

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

February 25, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 1

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 28, 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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Page 2

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-3-99 - LONE MOUNTAIN HEIGHTS - WELLINGTON BUILDERS OF NORTH AMERICA, LIMITED - Request for a Tentative Map on property located between Craig Road and Alexander Road, west of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 54.5 Acres, No. of Lots: 198, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-2. TM-4-99 - CHEYENNE/ HUALAPAI - UNIT 7 - PERMA-BILT HOMES - Request for a Tentative Map on property located on the southwest corner of Gowan Road and Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 12.18 Acres, No. of Lots: 48, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-3. TM-5-99 - EAGLE CREEK II - PN II, INC. - Request for a Tentative Map on property located on the northwest corner of Bradley Road and Azure Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Size: 18.69 Acres, No. of Lots: 102, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-4. TM-6-99 - ELKHORN/LEON - DJ I, LIMITED LIABILITY COMPANY - Request for a Tentative Map on property located on the northeast corner of Elkhorn Road and Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 20.1 Acres, No. of Lots: 76, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-5. FM-1-99 - COPPERFIELD - UNIT 2 - U.S. HOME CORPORATION - Request for a Final Map on property located on the north side of Azure Drive, approximately 717 feet west of Jones Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 13.71 Acres, No. of Lots: 46, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-6. FM-2-99 - COPPERFIELD - UNIT 3 - U.S. HOME CORPORATION - Request for a Final Map on property located on the northeast corner of Jones Boulevard and Azure Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 16.75 Acres, No. of Units: 54, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

Agenda

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PLANNING COMMISSION MEETING

February 25, 1999

Council Chambers

Phone 229-6301

400 Stewart Avenue

TDD 386-9108

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

Page 3

- A-7. TM-81-96(2) - PINE MEADOWS - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for an Extension of Time for an approved Tentative Map on property located on the southwest corner of Grand Teton Drive and Durango Drive, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-CL (Single Family Compact-Lot), Size: 109.70 Acres, No. of Lots: 633, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-8. TM-58-97(1) - THE VINEYARDS (REVISED) - CHRISTOPHER HOMES - Request for an Extension of Time for an approved Tentative Map on property located on the northwest corner of Laurelglen Drive and Far Hills Avenue, PC (Planned Community) Zone, Size: 50.22 Acres, No. of Lots: 138, Ward 2 (Adamsen).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-9. TM-59-97(1) - PECCOLE WEST LOT 10 - PARCEL 18 - COLEMAN-TOLL, LIMITED PARTNERSHIP - Request for an Extension of Time on an approved Tentative Map on property located on the south side of Alta Drive, east of Hualapai Way, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 29.90 Acres, No. of Lots: 106, Ward 2 (Adamsen).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-10. TM-3-98(2) - LYNBROOK - THE GATES LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Tentative Map on property located on the north side of Severance Lane, between Decatur Boulevard and Jones Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD2, R-PD3, R-PD5 and R-PD7 (Residential Planned Development - 2, 3, 5 and 7 Units Per Acre), Size: 270 Acres, No. of Lots: 1,195, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-11. A-2-99(A) - WINWOOD DEVELOPMENT CORPORATION - Petition to Annex property generally located at 1304 Winwood Street, containing approximately 0.25 acres of land, Ward 1 (McDonald), APN: 138-25-115-018,

NOT A PUBLIC HEARING THIS ITEM TO BE FORWARDED TO CITY COUNCIL AS A NEW BILL (ORDINANCE)

- A-12. A-4-99(4) - CITY OF LAS VEGAS - Petition to Annex property generally located at the southeast corner of Hualapai Way and Craig Road, containing approximately 95 acres of land, Ward 4 (Brown), APN: 138-06-301-001.

NOT A PUBLIC HEARING THIS ITEM TO BE FORWARDED TO CITY COUNCIL AS A NEW BILL (ORDINANCE)

- A-13. A-6-99(A) - CITY OF LAS VEGAS - Petition to Annex property generally located on the northwest corner of Alexander Road and Grand Canyon Drive, containing approximately 5 acres of land, Ward 4 (Brown), APN: 138-06-401-006.

NOT A PUBLIC HEARING THIS ITEM TO BE FORWARDED TO CITY COUNCIL AS A NEW BILL (ORDINANCE)

Agenda

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PLANNING COMMISSION MEETING

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

Page 4

- A-14. A-8-99(A) - CITY OF LAS VEGAS - Petition to Annex property generally located on the southwest corner of Fort Apache Road and Grand Teton Road, containing approximately 5 acres of land, Ward 4 (Brown), APN: 125-18-501-006.

NOT A PUBLIC HEARING THIS ITEM TO BE FORWARDED TO CITY COUNCIL AS A NEW BILL (ORDINANCE)

B. NON PUBLIC HEARING ITEMS:

- B-1. Z-68-85(50) - AMERICAN MEDICORP DEVELOPMENT COMPANY, DBA MOUNTAINVIEW HOSPITAL - Request for a Site Development Plan Review on property located at 3100 North Tenaya Way FOR AN 89,301 SQUARE FOOT EXPANSION TO AN EXISTING 198,615 SQUARE FOOT HOSPITAL (MOUNTAINVIEW HOSPITAL), C-PB (Planned Business Park) Zone, Size: 28.1 Acres, Ward 4 (Brown), APN: 138-15-510-005.

NOT A PUBLIC HEARING C.C.: 3/22/99

C. PUBLIC HEARING ITEMS:

- C-1. ABEYANCE - RENOTIFICATION - Z-98-98 - VALENTINE FAMILY TRUST, ET AL - Request for a Rezoning on property located on the southwest corner of Elkhorn Road and Pioneer Way From: U (Undeveloped) [R (Rural) General Plan Designation] To: R-PD3 (Residential Planned Development - 3 Units Per Acre), PROPOSED USE: 32 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Size: 10.00 Acres, Ward 4 (Brown), APN: 125-22-101-003.

PUBLIC HEARING C.C.: 3/22/99

- C-2. VAC-2-99 - WELLINGTON BUILDERS OF NORTH AMERICA LIMITED - Petition to vacate U. S. Government Patent Easements on property generally located between Craig Road and Alexander Road, west of Hualapai Way, Ward 4 (Brown).

PUBLIC HEARING SET DATE: 3/8/99 C.C.: 3/22/99

- C-3. U-271-93(1) - SZECHWAN CORPORATION ON BEHALF OF FAITH OUTDOOR ADVERTISING - Five Year Required Review on an approved Special Use Permit on property located at 3101 West Sahara Avenue which allowed a 50 foot high, 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 162-08-104-004.

PUBLIC HEARING IF APPROVED, C.C.: 3/22/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-4. U-142-97(1) - CLESTER AND ODESSA NELSON - One Year Required Review on an approved Special Use Permit on property located at 1176 West Lake Mead Boulevard which allowed a non-profit thrift shop, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-21-610-283 and 284.

PUBLIC HEARING IF APPROVED, C.C.: 3/22/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

Agenda

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PLANNING COMMISSION MEETING

February 25, 1999

Council Chambers

400 Stewart Avenue

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TDD 386-9108

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

Page 5

- C-5. U-3-99 - ILBEJI TRUST ON BEHALF OF ERIK S. EKMAN - Request for a Special Use Permit on property located at 5643 West Charleston Boulevard FOR A SECONDHAND DEALER (SPORTING GOODS), C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 163-01-103-004.

PUBLIC HEARING IF APPROVED, C.C.: 3/22/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-6. U-4-99 - S & S #2, LIMITED LIABILITY COMPANY ON BEHALF OF AJ's MINI-MART - Request for a Special Use Permit on property located at 400 North Eastern Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE AND A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (AJ's MINI-MART); AND FOR A FOR A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM A CHURCH, DAYCARE AND SCHOOL, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN: 139-36-210-003.

PUBLIC HEARING IF APPROVED, C.C.: 3/22/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-7. U-5-99 - AMERICAN WEST HOMES - Request for a Special Use Permit on property located on the east side of El Capitan Way, approximately 750 feet north of Alexander Road FOR PRIVATE STREETS, U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], Ward 4 (Brown), APN: 138-05-801-010 and 011.

PUBLIC HEARING IF APPROVED, C.C.: 3/22/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-8. U-6-99 - SUNNYVALE BUSINESS SQUARE ON BEHALF OF TU YOUNG LEE - Request for a Special Use Permit on property located at 3250 North Tenaya Way FOR THE ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 1,400 SQUARE FOOT RESTAURANT (NARITA SUSHI RESTAURANT) IN AN EXISTING COMMERCIAL CENTER, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-10-815-001.

PUBLIC HEARING IF APPROVED, C.C.: 3/22/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-9. Z-139-88(30) - PHILLIP AND PHYLLIS STAHL - Request for a Site Development Plan Review on property located at 1621 Windsford Circle TO ALLOW A PATIO COVER 3 FEET 8 INCHES FROM THE REAR PROPERTY LINE, R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Adamsen), APN: 163-06-613-090.

PUBLIC HEARING P.C.: FINAL ACTION

- C-10. SD-2-99 - GYPSY 2 FAMILY LIMITED PARTNERSHIP, ET AL - Request for a Site Development Plan Review on property located on the northwest corner of El Capitan Way and Iron Mountain Road FOR A 242 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 77 Acres, Ward 4 (Brown), APN: 125-05-401-001, 125-05-402-002, 125-05-403-001 through 002 and 125-05-404-001.

PUBLIC HEARING C.C.: 3/22/99

Agenda

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PLANNING COMMISSION MEETING

February 25, 1999

Council Chambers

400 Stewart Avenue

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

Page 6

- C-11. Z-4-99 - HARMON-KOVAL, LIMITED LIABILITY COMPANY - Request for a Rezoning on property located on the northwest corner of Elkhorn Avenue and Thom Boulevard From: R-E (Residence Estates) Zone to R-PD6 (Residential Planned Development - 6 Units Per Acre) PROPOSED USE: 114 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 20.40 Acres, Ward 4 (Brown), APN: 125-13-801-004 and 007.

PUBLIC HEARING C.C.: 3/22/99

- C-12. DB-2-99 - Request initiated by the Planning Commission to change the start time of future Planning Commission meetings from 7:00 P.M. to 6:00 P.M. effective March 11, 1999.

PUBLIC HEARING P.C.: FINAL ACTION

D. 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.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

6:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

Michael Buckley - Chairman
Craig Galati - Vice Chairman
Stephen Quinn
Leni Skaar

EXCUSED:

Hank Gordon
Michael Mack
Marilyn Moran

STAFF PRESENT:

Bob Genzer - Planning & Development Dept.
Tambri Heyden - Planning & Development Dept.
Chris Knight - Planning & Development Dept.
Kira Wauwie - Planning & Development Dept.
Matt Pinjuv - Planning & Development Dept.
Cheri Edelman - Public Works
Mark Escobedo - Public Works
Steve George - City Attorney's Office
Linda Owens - City Clerk's Office

KIRA WAUWIE, Planning and Development Department, called the Briefing to order at 6:19 P.M.

Item No. A-3, TM-5-99:

Kira Wauwie, Planning and Development Department, said the applicant has requested this item be held in abeyance to the March 11th meeting. The current configuration on the Tentative Map will result in landlocking the property. However, staff would like to have this held for 30 thirty days.

Commissioner Skaar noted that the map shows the private drives as 36 feet wide. Do they need to be widened to meet the Fire Codes?

Cheri Edelman, Public Works, responded that the Fire Code minimum is 24 feet wide. She would like to see all private streets gated so that the residents are aware they are part of their Homeowners Association. The private street curbs are painted red so no one can park on those streets where the fire truck needs the turning radius. That causes problems when the paint peels off. The Fire Department objects to narrow street widths, but the City Council allows them. In this particular application, the residents will only be allowed to park on one side of the street. There can be confusion in the future when the roads need to be repaired. If the streets are not inspected to City standards it causes problems. By not gating a project, the developer does not have to pay the \$30,000 expense, nor build the streets to the City's standards so they are not inspected and don't have to pay inspection fees. Oftentimes it is the same situation with the sewer whereby it is not built to City standards and not inspected.

Bob Genzer, Planning and Development Department, added that when there is a pre-application conference and a private street design and not gated, staff asks the applicant what makes it a private street. In regard to this application, the way the lots are designed there would not be a stacking area. In R-PD developments, there is nothing indicated in the code for streets standards.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

21053

ITEM		ACTION
Item Number	<u>DISCUSSION/ACTION ITEMS</u>	
	<u>COMMISSIONERS BRIEFING:</u>	Item No. A-7, TM-81-96(2): Kira Wauwie requested this item be pulled off the Consent agenda for separate discussion. Staff would like a 30-day abeyance. Item No. A-10, TM-3-98(2): Kira Wauwie said staff would like to have this item also be pulled off the Consent agenda for discussion so the reason for the Extension of Time can be put in the record by the applicant. Item No. A-12, A-4-99(4): Ms. Wauwie said staff would like to have this item stricken from the agenda because this annexation is no longer needed. Item No. B-1, Z-68-85(50): Ms. Wauwie said the group that oversees the Technology Center has approved this project. Item No. C-1, Z-98-98: Mr. Genzer passed out copies of revised conditions for this application. On Condition No. 12 the applicant is going to ask if the \$15,000 contribution can be replaced by a dollar per lot. The amount would be about the same. Cheri Edelman said Public Works would prefer to stay with the \$15,000 contribution. Item No. C-6, U-4-99: Ms. Wauwie stated the applicant would like this item held to the March 25th meeting. Chairman Buckley added that he received a letter from Attorney Paul Larsen of Lionel, Sawyer & Collins indicating he had to go to Carson City today. Ms. Wauwie said staff also received that letter.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

COMMISSIONERS BRIEFING:

Item No. C-7, U-5-99:

Mr. Genzer said staff has a letter from the applicant requesting abeyance to March 11th, but it does not indicate the reason.

Cheri Edelman thought the reason is that there is a condition whereby the applicant has to contribute to the Lone Mountain Detention Basin, which is \$4,600 per acre.

Mr. Genzer added that if this application is held, staff would like 30 days because it would keep it with the same staff team.

Matt Pinjuv, Planning and Development Department, said the streets would be 40 feet wide and the lots meet the minimum lot size requirement.

Item No. C-10, SD-2-99:

Cheri Edelman stated the applicant has a couple of streets they are proposing to vacate. The conditions indicate the Vacations have to be acted upon by the City Council prior to the submittal of a Tentative Map. Staff would like it to stay that way because it is easier for staff to make informed decisions based on the action of the City Council on the Vacation. One of the Vacations has to occur in the County.

Ms. Wauwie added that in regard to this application, there are several open spaces throughout the site. Staff would prefer the open spaces be together and placed more in the center of this development to make it more useable. In addition, there is a condition that the maximum density be two units per acre and the lots along the north side of the development be increased in size to 83' x 183' deep. This is to encourage a transition in going farther north.

Item No. C-11, Z-4-99:

Ms. Wauwie explained the layout of this development.

Item No. C-12, DB-2-99:

Ms. Wauwie said this item is to change the Planning Commission meeting times.

Ms. Wauwie adjourned the Briefing at 6:47 P.M.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

7:00 PM

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

CALL TO ORDER:

7:05 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Michael Buckley -	Present
Chairman	
Craig Galati -	Present
Vice Chairman	
Hank Gordon	Excused
Michael Mack	Excused
Marilyn Moran	Excused
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 28, 1999 Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 7:05 P.M.

STAFF PRESENT:

Bob Genzer, Current Planning Supervisor,
Planning and Development Department
Tambri Heyden, Current Planning Manager,
Planning and Development Department
Chris Knight, Comprehensive Planning Manager,
Planning and Development Department
Kira Wauwie, Senior Planner,
Planning and Development Department
Matt Pinjuv, Planner II,
Planning and Development Department
Jason Allswang, Planning Technician,
Planning and Development Department
Cheri Edelman, Project Engineer,
Public Works
Mark Escobedo, Project Engineer,
Public Works
Steve George, Deputy City Attorney
Linda Owens, Deputy City Clerk

MS. WAUWIE announced this meeting is in compliance with the Open Meeting Law.

Galati -

APPROVED AS AMENDED (Item B-3, Z-131-94(5), page 24, motion indicates no signage on north side of two pads, but what was approved was small signage along the roof line, and Item C-7, Z-96-98, page 78, Commissioner Skaar's comment concerning size of lots should be 45 feet wide, not 4,500 feet wide.)

Unanimous

(Gordon, Mack and Moran excused)

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

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 Rezonings, Tentative Maps, Final Maps and Vacation items are listed on the agenda.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

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.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

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:

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

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

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.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

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-3-99 - LONE MOUNTAIN HEIGHTS - WELLINGTON BUILDERS OF NORTH AMERICA, LIMITED

Request for a Tentative Map on property located between Craig Road and Alexander Road, west of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 54.5 Acres, No. of Lots: 198, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to

1. Provide public sewer easements for all 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.

2. 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

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

Galatl -

APPROVED ITEM NOS. A-1, A-2, A-4 THROUGH A-6, A-8, A-9, A-11, A-13 AND A-14. SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(7:15-7:16) 1 - 330

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

TM-3-99 - LONE MOUNTAIN HEIGHTS -
WELLINGTON BUILDERS OF NORTH
AMERICA, LIMITED

APPROVED

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.

3. Conformance to the Conditions of Approval for Zoning Application Z-33-97, the Lone Mountain Master Development Plan, Title 19A, the Las Vegas Urban Design Guidelines and Standards, all subsequent site-related actions, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

4. 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.

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

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

7. 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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-2.

TM-4-99 - CHEYENNE/ HUALAPAI - UNIT 7 - PERMA-BILT HOMES

Request for a Tentative Map on property located on the southwest corner of Gowan Road and Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 12.18 Acres, No. of Lots: 48, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Final Map for Cheyenne/Hualapai - Unit 4B must record prior to the recordation of this Final Map to provide legal access as required by the Department of Public Works.

2. Dedicate 30 feet of right-of-way adjacent to this site for Gowan Road, 30 feet for Spring Shadow Road and 50 feet for Hualapai Way. Dedicate a 25 foot radius on the southwest corner of Gowan Road and Hualapai Way and a 15 foot radius at the southeast corner of Gowan Road and Spring Shadow Road as required by the Department of Public Works.

3. Construct half-street improvements including appropriate overpaving, if legally able, on Gowan Road, Spring Shadow Road and Hualapai Way 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 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.

Galati -

APPROVED ITEM NOS. A-1, A-2, A-4 THROUGH A-6, A-8, A-9, A-11, A-13 AND A-14. SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(7:15-7:16) 1 - 330

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

TM-4-99 - CHEYENNE/ HUALAPAI - UNIT 7 -
PERMA-BILT HOMES.

APPROVED

4. Provide public sewer easements for all 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.

5. Grant a "Chord Easement" for future traffic signal purposes at the southwest corner of Gowan Road and Hualapai Way as required by the Department of Public Works.

6. The submitted site-specific update to the previously approved Master Traffic Impact Analysis for the Lone Mountain Planned Development shall be approved by the Department of Public Works prior to the recordation of a Final Map for this site as required by the Department of Public Works. Contribute \$11,555.00 in accordance with the Traffic Signal Participation Schedule proposed in the approved Master Traffic Impact Analysis, as modified in the approved update; such contribution to be paid prior to the issuance of building or grading permits, or the recordation of a Final Map for this site, whichever may occur first.

7. The submitted site-specific Drainage Study shall be 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.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

TM-4-99 - CHEYENNE/ HUALAPAI - UNIT 7 -
PERMA-BILT HOMES

APPROVED

8. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

9. Conformance to the Conditions of Approval for Zoning Application Z-33-97, the Lone Mountain Master Development Plan, Title 19A, the Las Vegas Urban Design Guidelines and Standards, the Lone Mountain Planned Development Master Traffic Impact Analysis and Master Drainage Study, all subsequent site-related actions, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

10. 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.

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

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

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
<u>Item Number</u>	
<u>DISCUSSION/ACTION ITEMS</u>	
<u>TM-4-99 - CHEYENNE/ HUALAPAI - UNIT 7 - PERMA-BILT HOMES</u>	APPROVED
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.	
<u>NOTICES MAILED:</u> N/A	
<u>APPROVALS:</u> 0	
<u>PROTESTS:</u> 0	

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-3.

TM-5-99 - EAGLE CREEK II - PN II, INC.

Request for a Tentative Map on property located on the northwest corner of Bradley Road and Azure Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Size: 18.69 Acres, No. of Lots: 102, Ward 4 (Brown).

Galati -

ABEYANCE TO THE 3/11/99 PLANNING COMMISSION MEETING.

Unanimous

(Gordon, Mack and Moran excused)

KIRA WAUWIE, Planning and Development Department, stated the applicant has submitted a request that this item be held in abeyance to the March 11, 1999 Planning Commission meeting. However, there is a short time between this meeting and the next meeting so staff would request an abeyance to the March 25, 1999 meeting.

GARY LICKER, GML Planning Consultants, appeared and represented the applicant. They have had one meeting with Public Works and plan to have another meeting in about three days. They would like this item held for only two weeks.

CHERI EDELMAN, Public Works, agreed to a two week abeyance.

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

(7:06-7:08) 1 - 40

21066

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-4.

TM-6-99 - ELKHORN/LEON - DJ I, LIMITED
LIABILITY COMPANY

Request for a Tentative Map on property located on the northeast corner of Elkhorn Road and Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 20.1 Acres, No. of Lots: 76, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Conformance to the Conditions of Approval for Zoning Application Z-75-98, U-126-98, Title 19A, the Las Vegas Urban Design Guidelines and Standards, all subsequent site-related actions, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

2. The approval of all Public Works related improvements shown on this 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of the construction plans, whichever may occur first.

3. Provide public sewer easements for all 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

Galati -

APPROVED ITEM NOS. A-1, A-2, A-4 THROUGH A-6, A-8, A-9, A-11, A-13 AND A-14. SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(7:15-7:16) 1 - 330

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

TM-6-99 - ELKHORN/LEON - DJ I, LIMITED
LIABILITY COMPANY

APPROVED

easements necessary to connect this site to the existing public sewer system have been granted to the City. The proposed 20 foot wide easement situated between lots 74 and 75 shall be identified as a public drainage and sewer easement and shall be a minimum of 20 feet wide centered over the proposed sewer line, unless a smaller width is specifically authorized by the City Planning Engineer.

4. All proposed easement areas (i.e. public drainage easements and public sewer easements) shall be identified as common elements with the type of easement clearly identified as required by the Department of Public Works.

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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item Number	DISCUSSION/ACTION ITEMS	ACTION
A-5.	<u>FM-1-99 - COPPERFIELD - UNIT 2 - U.S. HOME CORPORATION</u> Request for a Final Map on property located on the north side of Azure Drive, approximately 717 feet west of Jones Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 13.71 Acres, No. of Lots: 46, Ward 4 (Brown). <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Appropriate adjacent Final Maps must record prior to the recordation of this Final Map to provide legal access to this site as required by the Department of Public Works. 2. Conformance to the Conditions of Approval for Z-118-96, all subsequent site-related actions, the Las Vegas Urban Design Guidelines and Standards, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works. 3. 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.	Galati - APPROVED ITEM NOS. A-1, A-2, A-4 THROUGH A-6, A-8, A-9, A-11, A-13 AND A-14. SUBJECT TO STAFF'S CONDITIONS. Unanimous (Gordon, Mack and Moran excused) CHAIRMAN BUCKLEY stated this is a Consent item. This is final action. (7:15-7:16) 1 - 330

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

21066

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

FM-1-99 - COPPERFIELD - UNIT 2 - U.S.
HOME CORPORATION

APPROVED

4. Final Maps must be in conformance with
the approved Tentative Map.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-6.

FM-2-99 - COPPERFIELD - UNIT 3 - U.S.
HOME CORPORATION

Request for a Final Map on property located on the northeast corner of Jones Boulevard and Azure Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 16.75 Acres, No. of Units: 54, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Conformance to the Conditions of Approval for Z-118-96, all subsequent site-related actions, the Las Vegas Urban Design Guidelines and Standards, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

2. 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.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1, A-2, A-4 THROUGH A-6, A-8, A-9, A-11, A-13 AND A-14. SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(7:15-7:16) 1 - 330

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-7.

TM-81-96(2) - PINE MEADOWS - SPRING
MOUNTAIN RANCH, LIMITED LIABILITY
COMPANY

Request for an Extension of Time for an approved Tentative Map on property located on the southwest corner of Grand Teton Drive and Durango Drive, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-CL (Single Family Compact-Lot), Size: 109.70 Acres, No. of Lots: 633, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Tentative Map will expire on March 12, 2000.

2. Construct half-street urban improvements including appropriate overpaving on Tule Springs Road (aka the old Durango Drive alignment) concurrent with development of this site as required by the Department of Public Works. This is in addition to the off-site improvements required in Original Condition of Approval #4 of Z-92-96.

3. Conformance to the Conditions of Approval for Zoning Applications Z-92-96, all other site-related actions, Title 19A, the Las Vegas Urban Design Guidelines and Standards, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Skaar -

ABEYANCE TO THE 3/11/99 PLANNING COMMISSION MEETING.

**Motion carried with Buckley abstaining from voting because the applicant is a client of his law firm.
(Gordon, Mack and Moran excused)**

FRANK KSIAZEK, Project Manager, Pine Meadows, appeared and represented the application. They have met with staff and would like to have this item held in abeyance for two weeks.

BRUCE HAMILTON, President, Tule Springs Community Association, 8524 Maggie Way, said he is in favor of having this item held in abeyance. The residents want to meet with the developer and go over some concerns of the neighborhood. There have been some significant problems with the on-going development concerning making and breaking of agreements, blowing dust, trash, access, etc.

DONNA MILLER, 8620 North El Capitan Way, said she brought a video that demonstrates the appearance of the site. Due to the history of this project and the financial status of the developer. She requested that Brent Lane be permanently closed at El Capitan Way as per conditions of 1994 and 1996, as well as a 1997 agreement between the City and the developer. In addition, she requested an additional condition that the developer stay with their original map of 1996 in constructing all incomplete urban half-street improvements on the northeast half of the NDOT frontage road adjacent to this site which would be Brent Lane connecting to Fort Apache. She also requested the completion of the exterior walls of the master planned community along El Capitan to insure compatibility with the predominantly rural character of the area. The video showed the appearance of the site.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 22

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

TM-81-96(2) - PINE MEADOWS - SPRING
MOUNTAIN RANCH, LIMITED LIABILITY
COMPANY

B. J. SHAFFER, 8620 North El Capitan Way, objected to the appearance of this property. She was concerned as to whether there will be a park in this project as originally proposed. She felt the developer has not been following through on their commitments with City staff, NDOT, Flood Control and homeowners associations. Southwest Communities said that when this project was reinstated by the City Council in December of 1997 an agreement was reached between the City and that Southwest Communities would follow through on an original condition of the closure of Brent Lane on El Capitan Way. Brent Lane has not been closed as of this date.

COMMISSIONER QUINN asked Attorney Yergensen if the site could be cleaned up.

ATTORNEY CHRIS YERGENSEN, Jones Vargas, appeared and represented the applicant. They intend to clean up the site, but it is a construction site. They will meet with the neighbors prior to the next hearing.

COMMISSIONER SKAAR commented that she met with the staffs of Spring Mountain and Pine Meadows, as well as City staff, earlier in the day. She understands that Southwest Communities, who is having financial problems, is not associated with Spring Mountain Ranch or Pine Meadows. At this time the master developer of this project is Kaufman & Broad. They will have to adhere to all the conditions that Southwest Communities agreed to.

ATTORNEY YERGENSEN explained that Southwest Communities is no longer involved with these projects. However, this application only involves Pine Meadows.

COMMISSIONER SKAAR noted that the open space in Pine Meadows was based upon parks in Spring Mountain Ranch. There was a concern by the neighbors and staff that those parks would not be completed, which would affect the open space in Pine Meadows. That is why Spring Mountain Ranch is being brought into the discussion of this Tentative Map application. There is also a concern with drainage to protect the surrounding properties. Pine Meadows will incorporate some of the drainage protection which would be for the houses in Spring Mountain.

To be heard by the Planning Commission on 3/11/99.
(7:16-7:29) 1 - 370

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 23

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-8.

TM-58-97(1) - THE VINEYARDS (REVISED) - CHRISTOPHER HOMES

Request for an Extension of Time for an approved Tentative Map on property located on the northwest corner of Laurelglan Drive and Far Hills Avenue, PC (Planned Community) Zone, Size: 50.22 Acres, No. of Lots: 138, Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Tentative Map will expire on January 22, 2000.

2. Conformance to the Conditions of Approval for Zoning Applications Z-117-94, Z-158-94 and Z-122-97, all other site-related actions, Title 19A, the Las Vegas Urban Design Guidelines and Standards, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1, A-2, A-4 THROUGH A-6, A-8, A-9, A-11, A-13 AND A-14. SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item..

This is final action.

(7:15-7:16) 1 - 330

21070

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 24

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-9.

TM-59-97(1) - PECCOLE WEST LOT 10 -
PARCEL 18 - COLEMAN-TOLL, LIMITED
PARTNERSHIP

Request for an Extension of Time on an approved Tentative Map on property located on the south side of Alta Drive, east of Hualapai Way, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Size: 29.90 Acres, No. of Lots: 106, Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Tentative Map will expire on January 22, 2000.

2. Conformance to the Conditions of Approval for Zoning Application Z-17-90, Z-17-90(21), all other site-related actions, Title 19A, the Las Vegas Urban Design Guidelines and Standards, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1, A-2, A-4 THROUGH A-6, A-8, A-9, A-11, A-13 AND A-14. SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(7:15-7:16) 1 - 330

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 25

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-10.

TM-3-98(2) - LYNBROOK - THE GATES LIMITED LIABILITY COMPANY

Request for an Extension of Time on an approved Tentative Map on property located on the north side of Severance Lane, between Decatur Boulevard and Jones Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD2, R-PD3, R-PD5 and R-PD7 (Residential Planned Development - 2, 3, 5 and 7 Units Per Acre), Size: 270 Acres, No. of Lots: 1,195, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Tentative Map will expire on March 12, 2000.

2. Conformance to the Conditions of Approval for Zoning Applications Z-117-94, Z-158-94 and Z-122-97, all other site-related actions, Title 19A, the Las Vegas Urban Design Guidelines and Standards, and all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting because the applicant is a client of his law firm.

(Gordon, Mack and Moran excused)

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 7th Floor, 3800 Howard Hughes Parkway, appeared and represented the applicant.

KIRA WAUWIE, Planning and Development Department, pointed out that this Extension of Time does not change any of the original Conditions of Approval. She requested the applicant explain the status of the development and the reason for the Extension of Time.

ATTORNEY GRONAUER responded that they are in agreement with the original Conditions of Approval. The reason they are requesting an Extension of Time is that they need to obtain all their approvals. Those approvals should be obtained within the next six to eight weeks. They are proceeding on this project.

KIRK BRYNJULSON, Southwest Communities, Inc., 7201 West Lake Mead Boulevard, Suite 210, appeared and represented the application. They hope to record the approved Final Map within the next two to four weeks. They have started grading on the infrastructure of the project.

COMMISSIONER SKAAR understood the water line has been extended to this site and the sewage line is approximately two-thirds completed. She asked staff if the City has bonded for the open space sites and construction of the trails.

CHERI EDELMAN, Public Works, said the City only bonds for the infrastructure, which includes roads and sewers. They don't have to bond for the trails, landscaping, or parks.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 26

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

TM-3-98(2) - LYNBROOK - THE GATES
LIMITED LIABILITY COMPANY

COMMISSIONER SKAAR asked if staff is comfortable with what Public Works has just said.

BOB GENZER, Planning and Development Department, said that is the way it has traditionally been done. This developer has agreed to fulfilling all the conditions.

COMMISSIONER SKAAR felt that if staff is confident the trail will be put in she would be comfortable as well.

This is final action.

(7:29-7:34) 1 - 775

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-11.

A-2-99(A) - WINWOOD DEVELOPMENT CORPORATION

Petition to Annex property generally located at 1304 Winwood Street, containing approximately 0.25 acres of land, Ward 1 (McDonald), APN: 138-25-115-018,

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1, A-2, A-4 THROUGH A-6, A-8, A-9, A-11, A-13 AND A-14. SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This item to be forwarded to the City Council as a new bill (ordinance).

(7:15-7:16) 1 - 330

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 28

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
<u>Item Number</u>	
A-12.	
<u>DISCUSSION/ACTION ITEMS</u>	
<u>A-4-99(4) - CITY OF LAS VEGAS</u>	
Petition to Annex property generally located at the southeast corner of Hualapai Way and Craig Road, containing approximately 95 acres of land, Ward 4 (Brown), APN: 138-06-301-001.	
STAFF REQUESTS THIS ITEM BE STRICKEN FROM THE AGENDA	
	Galati - STRICKEN Unanimous (Gordon, Mack and Moran excused)
	KIRA WAUWIE, Planning and Development Department, stated staff would like to have this item stricken from the agenda. This was filed by the City of Las Vegas and it is no longer needed.
	(7:07-7:09) 1- 90

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-13.

A-6-99(A) - CITY OF LAS VEGAS

Petition to Annex property generally located on the northwest corner of Alexander Road and Grand Canyon Drive, containing approximately 5 acres of land, Ward 4 (Brown), APN: 138-06-401-006.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1, A-2, A-4 THROUGH A-6, A-8, A-9, A-11, A-13 AND A-14. SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This item to be forwarded to the City Council as a new bill (ordinance).

(7:15-7:16) 1 - 330

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 30

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

A-14.

A-8-99(A) - CITY OF LAS VEGAS

Petition to Annex property generally located on the southwest corner of Fort Apache Road and Grand Teton Road, containing approximately 5 acres of land, Ward 4 (Brown), APN: 125-18-501-006.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1, A-2, A-4 THROUGH A-6, A-8, A-9, A-11, A-13 AND A-14. SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This item to be forwarded to the City Council as a new bill (ordinance).

(7:15-7:16) 1 - 330

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 31

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

B.

B-1.

NON PUBLIC HEARING ITEMS:

Z-68-85(50) - AMERICAN MEDICORP
DEVELOPMENT COMPANY, DBA
MOUNTAINVIEW HOSPITAL

Request for a Site Development Plan Review on property located at 3100 North Tenaya Way FOR AN 89,301 SQUARE FOOT EXPANSION TO AN EXISTING 198,615 SQUARE FOOT HOSPITAL (MOUNTAINVIEW HOSPITAL), C-PB (Planned Business Park) Zone, Size: 28.1 Acres, Ward 4 (Brown), APN: 138-15-510-005.

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Conformance to all applicable Conditions of Approval for Rezoning Application Z-68-85 and the Plot Plan and Building Elevation Review Z-68-85(15).
2. An update 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 as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
3. All development shall be in conformance with the Site Development Plan and building elevations.
4. 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. For non-residential development, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

MATT PINJUV, Planning and Development Department, stated access to this site is via two existing driveways from Tenaya Way. The parking, landscaping and similar improvements are existing. Some of the landscaping will be relocated as part of the addition and 115 new parking spaces are to be added. The building elevations indicate the proposed addition will match the architecture of the existing hospital.

Staff has no objection to the proposed addition. There is adequate parking provided with the addition of the 115 spaces. The changes to the landscaping are minor in nature and will not have a negative effect on the overall project. This addition has been approved by the City of Las Vegas Technology Center Architectural Review Committee.

Staff recommended approval.

MARK J. HOWARD, CEO, Mountainview Hospital, 3100 North Tenaya Way, appeared and represented the application. He concurred with staff's conditions.

To be heard by the City Council on 3/22/99.

(7:34-7:35) 1 - 950

PLANNING COMMISSION

MEETING OF

FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 32

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

Z-68-85(50) - AMERICAN MEDICORP
DEVELOPMENT COMPANY, DBA
MOUNTAINVIEW HOSPITAL

APPROVED

5. 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.

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

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

8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

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.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 33

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

Z-68-85(50) - AMERICAN MEDICORP
DEVELOPMENT COMPANY, DBA
MOUNTAINVIEW HOSPITAL

APPROVED

12. 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 Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 34

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item Number	DISCUSSION/ACTION ITEMS	
C.	<u>PUBLIC HEARING ITEMS:</u>	
C-1.	<u>ABEYANCE - RENOTIFICATION - Z-98-98 - VALENTINE FAMILY TRUST, ET AL</u> Request for a Rezoning on property located on the southwest corner of Elkhorn Road and Pioneer Way From: U (Undeveloped) [R (Rural) General Plan Designation] To: R-PD3 (Residential Planned Development - 3 Units Per Acre), PROPOSED USE: 32 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Size: 10.00 Acres, Ward 4 (Brown), APN: 125-22-101-003. <u>NOTICES MAILED:</u> 283 2/25/99 PC 282 1/28/99 PC <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 11 Speakers 2/25/99 PC <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. A letter or other documentation establishing the maximum building height and minimum on-site parking requirements per each single family residential lot shall be submitted to the zoning file prior to submittal and review of any Tentative Map for this site. 2. The minimum setbacks shall be established as: 15 foot minimum front lot setback with a minimum 20 foot setback for driveways, 20 foot minimum rear yard setback, 20 foot minimum side yard setback, 5 foot minimum corner side yard setback, and 15 foot minimum cul-de-sac setback. 3. The required amount of open space shall be provided in conformance with Title 19A.	Galati - APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITIONS THAT NO HOUSE BE TWO STORIES, ONE LOT ELIMINATED TO PROVIDE FOR OPEN SPACE, PUBLIC WORKS MODIFICATIONS TO CONDITION NOS. 6 AND 10, AND GRADING AS OUTLINED BY APPLICANT. Unanimous (Gordon, Mack and Moran excused) KIRA WAUWIE, Planning and Development Department, stated this rezoning was abeyed in order to allow time for a new site plan to be submitted. A new site plan has been submitted, which has been evaluated by staff. Staff notes there is additional open space area that must be provided in order to be compliant with the code requirements. The applicant has verbally indicated that one lot could be deleted in order to accommodate the open space provisions. Staff would like information to establish the maximum building height and minimum on-site parking spaces for each of the individual lots. This information should be submitted prior to the submittal and review of any Tentative Map. The R-PD district establishes all the development standard requirements at the time of zoning. The other development standard requirements have been established in this application, which include minimum setbacks for each lot. The landscape planter is provided along Elkhorn Road. However, on an initial review, staff had concerns that the landscaping may not be in conformance with the code. However, this plan makes the landscaping come close. Staff would like to see final plans that depict conformance with the code. There are some changes to the conditions requested by Public Works as a result of the amended map. The amended conditions are as follows: Condition No. 6 should be amended to include after Homeowners Association "until such time as the City has the ability to maintain such trails."

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 35

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item Number	DISCUSSION/ACTION ITEMS	
	<u>ABEYANCE - RENOTIFICATION - Z-98-98 - VALENTINE FAMILY TRUST, ET AL</u>	
4.	A landscape planter shall be provided along Elkhorn Road in accordance with Title 19A.	Condition No. 10 amended to read as follows: "Gated access drives shall be located opposite or a distance acceptable to the Traffic Engineer from the proposed private access drive on the east side of Pioneer Way."
5.	A wall elevation and documentation depicting a decorative subdivision perimeter wall as well as access gate and security building design shall be submitted for Planning and Development Department review and approval prior to the submittal and review of any Tentative Map for this site.	Staff recommended approval, subject to the conditions, as well as the amended conditions
6.	A minimum 20-foot wide public multi-use trail shall be granted outside of the public right-of-way. Said trail shall be located adjacent to, and along the west side of proposed Pioneer Way, and shall be constructed by the developer and maintained by the Homeowner's Association.	JOE GENOVESE, PBS&J, 901 North Green Valley Parkway, Henderson, Nevada, appeared and represented the applicant. They have redesigned this site. The previous plan showed 32 units. This version shows 30 units. They have met with the neighbors. He concurred with staff's conditions, as well as the amendments. He requested the Site Development Plan Review be held concurrently with the Tentative Map.
7.	Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road. Also, if Vacation Application VAC-53-98 is denied and is not approved by City Council, dedicate 30 feet of right-of-way adjacent to this site for Pioneer Way and a 25 foot radius at the southwest corner of Elkhorn Road and Pioneer Way as required by the Department of Public Works.	MS. WAUWIE felt the applicant's request is covered in Condition Nos. 1 and 16.
		CHAIRMAN BUCKLEY declared the Public Hearing open.
		JERRY ONSTAD, 7401 Michelle Avenue, appeared in protest. He pointed out how the surrounding properties were zoned, which is 2 dwelling units, 3.4 units, and 6 units per acre. This is a small parcel. He moved into this area because it had single-story homes. Now the density is increasing and there will be two-story homes.
		ROBERT HARRIES, 7016 Manny Street, appeared in protest. This entire vicinity is single story homes. He felt his property value, privacy and neighborhood is at stake. It is difficult to negotiate with this developer.
		SHEILA ROGERS, 7112 Manny Street, appeared in protest. Her back yard abuts this property. In 1990 two of her friends and she decided to retire and move to Las Vegas from New York City. The biggest reason they purchased their home was because it was single story and had a large lot. Two-story homes are inappropriate for the area.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 36

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

ABEYANCE - RENOTIFICATION - Z-98-98 - VALENTINE FAMILY TRUST, ET AL

8. Construct full urban half street improvements on Elkhorn Road, including appropriate overpaving. Construct rural street improvements (minimum of two paved, travel lanes) on Pioneer Way adjacent to this site; rural street paving improvements should be located in the center of the Pioneer Way corridor if legally able. Concrete edge-protection/drainage-gutters may be required adjacent to the edges of the paved, travel lanes upon direction of the City Planning Engineer; rural ditches adjacent to the paved travel lanes are acceptable. 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 as required by the Department of Public Works. Permanent street improvements shall be constructed as necessary to provide adequate access for each phase of development prior to occupancy of homes within each phase; multiple access routes may be necessary if required by the Traffic Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system. Construction drawings for all required public street improvements on Elkhorn Road shall be submitted to the City within 180 days of City Council approval of this rezoning action, 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.

9. Construct a minimum of paving and curb and gutter on all private drives internal to this site as required by the Department of Public Works.

JOE CIANCI, 7411 Cedargulf Avenue, appeared in protest. He was concerned about the difference in the grade elevation between his home and this property. He wants the area to remain single-story homes.

PHILIP J. HANISCH, 7400 Cedargulf Avenue, appeared in protest. He objected to the two-story homes. The reason he purchased his home was because it was located in a single story neighborhood. There are a lot of two-story homes in the Las Vegas valley for those individuals who wish to live in that type of home.

LARRY JOHNS, 7200 Red Cinder Street, appeared in protest. He purchased his home because it was single story on a large lot. To the south is a hill. By the time the two-story homes are built they will tower over his property. This is inappropriate for the area and ruins the aesthetics.

JIM FREEMAN, 7401 Cedargulf Avenue, appeared in protest. He concurred with the statements made by his neighbors. This is a new neighborhood and has a high degree of community spirit. They want to share that community spirit with the persons moving into this development, but without breaching the integrity of the neighborhood or privacy.

STEVE LOEFFLER, 7416 Michelle Avenue, appeared in protest. He moved into this neighborhood to get out of Summerlin so he would not be as close to his neighbors. Now the developer wants to change the half acre lots to a third acre. He thought there would be single-story homes around the perimeter, but that seems to be in doubt.

EDWIN GREENWOOD, 7511 Cedargulf Avenue, appeared in protest. He objected to the density and height of the buildings. This is inappropriate for the area.

NEVILLE EMERTON, 7521 Cedargulf Avenue, appeared in protest. His back yard will look directly onto two-story homes.

ARTHUR WHITE, 7345 Solar Avenue, appeared in protest. Three houses per acre is not suitable for the area. He lives far enough away that two-story homes will not affect him.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 37

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

ABEYANCE - RENOTIFICATION - Z-98-98 - VALENTINE FAMILY TRUST, ET AL

10. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. The gated access drive shall be located opposite or a minimum of 220 feet offset from Red Cinder Street, unless specifically allowed by the City Traffic Engineer.

11. Coordinate the off-site public sewer alignment to service this site with the City Planning Engineer prior to the submission of any off-site sewer construction plans as required by the Department of Public Works. Capacity concerns exist with the existing Deer Spring sewer line.

12. Contribute \$15,000 to partially fund a traffic signal system at the intersection of Elkhorn Road and Tenaya Way 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.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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

JOE GENOVESE appeared in rebuttal. His client has agreed to build single-story homes on all the lots abutting the half acre lots to the south and the two large lots to the west. The lots on the west have a minimum size of 12,000 square feet.

VICE CHAIRMAN GALATI asked if they were to comply with the required amount of open space, how many lots would they lose.

MS. WAUWIE said they would lose one lot.

VICE CHAIRMAN GALATI responded that would mean this development would be developed at 2.9 units per acre. This is a pocket within the single story neighborhood. Therefore, he felt this is a compatibility issue. He would be in favor of R-PD3 with all single-story homes.

COMMISSIONER SKAAR said when she visited this property that it is graded lower on the southeast corner than on the northwest corner. Where the grade is at the present time it will be approximately four or five feet higher than the lots on Manny Street.

MR. GENOVESE explained that backing up from the southwest corner the intent is to meet grade. A lot of the dirt will be moved to twenty acres on another site. They will try to match the grade at Elkhorn. In some places they plan to be below grade.

COMMISSIONER SKAAR noted then that this property will not be graded any higher than the lots on Cedargulf to the north and the lots will not be higher for the homes along Manny Street. If a lot needs to be lost in order to meet the open space requirement it should be one of the lots abutting Elkhorn Road. She would not object to two-story homes on Lots 7 through 16.

COMMISSIONER QUINN said he would prefer one less lot and cannot support two-story homes.

To be heard by the City Council on 3/22/99.

(7:35-8:07) 1 - 950

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 38

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

ABEYANCE - RENOTIFICATION - Z-98-98 -
VALENTINE FAMILY TRUST, ET AL

APPROVED

monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

14. A Homeowner's Association shall be established to maintain all perimeter walls, private drives, landscaping, multi-use trails, and common areas created with this development. All landscaping 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.

15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

16. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map. Issues relating to the alignment of the proposed access drive to Tenaya Way will be addressed at that time.

17. A Resolution of Intent with a 12 month time limit.

18. All development shall be in conformance with the Site Development Plan and building elevations.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 39

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

ABEYANCE - RENOTIFICATION - Z-98-98 -
VALENTINE FAMILY TRUST, ET AL

APPROVED

19. 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.

20. 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.

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

22. 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.

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

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 40

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

C-2.

VAC-2-99 - WELLINGTON BUILDERS OF NORTH AMERICA LIMITED

Petition to vacate U. S. Government Patent Easements on property generally located between Craig Road and Alexander Road, west of Hualapai Way, Ward 4 (Brown).

NOTICES MAILED: 1

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This Vacation Application shall be modified to retain a 20 foot wide City of Las Vegas Sewer Easement along the south side of the centerline of Craig Road, unless an alternate sewer plan is provided to and approved by the City Planning Engineer, as required by the Department of Public Works.

2. All 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.

3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 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

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 1 AMENDED AS FOLLOWS: PROVIDE PUBLIC SEWER EASEMENTS FOR ALL PUBLIC SEWERS NOT LOCATED WITHIN EXISTING PUBLIC STREET RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF ANY PERMITS.

Unanimous

(Gordon, Mack and Moran excused)

KIRA WAUWIE, Planning and Development Department, stated this Vacation will provide for the development of this property. These patents are no longer needed. Staff recommended approval, subject to the conditions.

CHERYL BEEMAN, VTN Nevada, 2727 South Rainbow Boulevard, appeared and represented the applicant. She requested that Condition No. 1 be amended as follows: Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

STEPHEN GREEN, Wellington Builders, 9413 Waterflow Court, appeared and represented the applicant.

CHERI EDELMAN, Public Works, felt the amended condition would be acceptable. The intent is to provide the sewer easement to the northwest edge of the site.

MR. GREEN said the builder has acknowledged the need for an easement and they are working with staff.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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

(8:07-8:09) 1 - 2250

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 41

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

VAC-2-99 - WELLINGTON BUILDERS OF NORTH AMERICA LIMITED

APPROVED

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.

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

5. Development of these sites shall comply with all applicable Conditions of Approval for the Lone Mountain Planned Development Master Plan, Z-33-97, and all subsequent site-related actions as required by the Department of Public Works.

6. If the Order of Relinquishment of Interest 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.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 42

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

C-3.

U-271-93(1) - SZECHWAN CORPORATION
ON BEHALF OF FAITH OUTDOOR
ADVERTISING

Five Year Required Review on an approved Special Use Permit on property located at 3101 West Sahara Avenue which allowed a 50 foot high, 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 162-08-104-004.

NOTICES MAILED: 164

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This use shall be reviewed in two (2) years, at which time the City Council may require the sign to be removed.

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

Quinn -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Gordon, Mack and Moran excused)

MATT PINJUV, Planning and Development Department, stated this request is for the first Five Year Required Review of an approved Special Use Permit on property located at 3101 West Sahara Avenue which allowed a 50 foot high, 14 foot by 48 foot, off-premise advertising (billboard) sign.

The sign is located on a site currently developed with a restaurant and is set back 23 feet from the front property line. It is oriented toward the east and west bound traffic on Sahara Avenue. There are no other off-premise signs within 300 feet of this sign.

Chapter 19A.14.100 of the City of Las Vegas Zoning Code permits removal of the sign if conditions in the surrounding area have changed in a manner which no longer meets the standards for approval of a Special Use Permit. In this case, little or no change has occurred in the area around the subject site. Additionally, when the original Special Use Permit was approved, the sign met the minimum code requirements in effect at that time. For these reasons, staff is recommending approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 7th Floor, 3800 Howard Hughes Parkway, appeared and represented Martin Media. Nothing has changed in the area. 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.

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

(8:09-8:12) 1 - 2350

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 43

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

C-4.

U-142-97(1) - CLESTER AND ODESSA
NELSON

One Year Required Review on an approved Special Use Permit on property located at 1176 West Lake Mead Boulevard which allowed a non-profit thrift shop, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN's: 139-21-610-283 and 284.

NOTICES MAILED: 135

APPROVALS: 5 Letters

PROTESTS: 1

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Conformance to all applicable Conditions of Approval for Special Use Permit Application U-142-97.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITION WITH NO FURTHER REVIEWS.

Motion carried with Skaar abstaining from voting because this property is located within the borders of her West Las Vegas Neighborhood Executive Board.
(Gordon, Mack and Moran excused)

MATT PINJUV, Planning and Development Department, stated this request is for a One Year Required Review of an approved Special Use Permit on property located at 1176 West Lake Mead Boulevard which allowed a non-profit thrift shop.

The thrift shop has been in operation for approximately one year. Access to this site is via one driveway from Lake Mead Boulevard. Parking is located on the east and north sides of the site and in front of the building. There is no landscaping on this site.

Staff has no objections to the continued use of the thrift-shop at this location. The use can continue to be conducted in a manner that is harmonious and compatible with the surrounding area. Site inspection confirmed this use has been operated in a manner in accordance with the approved Special Use Permit. Further reviews are not necessary.

Staff recommended approval, subject to the condition.

CLESTER NELSON, 420 Gilday Avenue, North Las Vegas, Nevada, appeared and represented the application. He thanked staff, Commissioners, Mayor, City Councilmen, local businessmen and citizens who have supported them. The Metropolitan Police Department has worked with them. **He submitted documentation from five property owners in support to the Clerk.**

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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

(8:12-8:15) 1 - 2465

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 44

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	DISCUSSION/ACTION ITEMS	ACTION
<u>Item Number</u> C-5.	<u>U-3-99 - ILBEJI TRUST ON BEHALF OF ERIK S. EKMAN</u> Request for a Special Use Permit on property located at 5643 West Charleston Boulevard FOR A SECONDHAND DEALER (SPORTING GOODS), C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 163-01-103-004. <u>NOTICES MAILED:</u> 98 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. The sale of firearms is prohibited. 2. All City Code requirements and design standards of all City departments must be satisfied.	Quinn - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Gordon, Mack and Moran excused) MATT PINJUV, Planning and Development Department, stated this request is for a Special Use Permit on property located at 5643 West Charleston Boulevard for a Secondhand Dealer (Sporting Goods). The applicant's justification letter indicates the store will carry new and used sporting goods, with emphasis on used baseball, soccer and hockey equipment. Access to this site is via existing driveways from Charleston Boulevard and Westwind Road. The parking, landscaping and other on-site improvements are existing. The applicant is not proposing any changes to the site or building. The applicant has indicated the primary emphasis of the secondhand sales will be used baseball, soccer and hockey equipment along with some new sales. The applicant states this will provide a lower cost alternative for those who participate in team sports that will be a benefit to the area. Staff feels this use can be conducted in a manner that is harmonious and compatible with the surrounding land uses and development. Staff would like to note approval of secondhand sporting goods sales at this location does constitute approval of the sale of firearms. Staff recommended approval, subject to the conditions. ERIC ACKERMAN appeared and represented the application. 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. The City Council will set a date for a Public Hearing on this item at their 3/8/99 meeting. The Public Hearing will be heard by the City Council on 3/22/99. (8:15-8:16) 1 - 2640 Recess (8:20-8:22) 1 - 2685

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 45

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
<u>Item Number</u>	
C-6.	
<u>DISCUSSION/ACTION ITEMS</u>	
<u>U-4-99 - S & S #2, LIMITED LIABILITY COMPANY ON BEHALF OF AJ's MINI-MART</u>	
Request for a Special Use Permit on property located at 400 North Eastern Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE AND A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (AJ's MINI-MART); AND FOR A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM A CHURCH, DAYCARE AND SCHOOL, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN: 139-36-210-003.	Galati - ABEYANCE TO THE 3/25/99 PLANNING COMMISSION MEETING. Unanimous (Gordon, Mack and Moran excused) CHAIRMAN BUCKLEY stated Attorney Paul Larsen of Lionel, Sawyer and Collins sent a letter indicating he was representing the applicant, but would be in Carson City, Nevada at the time of this meeting so he would like to have this held in abeyance to the March 25, 1999 meeting. ATTORNEY JIM WOLFF appeared to represent Judge Haberfeld and Attorney Larsen. 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 3/25/99. (7:09-7:10) 1 - 120)

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 46

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
<u>Item Number</u>	
C-7.	
<u>DISCUSSION/ACTION ITEMS</u>	
<u>U-5-99 - AMERICAN WEST HOMES</u>	
Request for a Special Use Permit on property located on the east side of El Capitan Way, approximately 750 feet north of Alexander Road FOR PRIVATE STREETS, U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], Ward 4 (Brown), APN's: 138-05-801-010 and 011.	Galati - ABEYANCE TO THE 3/25/99 PLANNING COMMISSION MEETING. Unanimous (Gordon, Mack and Moran excused) KIRA WAUWIE, Planning and Development Department, stated there has been a request by the applicant to have this item held to the March 11, 1999 meeting. JOE GENOVESE, PBS&J, 901 North Green Valley Parkway, Henderson, Nevada, appeared and represented the applicant. They would like this item held in abeyance for two weeks to work on the conditions with staff. CHERI EDELMAN, Public Works, felt two weeks would be enough time to work on the conditions with the applicant. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present in opposition. CHAIRMAN BUCKLEY declared the Public Hearing closed. VICE CHAIRMAN GALATI recommended a thirty day abeyance to keep this item with the same staff members. MS. WAUWIE responded that staff would prefer an abeyance to the March 25, 1999 meeting. MR. GENOVESE said that would be acceptable. To be heard by the Planning Commission on 3/25/99. (7:10-7:12) 1 - 170

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

C-8.

U-6-99 - SUNNYVALE BUSINESS SQUARE ON BEHALF OF TU YOUNG LEE

Request for a Special Use Permit on property located at 3250 North Tenaya Way FOR THE ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 1,400 SQUARE FOOT RESTAURANT (NARITA SUSHI RESTAURANT) IN AN EXISTING COMMERCIAL CENTER, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-10-815-001.

NOTICES MAILED: 161

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

2. This action does not constitute approval of a liquor license.

3. All site use and development shall be in conformance with the conditions of this approval and the conditions of Z-133-77 and all subsequent site-related actions.

4. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.

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

Galati -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Gordon, Mack and Moran excused)

KIRA WAUWIE, Planning and Development Department, stated this request would provide for the on-premise sale of beer and wine in a commercial/retail center. It is not located within 400 feet of any protected uses. Staff recommended approval, subject to the conditions.

TU YOUNG LEE, 2724 Huber Heights Drive, appeared and represented the application. 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.

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

(8:22-8:24) 1 - 2790

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 48

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

C-9.

Z-139-88(30) - PHILLIP AND PHYLLIS STAHL

Request for a Site Development Plan Review on property located at 1621 Windsford Circle TO ALLOW A PATIO COVER 3 FEET 8 INCHES FROM THE REAR PROPERTY LINE, R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Adamsen), APN: 163-06-613-090.

NOTICES MAILED: 5

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Conformance to the submitted site plan and elevations:
2. All City Code requirements and design standards of all City departments must be satisfied.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon, Mack and Moran excused)

MATT PINJUV, Planning and Development Department, stated this request is for a Site Development Plan Review on property located at 1621 Windsford Circle to allow a proposed patio cover 3 feet 8 inches from the rear property line.

This is an existing single family residence on an 8,463 square foot lot. The setbacks established by the Plot Plan Review required a rear yard setback of 15 feet. The proposed patio cover will be open on three sides and set back 3 feet 8 inches from the rear property line. The building elevations indicate the patio cover will match the architecture of the existing dwelling.

The existing residence is located on an irregularly-shaped lot and the 3 foot 8 inch setback only occurs at one support post of the patio cover. Chapter 19A.08.040 of the City of Las Vegas Zoning Code now allows patio covers open on three sides to be set back five feet from side and rear property lines. For these reasons, staff considers this request to be minor in nature and is recommending approval, subject to the conditions.

BILL REISER, Foxy Fine Finishes, 1000 North Nellis Boulevard, Suite K, appeared and represented the applicants. This is an irregularly-shaped lot. They will adhere to all the building codes.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

This is final action.

(8:24-8:27) 1 - 2885

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 49

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

C-10.

SD-2-99 - GYPSY 2 FAMILY LIMITED PARTNERSHIP, ET AL

Request for a Site Development Plan Review on property located on the northwest corner of El Capitan Way and Iron Mountain Road FOR A 242 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 77 Acres, Ward 4 (Brown), APN's: 125-05-401-001, 125-05-402-002, 125-05-403-001 through 002 and 125-05-404-001.

NOTICES MAILED: 59

APPROVALS: 1 Speaker

PROTESTS: 4 Speaker

CONCERNS: 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The maximum density of this development shall be 3.0 units per acre.
2. The lots along the north side of this development shall be increased in size with a minimum of 83 feet wide by 180 feet deep as required by the Planning and Development Department.
3. The useable open space must be redesigned to be centrally located as required by the Planning and Development Department.
4. Vacation Application VAC-3-99 shall be acted upon by the City Council prior to the submittal of a Tentative Map for this site, and the Tentative Map shall respect the results of such City Council actions. The Order of Vacation, if approved, shall record prior to the recordation of a Final Map for this site.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND CONDITION NOS. 1 AND 2 DELETED, CONDITION NO. 3 AMENDED TO STATE THAT THE OPEN SPACE IS TO COMPLY SUBSTANTIALLY WITH THE PLAN PRESENTED AT THIS MEETING, CONDITION NO. 4 AMENDED TO DELETE "TENTATIVE" MAP AND INSERT "FINAL" MAP, CONDITION NO. 5 AMENDED TO DELETE "TENTATIVE" MAP AND INSERT "FINAL" MAP, CONDITION NOS. 10 AND 13 AMENDED, CONDITION NOS. 15 AND 19 DELETED, AND ADDITIONAL CONDITIONS TO STATE CONFORMANCE TO THE SUBMITTED SITE PLAN AND BUILDING ELEVATIONS AS AMENDED BY THE REMAINING CONDITIONS AND TO PREVENT ANY GRADING ON THE WEST HALF OF THE SITE UNTIL THE WATER LINE IS REALISTIC.

Motion carried with Buckley abstaining from voting because this involves a client of his law firm. (Gordon, Mack and Moran excused)

MATT PINJUV, Planning and Development Department, stated this is a request for a Site Development Plan Review for a 242 lot single family residential subdivision located on the northwest corner of El Capitan Way and Iron Mountain Road.

The site plan depicts a single subdivision that will be developed in two phases. The phases of the development are not distinct in density or lot sizes. A greater amount of open space is provided in the east phase of the development. The design consists of private streets laid out in a linear fashion with one cul-de-sac street, and two hammer-head styled streets.

The open space is provided throughout the site behind individual lots. The minimum width of the open space is 17 feet. A 30 foot wide trail is provided along El Capitan Way. Perimeter landscaping is shown on all sides of the site along El Capitan Way, Iron Mountain Road, Fort Apache Road, and O'Hare Avenue.

The property is designated PCD (Planned Community Development) on the Northwest General Plan Amendment to the City of Las Vegas General Plan. The PCD (Planned Community Development) category allows for a mix of residential uses at densities between 2 and 8 units per acre.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 50

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

SD-2-99 - GYPSY 2 FAMILY LIMITED
PARTNERSHIP, ET AL

5. Provide to the City a copy of an approved Clark County Vacation Application eliminating all existing public rights-of-way in conflict with this plan prior to the submittal of a Tentative Map for this site. If an approved County Vacation Action cannot be provided, the Tentative Map for this site shall dedicate all necessary rights-of-way to perpetuate and/or terminate such existing street alignments. If the Vacation Action is approved by Clark County, the Order of Vacation shall record prior to the recordation of a Final Map for this site as required by the Department of Public Works.

6. Appropriate Reversionary Maps must record prior to the recordation of any Final Maps on this site as required by the Department of Public Works.

7. Dedicate 40 feet of right-of-way adjacent to this site for Fort Apache Road, 40 feet for Iron Mountain Road, 30 feet for O'Hare Avenue and 40 feet for El Capitan Way. Also, dedicate a 20 foot radius on the southeast corner of Fort Apache Road and O'Hare Avenue, a 54 foot radius on the northeast corner of Fort Apache Road and Iron Mountain Road, a 54 foot radius on the northwest corner of Iron Mountain Road and El Capitan Way and a 20 foot radius on the southwest corner of El Capitan Way and O'Hare Avenue as required by the Department of Public Works. Alternatively, as allowed by the Master Plan of Streets and Highways as amended [MSH-1-97], on Fort Apache Road, El Capitan Way and Iron Mountain Road, the applicant may dedicate 30 feet of right-of-way and grant 10 foot "Public Use Roadway Corridor Easements" adjacent to such right-of-way for a total public half-street corridor width of 40 feet. Such public

The Site Development Plan shows approximately 6.08 percent of the gross land area has been designed as usable open space that is spread throughout the development. Section 19A.06.040 of the Zoning Code requires open space and common recreational facilities to be configured to permit optimal utilization and shall be more or less centrally located to be readily accessible from all residences of the development. The proposed open space generally located on the west side of this development does not meet this requirement. Staff feels the plan should be revised to provide open space more centrally located and useable by the future residents of this development.

Additionally, the lots along the north side of this site should be similar in size to the lots along the east side to provide a buffer for the one acre and larger parcels to the north. Staff also will require the density to be limited to a maximum of 3.00 units per acre to provide an acceptable transition between the development to the south and the vacant land to the north. This would result in a maximum of 232 lots in this development.

A revised Site Development Plan reflecting the above requirements must be submitted and approved by staff prior to the submittal of a Tentative Map on this site.

Staff recommended approval, subject to the conditions.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 7th Floor, 3800 Howard Hughes Parkway, appeared and represented Astoria Homes. To the north it is undeveloped. To the east is the Las Vegas Valley Water District well site, which is surrounded in the northeast and south by the Tule Springs Association. Immediately south is the Spring Mountain Ranch project.

This will be a gated community. All the access will be to Fort Apache or Iron Mountain. There will be a 30 foot pedestrian and horse trail along the eastern property line. They exceed the open space requirement. This is a product that Astoria Homes has built in the past.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 51

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

SD-2-99 - GYPSY 2 FAMILY LIMITED PARTNERSHIP, ET AL

use easement shall be granted and available for any public need in conjunction with but not limited to traffic, drainage and storm sewers, streetlighting, fire hydrants, walkways, and sanitary sewer purposes. All required Sight Visibility Restriction Easements and appropriate corner radii shall be reserved behind and adjacent to such roadway corridor easement as if the easement area were dedicated right-of-way.

8. Construct half-street improvements including appropriate overpaving where legally able on Fort Apache Road, Iron Mountain Road, El Capitan Way and O'Hare Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, construct widened paving on O'Hare Avenue adjacent to the "Not-A-Part" parcel (APN 125-05-402-001) concurrent with development of this site. Final improvement requirements shall be determined at the time of approval of the Tentative Map.

9. Provide a minimum of two lanes of paved, legal access to this site along a logical route prior to final inspection of any units within this development as required by the Department of Public Works. Additional paved access routes may be required if neighborhood traffic patterns so necessitate as determined by the Traffic Engineer and/or in the approved Traffic Impact Analysis.

They are very nice, expensive homes, ranging in size from 2,400 square feet to an excess of 5,500 square feet. The sales prices range from \$250,000 to \$400,000. This property was zoned in the County and then annexed into the City. When this project was approved in the County, it was at a density of 3.49 units per acre. This project is now 3.13 units per acre with this site plan.

He requested Condition Nos. 4 and 5 be amended in the first sentence by replacing "Tentative" Map with "Final" Map. He objected to Condition No. 1. The difference between this proposal and the 3.0 units per acre is the loss of ten lots at a loss in revenue of between three and four million dollars. When driving by this community it would be difficult to see if there are ten more units. Therefore, he would like to have this condition deleted. In Condition No. 2 all the lots along El Capitan Way are a minimum of 15,000 square feet at the request of the Tule Springs Association. Along O'Hare those lots are 10,000 square feet. He requested that condition be deleted because it results in the same loss of lots that the reduction in density would and there is no reason to make the lots larger. In Condition No. 3 he said that this plan exceeds the open space. The code says it has to be more or less centrally located, but some can be dispersed throughout the project. There is a significant amount of open space centrally located and the rest allows people to use a guarded green trail to walk to get to the open space. People like to be in a shaded guarded open trail and eventually get to an open space. He requested Condition No. 3 be amended to stated that the open space comply substantially to what is depicted on the map.

VICE CHAIRMAN GALATI declared the Public Hearing open.

GEORGE PATAKI, Realtor, 5028 Meadow Grove Court, appeared to offer some property for sale. He had some adjacent property for sale that the owners of this property may be interested in purchasing.

RANDY STEWART, 8785 West Jakes Place, appeared in protest. He lives on a 2.5 acre lot. He moved into the area because it was Desert Rural. He wants this development at a maximum of 2.9 units per acre.

PLANNING COMMISSION

MEETING OF

FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 52

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item Number	DISCUSSION/ACTION ITEMS	
	<u>SD-2-99 - GYPSY 2 FAMILY LIMITED PARTNERSHIP, ET AL</u>	
	10. The submitted Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, 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 address proposed access routes to this site, including Fort Apache Road to the south or potential connections to the proposed Kyle Canyon Interchange to the west of 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, for dedicated right-turn lanes and dual left turn lanes, 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. 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.	LOUISE RUSKAMP, Vice President, Tule Springs Community Association, 8500 Log Cabin Way, appeared in protest. This property was zoned in the County and they were assured that the City would be able to address the site design and density. In order to make an accurate assessment of the existing land uses consideration must be given to the compatibility with adjacent areas and developmental trends. The density going north from Grand Teton gets lower from R-PD6 to R-PD2. It decreases going east from the freeway with an R-PD12 to R-PD6. Three units per acre is more appropriate for this site. Larger lots are needed on the northern and eastern boundaries. They would like to see a buffer of 600 feet. Tule Springs is developed at 1.74 acres per homesite. The land to the north is in the County, which is under R-A zoning that allows for nothing smaller than one acre per homesite. They would be willing to accept a 354 foot buffer adjacent to Desert Rural, which would give approximately two rows of houses with larger lots and a minimum size of 15,000 square feet. BRUCE HAMILTON, President, Tule Springs Community Association, 8524 Maggie Avenue, appeared in protest. The purpose of a Site Development Plan Review is to insure that each development is consistent with the General Plan, etc., and contributes to the economic vitality of the community by insuring compatibility of development throughout the community. The major concern is with compatibility and buffering. The buffering offered by this site is inadequate; more larger lots are needed. There is no development directly to the north, but there never will be if it is in keeping with development trends. He did not object to the way the open space is laid out on this plan. JIM ORNDOFF, 2320 Paseo Del Prado, appeared in favor. He represented property owners to the north. This is a viable project because it is gated. Well permits are no longer being issued in that area. LIZ STEWART, 8785 West Jakes Place, appeared in protest. This project went through the County with no regard for the Master Plan set up by the City and County. She lives close to this development and will be looking at 75 foot wide lots. It will be difficult to put a \$300,000 home on a lot of that size. Some of the properties have obtained well permits in the area.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 53

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

SD-2-99 - GYPSY 2 FAMILY LIMITED PARTNERSHIP, ET AL

11. Coordinate with the Collection Systems Planning section of the Department of Public Works for the Extension and Oversizing (to 12") of public sanitary sewer service from the allowable point of connection at the intersection of Durango Drive and Brent Lane to this site prior to the submittal of any public sewer construction plans. The developer shall construct public sewer in the El Capitan Way alignment to the north edge of this site and in the Iron Mountain Road alignment to the west edge of this site concurrent with development of this site. 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 as required by the Department of Public Works.

12. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works.

There are dirt roads in the area and the present property owners like the roads that way.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY FIORENTINO appeared in rebuttal. There are several property owners in favor of this development. He felt the Master Plan was not disregarded by the City or County. This area is Master Planned for up to 8 units per acre. This is not close to that density. There is a standard in the Master Plan that states wherever a development is adjacent to Desert Rural for a 600 foot depth a project can be no more than 1.5 units above the Desert Rural designation. There is no area in this development that is 3.5 units per acre even though this property is not immediately adjacent to Desert Rural.

CHRIS KNIGHT said he attended County meetings in regard to this property. This proposal is in the Northwest General Plan area. The County chose to rezone the property at that time because it was inside the County, but the City would not honor the density requirements that the County was approving. At those meetings the applicant assured everyone that the City would be able to review the density when the application came before the City. The recommendation in density that staff has brought forward about the reduction in density addresses the areas to the north and the City wants that ability because services need to be provided to this development that began in the County.

ATTORNEY FIORENTINO concurred with Mr. Knight. It is not a staff decision to determine the density of this site. However, they disagree with staff's density recommendation. The 3.0 units per acre that staff is requesting the applicant disagrees with. This project started at a density of 4.42 units per acre and now it is at 3.1 units per acre. There is a point where this project will no longer be feasible and taking ten units out of this project is that point.

PLANNING COMMISSION

MEETING OF

FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 54

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

SD-2-99 - GYPSY 2 FAMILY LIMITED PARTNERSHIP, ET AL

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

14. 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.

15. A revised Site Development Plan reflecting the above conditions must be submitted to and approved by the Planning and Development Department prior to the submittal of a Tentative Map on this site.

16. The final layout of this site shall be determined at the time of approval of the Tentative Map. Final right-of-way requirements will be determined at that time.

17. 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.

COMMISSIONER QUINN felt 3.13 units per acre is close enough for him to approve this project.

COMMISSIONER SKAAR wanted to make sure the applicant is aware that the water line that was supposed to be built by Spring Mountain Ranch, which this parcel would feed off of, probably is not going to be built for a couple of years. They don't intend to do it themselves. Unless the other developers agree to provide substantial amounts of money, it could be more than two years before the water line is put in.

ATTORNEY FIORENTINO pointed out that the water line only affects a portion of this project.

COMMISSIONER SKAAR asked when construction of the models will be starting.

ATTORNEY FIORENTINO responded that by the time the Drainage Study, Traffic Study, and Final Map are approved and get graded and permits for the models it would be approximately six to eight months.

CHERI EDELMAN, Public Works, added a condition to the Drainage Study and Traffic Study that those two studies have to address the interim condition which means that the west half may not be developed for some time if the east half is allowed to go forward.

COMMISSIONER SKAAR felt if the "Goecke" paving is not put in along Fort Apache there will be a gated access onto Fort Apache and the issue is still not resolved as to whether Spring Mountain Ranch is going to put down the two layers of "Goecke" paving on Fort Apache.

MS. EDELMAN said the Traffic Impact Analysis addresses proposed access routes to this site, including Fort Apache Road to the south, or potential connections to the Kyle Canyon interchange to the west of this site.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 55

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

SD-2-99 - GYPSY 2 FAMILY LIMITED PARTNERSHIP, ET AL.

18. 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.

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

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

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

22. 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.

23. 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.

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

NOTICES MAILED: 59

APPROVALS: 0

PROTESTS: 0

VICE CHAIRMAN GALATI felt this is a good project.

COMMISSIONER QUINN made a motion for approval, subject to staff's conditions, with Condition No. 1 modified from 3.0 to 3.13, Condition No. 3 rewritten to state that the open space is to comply substantially with the plan presented at this meeting, Condition No. 4 amended to delete "Tentative" Map and insert "Final" Map, and Condition No. 5 amended to delete "Tentative" Map and insert "Final" Map. Lots along the north side of the property remain as presented.

MATT PINJUV added that Condition No. 19 should be stricken.

COMMISSIONER QUINN deleted Condition No. 19 in his motion. The Drainage Study and Traffic Study to address the entire project. The Traffic Impact Analysis shall address proposed access routes to this site, including Fort Apache Road to the south, or potential connections to the Kyle Canyon interchange to the west of this site.

BOB GENZER, Planning and Development Department, said that rather than amending Condition No. 1, it could be deleted and a condition added that says: Conformance to the submitted site plan and building elevations as amended by the remaining conditions.

COMMISSIONER SKAAR was concerned about the dust. She wanted to have wording to the affect that this property will not be cleared and grubbed in Phase 2 until there is a water line and access off Fort Apache.

COMMISSIONER QUINN felt that once they pull their grading permit they will be posting a sign indicating their Dust Control Permit Number. If they are in violation, they will face substantial fines.

MS. EDELMAN thought there should be a condition to prevent them from doing any grading on the west half of the site until the water line is realistic.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 56

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

SD-2-99 - GYPSY 2 FAMILY LIMITED
PARTNERSHIP, ET AL

VICE CHAIRMAN GALATI wondered how that would affect the Drainage Study.

COMMISSIONER QUINN thought the graded areas should be treated with a dust retardant material.

VICE CHAIRMAN GALATI urged Public Works to work with the applicant on the drainage.

MR. PINJUV requested that Condition No. 15 be deleted. The Site Development Plan will no longer be necessary.

To be heard by the City Council on 3/22/99.

(8:27-9:15) 1 - 3020

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 57

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

C-11.

Z-4-99 - HARMON-KOVAL, LIMITED LIABILITY COMPANY

Request for a Rezoning on property located on the northwest corner of Elkhorn Avenue and Thom Boulevard From: R-E (Residence Estates) Zone to R-PD6 (Residential Planned Development - 6 Units Per Acre) PROPOSED USE: 114 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 20.40 Acres, Ward 4 (Brown), APN's: 125-13-801-004 and 007.

NOTICES MAILED: 87

APPROVALS: 0

PROTESTS: 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The application shall be amended to R-PD5 (Residential Planned Development - 5 Units Per Acre) with a density not to exceed 5 units per acre.
2. The applicant shall provide documentation which establishes the maximum building height, permitted accessory buildings, and minimum parking standards for this site prior to the submittal of a Tentative Map.
3. The setbacks shall be established as:

Front (to house):	15 Feet
Front (to garage):	18 Feet
Side:	5 Feet
Corner Side:	10 Feet
Rear:	10 Feet

Galati -
DENIED (Incompatible with area.)
Unanimous
(Gordon, Mack and Moran excused)

KIRA WAUWIE, Planning and Development Department, stated this rezoning would provide for a development with a density of 5.57 lots per acre. The site is located in the northwest portion of the city and is surrounded by undeveloped property with the property to the north planned and approved at a density of R-PD7. The properties to the southeast and west of the site are zoned for R-E development. The property to the southwest of the property is under Resolution of Intent to R-PD2.

The Northwest General Plan Amendment recommends a density range from 5.51 to a maximum of 8 units per acre. That designation is ML.

In evaluating this proposal, staff took into account the General Plan recommendation, as well as the surrounding properties zoning and development. It was felt that a buffer should be created between the higher density zoning to the north and the proposed and lower density zoning and development on the remaining sides of this parcel. The site design incorporates a buffer of open space and some larger lots on the west side of the site. However, there is no transition for the properties to the east and to the south. Staff feels a more appropriate zoning designation would be R-PD5. The development should create a transition in density from the north to the south..

Staff notes on the development plan that there is a street called Solar Avenue. The extension of that street would require a Vacation. However, there is no application on file for a Vacation. There is a condition requiring it.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 58

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

Z-4-99 - HARMON-KOVAL, LIMITED LIABILITY COMPANY

4. Dedicate 30 feet of right-of-way adjacent to this site for Severance Lane and 50 feet for Elkhorn Road. Dedicate a 25 foot radius on the northwest corner of Elkhorn Road and Thom Boulevard and a 15 foot radius on the southwest corner of Severance Lane and Thom Boulevard as required by the Department of Public Works.

5. Dedicate 30 feet of right-of-way adjacent to this site for Thom Boulevard as required by the Department of Public Works. Alternatively, the applicant may submit a Vacation Application for the easternmost 4.5 feet of Thom Boulevard. Such Vacation Application shall have been acted upon prior to the submittal of a Tentative Map. If approved, the Tentative Map may show 25.5 feet of right-of-way dedication for Thom Boulevard adjacent to this site. Such Vacation shall record prior to the recordation of a Final Map for this site.

6. A Vacation Application for the south 30 feet of Solar Avenue adjacent to this site shall be submitted and acted upon by City Council prior to the submittal of a Tentative Map as required by the Department of Public Works. If the Vacation is approved, dedicate and construct appropriate right-of-way for an elbow at the intersection of Solar Avenue and Unicorn Street concurrent with development per current City standards. If the Vacation Application is not approved, dedicate appropriate right-of-way to terminate Solar Avenue within this site in manner meeting current City Standards as required by the Department of Public Works. Dedicate and construct appropriate right-of-way and improvements concurrent with development of this site. The Tentative Map for this site shall reflect the ultimate right-of-way requirements with respect to the Vacation. Such Vacation shall record prior to the recordation of a Final Map for this site.

This development will result in long blocks which encourage higher speed traffic than acceptable on local streets. The final site layout should be determined at the time of the Tentative Map submittal. The long blocks should be reevaluated and possibly shortened at that time.

The open space along the west side of the property was negotiated between parties that did not include staff. It does not meet the intent of the Zoning Code for centrally located open space. However, in light of the negotiations that took place, staff does not object to that proposed design.

Staff recommended approval, subject to the conditions.

BRAD BOE, D. R. Horton, 2920 North Green Valley Parkway, Suite 202, appeared and represented the application. There is higher density being proposed in the area. This is a modest request considering the General Plan designation. Two cars will be able to park in the garage and in the driveway. He disagreed with the R-PD5 designation as requested by staff. The areas to the west have been buffered, but not to the north, south and east. He was concerned about the right-of-way dedication in Condition No. 5.

CHERI EDELMAN, Public Works, explained that Thom Boulevard will be reduced from 60 feet down to 51 feet.

ED TANEY, Alpha Engineering 50 South Jones Boulevard, Suite 202, appeared and represented the applicant. Thom Boulevard was earmarked as a collector street when the dedication originally occurred. With the parcelization of the four pieces they dedicated 30 feet. The intent at that time was to have a 60 foot collector street, which would be contiguous for miles. Subsequent to that, Lynbrook has vacated Thom Boulevard and K&B/ Lewis will be vacating Thom Boulevard. Only 51 feet of dedication is needed at this time. Staff feels it would be unfair to allow this application to have 21 feet of dedication when there is 30 feet on the opposing side. With the 51 feet of right-of-way both parties would be building half.

MS. EDELMAN did not think that can be determined at this time. It has to be determined at the Vacation Application. She would like Condition No. 5 to remain as it is stated.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 59

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

Z-4-99 - HARMON-KOVAL, LIMITED LIABILITY COMPANY

7. Submit a plan for City approval showing the existing offset of Thom Boulevard to the north and south will be mitigated prior to or concurrent with the submittal of a Tentative Map as required by the Department of Public Works.

8. Construct half-street improvements including appropriate overpaving on Thom Boulevard and Elkhorn Road adjacent to this site and construct half-street improvements including appropriate overpaving if legally able on Severance Lane adjacent to this site concurrent with development of this site as required by the Department of Public Works.

9. Provide a minimum two lanes of paved, legal access to this site along a logical route prior to occupancy of any units within this development as required by the Department of Public Works. Additional paved access routes may be required if neighborhood traffic patterns so require as determined by the Traffic Engineer.

10. Extend public sewer to the west edge of this site in the Solar Avenue and Elkhorn Road alignments to a location acceptable to the City Planning Engineer as required by the Department of Public Works.

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

BRAD BOE said they have filed the Vacation Application, but missed the filing date. However, when the Vacation is approved at the Planning Commission meeting he will ask that they be allowed to go forward with the Tentative Map application.

MS. EDELMAN responded that staff has changed the wording in the **first sentence of Condition No. 6 as follows: A Vacation Application for the south 30 feet of Solar Avenue adjacent to this site shall be acted up by City Council prior to the approval of a Tentative Map as required by the Department of Public Works.**

MR. BOE said K&B will be submitting a Vacation Application with the abandonment of Thom Boulevard. Therefore, Condition No. 7 should not be a problem in the future. The neighborhood does not want streetlights.

MS. EDELMAN said streetlights are required on all public streets. Lynbrook to the north is required to put in full streetlighting and urban improvements.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CYNTHIA DITMAN, 4950 Elkhorn Road, appeared in protest. She was concerned that she was not notified for this hearing. Her property is zoned for horses. She objected to the density and thought the area was going to remain rural. This will affect her lifestyle.

MS. WAUWIE said the notification requirement is 500 feet and staff notified at a radius of 1,320 feet.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 60

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

Z-4-99 - HARMON-KOVAL, LIMITED LIABILITY COMPANY

12. The submitted Traffic Impact Analysis must be 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. 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.

DAVID HUDSON, 7208 Unicorn Street, appeared in protest. This is horse property area. His property is one acre. This is inappropriate for the area.

MARY SKRENES, 5050 Elkhorn Road, appeared in protest. She was happy when her street got paved. This will devalue her property. She wants lower density and no two-story buildings.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

BRAD BOE appeared in rebuttal. There have been several meetings in regard to this project. The ML designation was put there by the City of Las Vegas. One of the main concerns was buffering the area to the west because there were more homes in that direction. They put a linear park down that side of the project to reduce the impact to the greatest number of people. The second concern was that there should be a commonality between the site K&B is proposing to build, this site, the Concordia site and the Lynbrook site. They will all have a uniform wall, color, texture, height, landscape pallet and trail linkage between the K&B project and the Lynbrook project.

VICE CHAIRMAN GALATI was concerned about the lots along Thom Boulevard. Most of the areas where the density has increased have been internal.

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 61

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

Z-4-99 - HARMON-KOVAL, LIMITED LIABILITY COMPANY

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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.

14. A Homeowner's Association shall be established to maintain all perimeter walls, private drives, landscaping and common areas created with this development. All landscaping 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.

COMMISSIONER SKAAR was uncomfortable with the site plan. This site plan has 24 houses facing R-E, which would have a severe impact on those residents. The lots along Elkhorn are too small. They don't match the development of the horse properties on Elkhorn. She could not support any density higher than R-PD4. This project should be redesigned between Sand Castle and Thom.

MS. WAUWIE clarified that on staff's map it shows R-E zoning and in reality it is R-PD7 under a Resolution of Intent.

BRAD BOE responded that when a project adheres to the General Plan it should go from low density to high density and then buffered accordingly. This property is ML on the General Plan. This is one of the last pieces of ML in the City.

COMMISSIONER SKAAR thought that was a good point and perhaps staff could look into changing the General Plan designation on this parcel.

VICE CHAIRMAN GALATI made a motion for Denial due to the comments made by the Commissioners and residents. In addition, the site plan has not addressed any of the concerns of the compatibility of the area.

To be heard by the City Council on 3/22/99.

(9:15-9:47) 2 - 1225

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 62

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

Z-4-99 - HARMON-KOVAL, LIMITED LIABILITY
COMPANY

DENIED

15. The final layout of this site shall be determined at the time of approval of the Tentative Map.

16. A Resolution of Intent with a twelve month time limit.

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

18. 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.

19. 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.

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

21. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

22. 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.

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

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 63

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

C-12.

DB-2-99

Request initiated by the Planning Commission to change the start time of future Planning Commission meetings from 7:00 P.M. to 6:00 P.M. effective March 11, 1999.

Galati -
APPROVED
Unanimous
(Gordon, Mack and Moran excused)

CHAIRMAN BUCKLEY noted this time change has been advertised in the newspapers recently.

(9:47) 2 - 2513

PLANNING COMMISSION

MEETING OF
FEBRUARY 25, 1999

City of Las Vegas

AGENDA & MINUTES

Page 64

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item
Number

DISCUSSION/ACTION ITEMS

D.

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 9:47 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



KIRA WAUWIE, SENIOR PLANNER

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