised with a 60,000 square foot office building, whereby a 66,000 square foot building is proposed.

On June 5, 1996 the applicant withdrew a Rezoning request to R-PD19 (Z-36-96) and a General Plan Amendment to M (Medium Density Residential) (GPA-14-96) on this property.

The proposed project is an approximate 10.5 acre parcel, with the proposed apartments located on the northern half and the proposed office on the southern half. Access to the apartments is proposed by one driveway from Atwood Avenue and one driveway from Conquistador Street. Access to the office building is provided by two driveways from Cheyenne Avenue and one driveway from Conquistador Street.

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4. Dedicate 50 feet of right-of-way adjacent to this site for Cheyenne Avenue, 30 feet for Conquistador Street, and 30 feet for Atwood Avenue. Dedicate a 25 foot radius on the northwest corner of Cheyenne Avenue and Conquistador Street and a 15 foot radius at the southwest corner of Atwood Avenue and Conquistador Street prior to the issuance of any permits as required by the Department of Public Works.

5. Construct half-street improvements on Cheyenne Avenue, Atwood Avenue and Conquistador Street including appropriate overpaving adjacent to this site concurrent with development of this site as required by the Department of Public Works. Coordinate the construction of the Conquistador Street improvements with the Metropolitan Police Department to the east of this parcel. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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. Construction drawings for all required improvements on Cheyenne Avenue shall be submitted to the City within 180 days of approval of this zoning action by the City. The developer shall make all reasonable efforts to respond to City review comments in a timely manner, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

Program B3.2 of the Land Use Element of the Northwest Amendment to the General Plan states that except for the Town Center Planned District, multi-family development should be located along primary and secondary roadways, unless indicated otherwise in the land use plan. Both Atwood Avenue and Conquistador Street are local streets with a maximum right-of-way of 60 feet and thus this application does not fulfill the above-stated program. Also, this request does not comply with Policy B3 of the Land Use Element of the Northwest Amendment to the General Plan, which states that the City should plan for the appropriate location of multiple family residential uses throughout the Northwest. Such locations shall be in the Town Center or Village Center areas unless otherwise indicated in the adopted plan map.

The Lone Mountain Plan was adopted on June 23, 1997 by the City Council. One of the Conditions of Approval for that application was to amend the text of the Lone Mountain Master Plan and Design Standards indicating that the Neighborhood Commercial category shall be limited to one story and have a maximum lot coverage of thirty percent (30%). The office building as proposed complies with the lot coverage requirement but does not comply with the height limitation.

Staff does not support the density increase permitted by the applicants request to change the Lone Mountain Master Plan designation of the site to Medium Density Residential.

Staff has some concerns regarding the layout of this multi-use development. Staff believes that only one driveway from Cheyenne Avenue should be allowed, and that the driveway should be located directly in front of the main entrance to the office building. Also, staff believes that, because this is a multi-use development, cross access between the office and the apartments should be provided, as well as integration of design of the two parcels as one unified development.

Staff recommended denial.

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6. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.

7. Extend the existing sewer line in Atwood Avenue to the west side of this site concurrent with development of this site and extend public sewer along Conquistador Street to service the commercial portion of this site as required by the Department of Public Works.

8. 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 as required by the Department of Public Works.

9. A site-specific Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 7th Floor, 3800 Howard Hughes Parkway, appeared and represented the applicant. To evaluate this application the surrounding site conditions have to be looked at and what is being proposed for this property. Immediately to the west is an approved congregate care facility. That is part of the Lone Mountain Planned Community Development. The parcel on this application was left out of that planned development. To the north is a public facility area. To the northwest is planned for multi-family development. Immediately to the north is a Christian School. To the east is a Metro training facility. To the south is Cheyenne Avenue and will have access to the beltway. Farther south is a drainage channel. Along Cheyenne will be an office building to be utilized by a law firm. There will be substantial landscaping. Behind that building will be a senior multi-family development for 55 and older individuals. Nearly 1.5 acres is dedicated to open space. Access will only be from Cheyenne Avenue. The senior project will be heavily landscaped, well designed, stucco, and tile roofs. These uses will not have any impact on traffic, schools or crime.

GREG BORGEL, 300 South 4th Street, appeared and represented the applicant. They are accepting staff's conditions. Staff wants this to be a unified project. They will be revising this plan prior to the City Council meeting to conform to staff's conditions.

VICE CHAIRMAN GALATI asked why the plan shows a tot lot when the project is for seniors.

GREG BORGEL explained that it is just a mini park

VICE CHAIRMAN GALATI declared the Public Hearing open.

CHARLENE MARSHALL, Sun City, 9900 Villa Ridge Drive, appeared in protest. She was concerned that the senior apartments could revert to any age group.

DEPUTY CITY ATTORNEY GEORGE said in regard to the change in the age group for the apartments, if the applicant proposed any other type of development than what was approved under the PD plan, they would have to come back to the City Council for approval. The other option could be a Deed Restriction.

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recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

10. 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 as required by the Department of Public Works. 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.

ROY MARKOSKI, Sun City, 9924 Villa Ridge Drive, appeared in protest. The Lone Mountain Master Plan is existing dwellings. To the south is 7,500 single family residences. To the west are one and two story single family residences going in. To the east are single family residences.

JULIUS BRANDT, 9832 Villa Ridge Drive, appeared in protest. This property should stay within the Master Planned Community.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

GREG BORGEL, 300 South 4th Street, stated this is within the Master Plan.

MR. REED confirmed that this is not a General Plan Amendment, but an amendment to the Lone Mountain Master Plan. PCD is limited to 2 to 8 units per acre, which is the reason for the amendment.

ATTORNEY KAEMPFER said they would accept a Deed Restriction that guarantees this project will be as presented. The developer has developed these types of projects in the past. He felt the Commissioners need to determine what they object to about this project. This is an office building on Cheyenne between a congregate care facility and a Metro training facility. Office buildings are traditionally used as buffers in this manner. To the northeast is commercial and multi-family development. There is reduced parking for senior projects. It is not practical for single family homes on this parcel. The nearby school has no objection to this proposal as long as the apartments are for seniors.

COMMISSIONER SKAAR said the biggest problem she has with this project is the fact that the buildings are two stories. Part of the Lone Mountain Plan was that all commercial development along Cheyenne Avenue was going to be limited to single story. It appears to be an attractive project.

GREG BORGEL explained that Condition No. 3 would require that they separately process whether the project will be single story or two stories.

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11. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

12. A Resolution of Intent with a one year time limit.

13. All development shall be in conformance with the plot plan and building elevations as amended by the above conditions and all Conditions of Approval for Z-36-96 and all other site-related actions as required by the City of Las Vegas.

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

15. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

17. All City Code requirements and design standards of all City departments must be satisfied.

18. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

COMMISSIONER SKAAR felt an office building and senior citizens apartment project are appropriate in this location. She made a motion for approval, subject to staff's conditions with amendments and additional condition.

ATTORNEY KAEMPFER agreed to the amendments in the motion.

GREG BORGEL requested after the vote was taken that he would like to receive the names and telephone numbers of those residents in attendance so they can work with them prior to the City Council hearing.

To be heard by the City Council on 3/8/99.

(8:15-8:43) 1 - 2680

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APPROVED

19. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

20. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

21. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

22. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

23. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

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ACTION

C-10.

Z-1-99 - BECKER TRUST COMPANY, ET AL
ON BEHALF OF LOG CABIN, LIMITED
LIABILITY COMPANY

Request for a Rezoning on property located on the north side of Log Cabin Way, west of Cimarron Road, From: R-E (Residence Estates) To: R-PD3 (Residential Planned Development - 3 Units Per Acre), PROPOSED USE: 549 SINGLE FAMILY DWELLINGS, Size: 189 Acres, Ward 4 (Brown), APN's: 125-04-001-001 through 003 and 005 through 007, and 125-05-503-005.

NOTICES MAILED: 108

APPROVALS: 0

PROTESTS: 7 Speakers
25 in Audience

STAFF RECOMMENDATION: DENIAL. If Approved, subject to the following:

1. This application shall be amended to R-PD2 (Residential Planned Development - 2 Units per Acre), with a maximum density of 2.00 dwelling units per acre.
2. The setbacks for this subdivision shall be determined at the time of the Tentative Map submittal and review.
3. A Homeowners Association shall be established to maintain all private roadways, perimeter walls, landscaping, and common areas created with this development.

**Skaar -
DENIED (INCOMPATIBLE WITH EXISTING
DEVELOPMENT)**

Motion carried with Buckley abstaining from voting because the applicant is a client of his law firm, Galati abstaining from voting because the applicant is a client of his architectural firm, and Moran abstaining from voting.

JOEL McCULLOCH, Planning and Development Department, stated the request is for Rezoning from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units Per Acre) on property located on the north side of Log Cabin Way, west of Cimarron Road for a 549 unit single family residential subdivision on 189 acres. The subdivision site plan depicts a mixture of lot sizes ranging from 7,000 square feet to 21,700 square feet. The larger lots are located in the west portion of the subdivision, which abuts existing developed rural lots. Access to this site is provided by one street connection to Durango Drive. All lots will front on 40 foot wide private streets.

Section 2.7.6 of the Land Use Element of the Northwest Amendment to the General Plan states that the densities and intensities reflected in the Northwest General Plan Land Use categories table are the maximum allowable. However, the Planning Commission and/or City Council may require less dense or intense development to be made in order to protect the general health, safety, and welfare of the community as well as the compatibility and integrity of adjacent development.

Policy B1 of the Land Use Element of the Northwest Amendment to the General Plan states that the City should provide for a variety of residential environments having urban, suburban, and rural character. This is an area that is very rural in nature. The proposed development is characteristically suburban and unrelated to its surroundings.

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4. Dedicate the full width (120 feet) of right-of-way adjacent to this site for Moccasin Road along an alignment acceptable to the City Planning Engineer as required by the Department of Public Works. The alignment of Moccasin Road shall be altered at the east edge of this site to avoid the existing drainage dike facility. The applicant shall work with City staff to determine dedication requirements of other perimeter streets, with final approval of alignments by the City Planning Engineer, prior to the submittal of a Tentative Map. Final right-of-way requirements shall be determined with the Tentative Map for this site.

5. Two lanes of access paving in accordance with Standard Drawing #209 along a legal access corridor to be obtained by the developer of this site shall be in place on Moccasin Road from the west edge of this site westward to the Kyle Canyon interchange prior to the issuance of any building permits for any on-site activities. The applicant shall be required to have all construction-related traffic utilize this "back entrance" access corridor upon its completion. Two lanes of access paving per Standard Drawing #209 along Durango Drive from the south edge of this site southward to O'Hare Road prior to the issuance of any building permits beyond thirty percent of the homes allowed within this project site. Four lanes of access paving (Standard Drawing #209) along a legal access corridor to be obtained by the developer of this site (where such does not exist) must be in place on Durango Drive and shall extend from the southern edge of this site to Brent Lane prior to the issuance of any building permits beyond seventy-five percent of the homes allowed within this project site. Non-compliance will result in the denial of further home building permits. Additional paved access routes may be required if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this project's traffic on the surrounding neighborhood.

Based on the above definition and policy statements it is staff's conclusion that the proposed development is not compatible with the existing rural nature of the area. A density of a maximum of 2 dwelling units per acre would provide protection of existing neighborhoods.

The existing homes are located within a rural environment that permits great privacy and some non-commercial raising of domestic animals. Staff believes this development would be more appropriately located adjacent to an area with low density land uses.

Staff recommended denial.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 7th Floor, 3800 Howard Hughes Parkway, appeared and represented the applicant. This is not a General Plan Amendment. It is a zone change request from R-E to R-PD3. The property is PCD on the General Plan, which allows from 2 to 8 units per acre. The midway point is 5 units per acre. This project is at 2.89 units per acre. The only adjacent residential development is to the west. All the lots are basically half acre to provide an appropriate buffer to the residential that exists to the west of this site. They are providing nearly 30 acres of open space. There will be a perimeter split rail fence around the project, equestrian open space throughout, gas lamp streetlighting, curvilinear streets with enhanced landscaping, pedestrian and equestrian trails along Durango Drive, and multi-use corridors that will link residents to the perimeter locations for equestrian arenas and surrounding State and Federal land. These homes will range from just under \$200,000 to over \$500,000. Staff is requesting this proposal be reduced to 2 units per acre. However, this is well within the General Plan designation.

VICE CHAIRMAN GALATI declared the Public Hearing open.

LOUISE RUSKAMP, Tule Springs, 8500 Log Cabin Way, appeared in protest. This is an area that should be Desert Rural. The size of the lots makes a development compatible with adjacent uses. This is a similar proposal that was before the Planning Commission previously. Tule Springs is developed at 1.74 acres per home. The area immediately adjacent to this property is developed at 1.79 units per acre. The majority of the lots are 2.5 or 1.25 acres in size. That is 43,560 square feet for one acre and 108,900 square feet for 2.5 acres. The majority of this project has 7,000 and 8,000 square foot lots with a few 21,700 square foot lots. There is BLM and State park land in this area. Tule Springs and High

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ON BEHALF OF LOG CABIN, LIMITED
LIABILITY COMPANY

6. Submit an application to vacate all existing public right-of-way in conflict with this proposal; such action shall have been acted upon by City Council prior to the submittal of a Tentative Map for this site as required by the Department of Public Works. Orders of Vacation for all existing rights-of-way in conflict with this plan shall record prior to the recordation of a Final Map overlying such rights-of-way. If the vacation of Durango Drive is not approved, dedicate the full-width right-of-way on Durango Drive and construct full-width public street improvements concurrent with the first phase of development anywhere on this site. Improvements may be built to a lesser width if approved by the City Planning and Traffic Engineers. If reduced width improvements are permitted, submit an encroachment agreement to landscape and maintain all unimproved right-of-way on Durango Drive. If such vacation is approved, dedicate appropriate right-of-way to terminate Durango Drive in a cul-de-sac meeting current City Standards and construct full improvements for such cul-de-sac bulb, unless an alternate plan is submitted to and approved by the City Planning Engineer.

7. Submit an application to amend the Master Plan of Streets and Highways for the proposed realignment and narrowing of Durango Drive through this site as required by the Department of Public Works. The required amendment shall have been acted upon by the City Council prior to the submittal of a Tentative Map for this site.

Trails Ranch have a total of 98 lots, which are developed in five acre parcels, 10 acre parcels, and 7.5 acre parcel with 1.25 acre lots, 2.5 acre lots and ½ acre lots. The lot sizes range from 20,037 square feet to 435,600 square feet. The 549 lots in the proposal range from 7,000 to 21,700 square feet. The average size is 1.79 acres per home in Tule Springs. The lot size in this proposal is .27 acre. Part of their open space is because of the easements for the power lines. This is not compatible for the area.

MARK WHITE, Tule Springs, 8500 Log Cabin Way, appeared in protest. He requested a video be played showing the area. He presented petrified wood that is in the area. This area is very beautiful. There are canyons on this property. Soils engineers have indicated this land is unbuildable.

BONNIE SHONING, 8500 Rocky Avenue, appeared in protest. She objected to building this development so close to the Gun Club. The dirt is very fine so even by mixing water with it the ground is not stable. She was concerned about the sink holes, the stability of the homes, and the air quality from the dirt.

FRANK MAXWELL, Sheep Mountain Homeowners Association, appeared in protest. One side of this property is bounded by a State park. Another side is bounded by BLM. Another side is a Desert Rural Residential area. This should not be approved as proposed.

BRUCE HAMILTON, Tule Springs, 8425 Maggie Avenue, appeared in protest. If this project is approved, he requested additional conditions of a more restricted zoning, with a zoning that would allow livestock, 85% of the homes in the westerly 600 feet of this project be single story, the final grade on the west and south edges of this site should not exceed that of adjacent properties, no permits issued for any portion of this site where a boundary line adjustment is required until it is completed, if Mocassin Road alignment is not available for construction access all Durango Drive improvements completed prior to construction of any homes on this site, streets constructed in rural standards of street design and lighting along Durango Drive with cut-off lights and low wattage along private streets, exterior walls constructed prior to construction of the homes, full disclosure to potential home buyers of the proximity to the Gun Club, and revised Site Development Plan reflecting the improved conditions at a public hearing. However, he felt this area should not be developed at all.

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ON BEHALF OF LOG CABIN, LIMITED
LIABILITY COMPANY

8. Construct appropriate full-width or half-street public street improvements (including appropriate overpaving, as needed) adjacent to this site concurrent with development of this site, unless otherwise noted, as required by the Department of Public Works. Also, submit a plan to the City showing how existing street alignments such as Rocky Avenue, Ruston Road, and Trails End Avenue will be terminated in a manner meeting current City Standards; such plan shall be approved by the City Planning Engineer prior to the submittal of a Tentative Map. Dedicate all rights-of-way and construct all additional street improvements in accordance with the approved plan. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

9. Submit a Boundary Line Adjustment for properties to the west of Durango Drive, as required. The boundary line adjusted shall record prior to the recordation of any map subdividing the affected property, as required by the Department of Public Works.

NANCY RULLIO, Tule Springs, appeared in protest. She was concerned about the bird sanctuary.

There were 25 persons in the audience in opposition.

DALE TUTTLE, 8730 Jakes Place, appeared in protest. This property should remain as it is.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

GREG BORGEL, 300 South 4th Street, appeared in rebuttal. R-E would be appropriate abutting the existing large lots in this area. This development has four rows of R-E lots abutting the larger R-E lots to the west. The character of the homes is rural with animals. This proposal would also be allowed to have animals. A developer who is in conformance with the General Plan should be required to buffer the neighbors, but not develop the entire parcel to conform to the neighbors.

ATTORNEY KAEMPFER thought the protestants do not want this property developed at all. However, this is a development at 2.89 units per acre. This conforms to the General Plan.

COMMISSIONER SKAAR wondered what is planned for the C-V site just south of Moccasin adjacent to the eastern border.

MR. BORGEL understood that site is planned for recreational purposes.

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10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to final inspection of any units within this site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

COMMISSIONER SKAAR asked if the southern border has gone through the exchange with the State to become part of Tule Springs.

MR. BORGEL did not think all of that land is involved in the exchange.

LOUISE RUSKAMP clarified the land the park owns that comes up to Log Cabin and Durango Drive. The land in the exchange is the 77 acres along the Gun Club row which is farther south.

ATTORNEY KAEMPFER commented that there will not be residences south of Log Cabin.

COMMISSIONER SKAAR felt this is a unique, scenic area. If it is developed properly it could be developed with multi-million dollar homes because of its exclusiveness. Therefore, the proper density for this entire parcel would be R-E lots. She made a motion for denial.

To be heard by the City Council on 3/8/99.

(8:43-9:20) 2 - 330

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LIABILITY COMPANY

DENIED

11. Coordinate the extension and oversizing of public sanitary sewer to service this site along an alignment and to a location acceptable to the City Planning Engineer prior to the submittal of any public sewer construction drawings as required by the Department of Public Works. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits. The City will not allow sewage lift stations servicing this site.

12. 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 permits, or the recordation of a Final Map, whichever may occur first, as required by the Department of Public Works. 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.

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DENIED

13. The City reserves the right to withhold building permit issuance for any and all lots within this rezoning site if adequate street improvements and/or adequate traffic capacity does not exist on the access corridors leading to this rezoning site as determined by the Director of the Department of Public Works. The City also reserves the right to withhold building permit issuance for any and all lots within this rezoning site if adequate intersection capacity does not exist at the Durango/US95 intersection as determined by the Director of the Department of Public Works. These rights shall be exercised based on the traffic capacity conditions that exist at the time of the developer's request for the issuance of each building permit. In the event of a dispute with the decision of the Director of the Department of Public Works, the developer may appeal directly to the City Council for final resolution.

14. The final layout of this site shall be determined with the Tentative Map(s).

15. A Resolution of Intent with a one year time limit.

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

17. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

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LIABILITY COMPANY

DENIED

18. All City Code requirements and design standards of all City departments must be satisfied.

19. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

20. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

21. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

22. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

23. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

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ACTION

C-11.

VAC-1-99 - ABF, INCORPORATED

Petition to vacate alleys generally located on the south side of Cincinnati Avenue, between Tam Drive and Fairfield Avenue, Ward 1 (McDonald).

NOTICES MAILED: 12

APPROVALS: 1

PROTESTS: 2

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The Vacation Application shall be amended to eliminate the north-south segment of the alleyway to Cincinnati Avenue to provide continuous public access to the alley.
2. Retain a 20 foot wide City of Las Vegas Public Sewer Easement centered over the existing sewer line running east-west located in the alleyway as required by the Department of Public Works.
3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. *The Drainage Study for Z-2-99 may be used to fulfill this requirement.*

Moran -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

ANDREW REED, Planning and Development Department, stated the applicant indicates the areas to be vacated will be incorporated into a shopping center development proposed for the northwest corner of Fairfield Avenue and Sahara Avenue. The Department of Public Works indicates that vacation of the north-south segment of the alley will eliminate the ability of traffic to exit the east-west alley and create a dead-end. Therefore, they are requesting that this application be amended to include only the east-west segment. Staff recommended approval, subject to the conditions.

ANDREW FONFA, 2930 Augusta Drive, appeared and represented the applicant. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

ERIC HOWARD, 900 Tourney Avenue, appeared in protest. He is a partner in the 10-unit apartment building adjacent to the area being requested to be rezoned. This vacation is ingress/egress for the apartment building. Right now the cars backing out of the apartment complex at 305 West Cincinnati Avenue have nearly knocked the chain link fence down, which has been put up there. To take half of that away would create a hardship for the tenants in his building.

BART ANDERSON, Public Works, said the section that Mr. Howard is referring to is what Public Works is recommending not be vacated.

TIM ROSSETER, 300 West Sahara Avenue, appeared in protest. He leases property that utilizes the alley. He represented the other portion of the property being requested to be vacated. There is no way the gasoline truck will be able to service his station without this piece of property. It would be able to pull in but have to back out onto Sahara Avenue. The trash trucks also utilize this alley.

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VAC-1-99 - ABF, INCORPORATED

4. All public improvements, if any, adjacent to and in conflict with this Vacation Application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

6. All development shall be in conformance with code requirements and design standards of all City departments.

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation Application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

CHAIRMAN BUCKLEY noted that the condition is that the north-south segment of the alley not be vacated, so that would still allow access from Sahara to Cincinnati.

MR. ROSSETER added that segment has been blocked off by a wall for almost a year. He is concerned about the east-west segment.

COMMISSIONER GORDON asked if the truck route comes through the alley from the west, behind the service station, and goes out onto Sahara Avenue. He thought there is still a good portion of Mr. Rosseter's property which he leases that will still be able to be utilized by the alley.

MR. ROSSETER explained that the trucks come off Sahara Avenue to the alley, down the alley, or down the alley and back onto Sahara Avenue. The trucks have a difficult time getting in and out of the alley with it open.

COMMISSIONER MORAN noted this vacation is for the north-south and small section of the east-west alley. She asked the applicant which portion he would be willing not to be vacated.

MR. FONFA responded the entire north-south alley is requested to be eliminated from this vacation request.

BART ANDERSON said the piece of the alley that would only be vacated is east of the north-south piece.

COMMISSIONER GORDON added that Mr. Rosseter would have 10 feet.

DENISE VALDEZ, Property Manager, 300 and 301 West Cleveland Avenue, appeared in approval. There is a lot of crime in the alleys. This vacation should help to alleviate that problem.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 2/22/99 meeting. The Public Hearing will be heard by the City Council on 3/8/99.

(9:20-9:39) 2 - 1610

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ACTION

C-12.

Z-2-99 - ABF, INCORPORATED

Request for a Rezoning on property located at 200 West Sahara Avenue, From: C-1 (Limited Commercial), C-2 (General Commercial), R-3 (Medium Density Residential) and R-4 (High Density Residential) To: C-2 (General Commercial), PROPOSED USE: A 54,580 SQUARE FOOT SHOPPING CENTER; Size: 5.00 Acres, Ward 1 (McDonald), APN's: 162-04-812-001 and 162-04-811-027.

NOTICES MAILED: 82

APPROVALS: 1

PROTESTS: 2

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. The applicant shall submit a revised site plan for review and approval by the Planning Commission as required by the Planning and Development Department. This site plan shall be modified to exclude the existing north-south public alleyway at the northwest edge of this site as required by the Department of Public Works. Vacation Application VAC-1-99 shall record prior to the issuance of any building permits for any portion of the area to be vacated.

2. This site shall be modified to eliminate building encroachment over the existing public sewer/utility easement on the east side of this site as required by the Department of Public Works. Alternatively, the applicant may submit to the Department of Public Works a public sewer relocation plan to relocate the existing public sewer. If this alternative is chosen the applicant shall provide appropriate public sewer easements for the relocated public sewer, and shall submit appropriate Vacation Applications to eliminate the existing public sewer/utility easement; the Order of Vacation must record prior to the issuance of building permits for any structures overlying the public sewer/utility easement.

Moran -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

ANDREW REED, Planning and Development Department, stated the south half of this site is commercially zoned and developed with three restaurants, a wedding chapel and a billboard. The north half is zoned for multi-family uses. The applicant proposes to demolish the remaining commercial structures and develop this site as a retail shopping center. Access to the center will be provided by two driveways to Sahara Avenue.

The Downtown Development Plan designates this site for Tourist Commercial land uses. The proposed Rezoning to C-2 is in conformance with that designation and consistent with the pattern of development that is occurring along this portion of Sahara Avenue.

The conditions that the Department of Public Works is requesting for the associated Vacation Application will require substantial modifications to the proposed site plan. Staff believes it is appropriate to recommend approval of the rezoning to C-2 (General Commercial), but would require a revised site plan to be submitted for Planning Commission review at a later date. This has been addressed in Condition No. 1 of staff's recommendation. Additionally, this will provide staff the opportunity to work with the applicant in an attempt to increase the amount of interior landscaping, landscaping along Sahara Avenue proposed for this site, and address access by delivery and sanitation vehicles.

Staff recommended approval, subject to the conditions.

ANDREW FONFA, 2930 Augusta Drive, appeared and represented the applicant. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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3. 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 concurrent with development of this site as required by the Department of Public Works.

4. 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 as required by the Department of Public Works.

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not

COMMISSIONER GALATI understood the applicant has applied for a Variance of the setbacks on Cincinnati and Fairfield Streets. He did not want the building placed close to the sidewalk. He wants the architecture to be continuous around the building and some articulation on the back sides when there is a design review on this proposal.

COMMISSIONER GORDON felt there should be more than one trash enclosure than the one at the west end. Perhaps there should be another trash enclosure towards the east end. He also felt the most difficult space to lease will be the curve. There is a planter in front, which will compound the marketing problems by putting a planter in front. Perhaps that planter should be moved.

COMMISSIONER SKAAR felt shopping malls are more attractive without billboards as shown on the plan.

The City Council will set a date for a Public Hearing on this item at their 2/22/99 meeting. The Public Hearing will be heard by the City Council on 3/8/99.

(9:20-9:39) 2 - 1610

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required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

6. 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 or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. 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.

7. A Resolution of Intent.

8. All City Code requirements and design standards of all City departments must be satisfied.

APPROVED

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APPROVED

9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

12. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

13. Submit a scaled and dimensioned accessibility plan that provides an accessible route to all portions of the building, accessible building entrances, connecting accessible pedestrian walkways and the public way. Provide marked crossings at vehicular ways per ANSI 4.3.2.1. Ensure that 5% running slopes and 2% maximum cross slopes are maintained and indicated on the drawings. Change in level must comply with ANSI 4.5.2. Submit revised drawings to reflect these requirements.

14. Per the Zoning Ordinance requirements, all handicapped parking spaces must be at least nine feet wide and shall have an adjacent access aisle on each side a minimum of eight feet in width for van accessible parking spaces and five feet in width for standard parking spaces. Revise the parking to reflect this new requirement. Ref. Zoning Ord. Chapter 19.10, Section G-3a.

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APPROVED

15. Per the Zoning Ordinance requirements, concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting properties or public right-of-ways, to protect landscape areas and to protect adjacent properties. Such curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, walkway, or structure where parking and or drive aisles are located. Ref. Zoning Ordinance Chapter 19.10, Section K-9.

16. At least one for every eight accessible parking spaces but not less than one, are required to be van accessible parking spaces. Provide 96-inch wide access aisles per the Appendix Chapter 11, 1994 UBC and 1992 ANSI A-117.1. Locate these spaces on the shortest possible accessible route of travel to an accessible building entrance.

17. Provide parking signs at the accessible stalls. They are required to be placed at a height of more than 48-inches and 80-inches, for regular accessible parking spaces and van accessible parking spaces respectively. Provide characters at the proportions and heights required by ANSI Table 4.28.3.

18. Provide sidewalk ramp details with grade slopes indicated. Sidewalk ramps must be located ahead of the access aisles. When wheelchair users have to negotiate across the ramp, occurring within the accessible route of travel, the accessible route of travel must meet the 5% maximum running slope and 2% maximum cross slope requirement, or be considered a ramp requiring handrails.

19. Provide handicap access route from at least 2 accessible exits where 2 or more are required. Section 1104.1.1 1994 UBC.

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20. Appendix Chapter 11, 1994 UBC: When more than one building or facility is located on a site, at least one accessible route shall connect accessible elements, facilities, and buildings that are on the same site. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route.

21 Provide handicap access routes between all buildings on-site as required by the Building and Safety Department.

APPROVED

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ACTION

D.

DIRECTOR'S BUSINESS:

D-1.

DB-2-99 - Discussion of possible change to the meeting times for future Planning Commission meetings.

Gordon -

RECOMMENDED APPROVAL OF 6:00 P.M. REGULAR MEETING

RECOMMENDED APPROVAL OF 5:15 BRIEFING

TAMBRI HEYDEN, Planning and Development Department, said that at the Quarterly Planning Commission Workshop in January the topic came up in regard to moving the time of the regular meeting and the briefing. However, since a full Commission was not present at the Workshop it was decided to place that matter on the agenda.

COMMISSIONER QUINN wondered if there could be a certain number of applications submitted to staff and then a cutoff.

COMMISSIONER SKAAR asked about the quarterly General Plan Amendment meetings. She noted that the first meeting was canceled, but on the regular meeting there were GPA's on that agenda. Will those special GPA meetings still be held and will there be more of the regular meetings ending earlier?

TAMBRI HEYDEN replied that the reason the first quarterly GPA meeting was canceled was because the cut-off was December 1, 1998. There were no applications received by staff for that deadline. The GPA's on the regular meeting after that deadline was because they were submitted before that deadline. It was just because of the transition to GPA's being in their own separate meeting. There are approximately eleven General Plan Amendments for the next quarterly GPA meeting in April. She felt there will be a reduction in the agenda of the regular meetings.

VICE CHAIRMAN GALATI felt moving the meetings and briefings an hour earlier should be tried.

CHAIRMAN BUCKLEY thought cutting off the number of applications would be difficult for staff.

TAMBRI HEYDEN added that the new times will be posted in the newspaper, as well as placed on the agenda.

DEPUTY CITY ATTORNEY GEORGE felt a vote does not need to be taken on this item since it will also be discussed at the next meeting.

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(9:39-9:49) 2 - 2380

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ACTION

E.

CITIZENS PARTICIPATION:

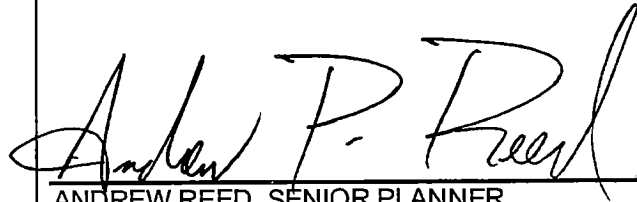
ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

There was no one present to speak under this portion of the agenda.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:49 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



ANDREW REED, SENIOR PLANNER

/lo