

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

March 25, 1999

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

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COMMISSIONERS

MICHAEL BUCKLEY, CHAIRMAN

CRAIG GALATI, VICE CHAIRMAN

HANK GORDON

MICHAEL MACK

MARILYN MORAN

STEPHEN QUINN

LENI SKAAR

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

COMMISSIONERS BRIEFING:

5:15 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:

6:00 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 February 25, 1999 Planning Commission Meeting
Approval of the minutes of the February 25, 1999 Special Planning Commission Meeting

ACTIONS:

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

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

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A. CONSENT ITEMS:

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

- A-1. ABEYANCE - FM-4-99 - MYSTIC VALLEY PHASE II - RICHMOND AMERICAN HOMES OF NEVADA - Request for a Final Map on property located at the southwest corner of Brent Lane and Durango Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 21.51 Acres, No. of Lots: 57, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-2. TM-7-99 - IRON MOUNTAIN ESTATES - ASTORIA HOMES, LIMITED LIABILITY COMPANY - Request for a Tentative Map on property located on the northwest corner of El Capitan Way and Iron Mountain Road, 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: 77.29 Acres, No. of Lots: 242, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-3. FM-12-99 - RIDGE III UNIT 1 - NEW HOMES, LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the north side of Ann Road, approximately 672 feet west of Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot), Size: 12.14 Acres, No. of Lots: 82, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-4. FM-14-99 - TENAYA FARMS UNIT 1 - T.E.S. LIMITED - Request for a Final Map on property located on the northeast corner of Buffalo Drive and Farm Road, U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 39.36 Acres, No. of Lots: 81, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-5. FM-15-99 - TENAYA FARMS UNIT 2 - T.E.S. LIMITED - Request for a Final Map on property located on the northwest corner of Tenaya Way and Farm Road, U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 39.39 Acres, No. of Lots: 79, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-6. FM-16-99 - ROMANO RIDGE SUBDIVISION UNIT 2 - ROMANO REALTY, INC. - Request for a Final Map on property located on the north side of El Campo Grande Avenue, approximately 700 feet east of Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot), Size: 11.87 Acres, No. of Lots: 81, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

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- A-7. FM-17-99 - BELVEDERE UNIT ONE - PRESLEY HOMES - Request for a Final Map on property located on the northwest corner of Arbordale Place and Town Center Drive, PC (Planned Community) Zone, Size: 1.94 Acres, No. of Lots: 6, Ward 2 (Adamsen).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-8. RM-1-99 - A PORTION OF THE ARTESIAN HEIGHTS TRACT NO. 1 - KENNETH GLASSER - Request for a Reversionary Map on property located on the north side of Del Monte Avenue, approximately 86 feet east of Vista Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-D (Single Family Residential-Restricted), Size: 0.66 Acres, No. of Lots: 1, Ward 1 (McDonald).

ON MARCH 17, 1999 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 22, 1999 PLANNING COMMISSION MEETING

- A-9. TM-24-97(1) - SHENANDOAH - DEVELOPERS OF NEVADA, LIMITED LIABILITY COMPANY - Request for an Extension of Time for a Tentative Map on property located on the northwest corner of Tenaya Way and Haley Avenue, U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 37.98 Acres, No. of Lots: 80, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-10. TM-68-97(1) - NAPA HILLS BY LEWIS HOMES - LEWIS HOMES OF NEVADA - Request for an Extension of Time for an approved Tentative Map on property located on the southwest corner of Sageberry Drive and Pavilion Center Drive, PC (Planned Community) Zone, Size: 31.73 Acres, No. of Lots: 256, Ward 2 (Adamsen).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-11. A-3-99(A) - VELTMAN CONSULTING SERVICES, ET AL - Petition to Annex property generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, Ward 4 (Brown), APN: 125-18-501-001, 002, 003, 004, 005, 006, 007 and 008 through 013; 125-18-601-001, 002, 003 and 004 through 006, 008, 009, 010 and 011; 125-18-701-002, 004, 006, 009 through 014; 125-18-702-001 through 005 and 007; 125-18-801-006 through 012 and 014 through 016; 125-19-501-001, 002, 005, 007 through 009, 011 through 014, 015 and 016 through 019, 125-19-502-002; 125-19-601-002 through 006, 007, 008, 009, 011, 013 and 014; 125-19-602-001, 003, 004, 006, 011; 125-19-701-002, 003, 004, 005, 006, 007 and 009; 125-20-101-001 through 003, 006 through 009, 013, 014, 016 and 017; 125-20-201-001 through 010 and 012 through 019; 125-20-301-001, 003 through 005, 008, 009, 011 through 013 and 016.

NOT A PUBLIC HEARING

- A-12. A-11-99(A) - CITY OF LAS VEGAS - Petition to Annex property generally on the south side of Alexander Road, approximately 965 feet west of Durango Drive, containing approximately 2.5 acres of land, Ward 4 (Brown), APN: 138-08-501-005.

NOT A PUBLIC HEARING

- A-13. A-12-99(A) - CITY OF LAS VEGAS - Petition to Annex property generally located on the northwest corner of Fort Apache Road and Gilmore Avenue, containing approximately 5 acres of land, Ward 4 (Brown), APN: 138-07-501-014.

NOT A PUBLIC HEARING

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- A-14. A-13-99(A) - CITY OF LAS VEGAS - Petition to Annex property generally located on the northwest corner of Gowan Road and The Western Beltway, containing approximately 10 acres of land, Ward 4 (Brown), APN: 137-12-201-011.

NOT A PUBLIC HEARING

- A-15. A-14-99(A) - CITY OF LAS VEGAS - Petition to Annex property generally located on the northwest corner of Chieftain Street and Gilmore Avenue, containing approximately 10 acres of land, Ward 4 (Brown), APN: 138-07-501-012.

NOT A PUBLIC HEARING

- A-16. A-15-99 - CITY OF LAS VEGAS - Petition to Annex on property generally located on the southeast corner of Buffalo Drive and Alexander Road, containing approximately 15.8 acres of land, Ward 4 (Brown), APN: 138-10-101-015 and 016.

NOT A PUBLIC HEARING

B. NON PUBLIC HEARING ITEMS:

- B-1. ABEYANCE - Z-43-98(1) - PECCOLE FAMILY LIMITED PARTNERSHIP - Request for a Site Development Plan Review on property located on the south side of Alta Drive, east of Hualapai Way, FOR A SPORTS COMPLEX CONSISTING OF 140 TIMESHARE CONDOMINIUMS, A TENNIS CLUB, AND A HEALTH SPA, From: U (Undeveloped) Zone [TC (Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Size: 16.87 Acres, Ward 2 (Adamsen), APN: 138-31-610-005.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- B-2. Z-2-92(7) - CAM-MAC, LIMITED LIABILITY COMPANY [RELATED TO ITEMS C-10, U-28-99 AND C-11, U-29-99] - Request for a Site Development Plan Review on property located on the northeast corner of Washington Avenue and Buffalo Drive FOR A PROPOSED 2,993 SQUARE FOOT CONVENIENCE STORE (7-ELEVEN), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 1.29 Acres, Ward 2 (Adamsen), APN: 138-27-201-001.

NOT A PUBLIC HEARING

C.C.: 4/26/99

C. PUBLIC HEARING ITEMS:

- C-1. ABEYANCE - 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.: 4/26/99; IF DENIED, P.C.: FINAL ACTION. (unless appealed within 10 days)

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- C-2. ABEYANCE - 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 Density Residential) General Plan Designation], Ward 4 (Brown), APN: 138-05-801-010 and 011.

PUBLIC HEARING IF APPROVED, C.C.: 4/26/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-3. ABEYANCE - U-12-99 - CHARLESTON ASSOCIATES, LIMITED LIABILITY COMPANY ON BEHALF OF McDONALD'S CORPORATION - Request for a Special Use Permit and Site Development Plan Review on property located on the east side of Rampart Boulevard, north of Charleston Boulevard, FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED SERVICE STATION/FAST FOOD RESTAURANT, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN: 138-32-412-002.

PUBLIC HEARING IF APPROVED, C.C.: 4/26/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-4. VAC-4-99 - DEER SPRINGS/CONOUGH LIMITED LIABILITY COMPANY - Petition to Vacate portions of Conough Lane between Deer Springs Way and Rome Avenue, Ward 4 (Brown).

PUBLIC HEARING SET DATE: 4/12/99 C.C.: 4/26/99

- C-5. VAC-5-99 - 730 LIMITED - Petition to Vacate a portion of the north/south public alley generally located on the north side of Gass Avenue, between 4th Street and Las Vegas Boulevard, Ward 3 (Reese).

PUBLIC HEARING SET DATE: 4/12/99 C.C.: 4/26/99

- C-6. VAC-6-99 - CIMARRON SPRINGS LIMITED LIABILITY COMPANY - Petition to Vacate Deer Springs Way between Sky Pointe Drive and Cimarron Road, Ward 4 (Brown).

PUBLIC HEARING SET DATE: 4/12/99 C.C.: 4/26/99

- C-7. U-53-98(1) - LAS VEGAS MORTGAGE ON BEHALF OF COX COMMUNICATIONS - Request for a Review of an approved Special Use Permit on property located at 1999 North Rancho Drive TO INCREASE THE HEIGHT OF AN EXISTING MONOPOLE FROM 65 FEET TO 75 FEET IN HEIGHT, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 139-19-703-005, 008 and 011.

PUBLIC HEARING IF APPROVED, C.C.: 4/26/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-8. U-22-99 - CBC FINANCIAL CORPORATION ON BEHALF OF RAJEH ALGAITHY - Request for a Special Use Permit on property located at 750 Fremont Street FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,700 SQUARE FOOT CONVENIENCE STORE (NEVADA FOOD MARKET); AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION FROM A CHURCH, C-2 (General Commercial) Zone, Ward 3 (Reese), APN: 139-34-612-019.

PUBLIC HEARING IF APPROVED, C.C.: 4/26/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

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- C-9. U-24-99 - KATHY L. LIGHTFOOT ON BEHALF OF JAMAL JEBERAEL - Request for a Special Use Permit on property located at 1600 North Jones Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-24-401-002.

PUBLIC HEARING IF APPROVED, C.C.: 4/26/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-10. U-28-99 - CAM-MAC, LIMITED LIABILITY COMPANY [RELATED TO ITEMS B-1, Z-2-92(7) AND C-10, U-29-99] - Request for a Special Use Permit on property located on the northeast corner of Washington Avenue and Buffalo Drive FOR A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH A PROPOSED 2,993 SQUARE FOOT CONVENIENCE STORE (7-ELEVEN), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN: 138-27-201-001.

PUBLIC HEARING IF APPROVED, C.C.: 4/26/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-11. U-29-99 - CAM-MAC, LIMITED LIABILITY COMPANY [RELATED TO ITEMS B-1, Z-2-92(7) AND C-10, U-28-99] - Request for a Special Use Permit on property located on the northeast corner of Washington Avenue and Buffalo Drive FOR PACKAGE LIQUOR SALES IN CONJUNCTION WITH A PROPOSED 2,993 SQUARE FOOT CONVENIENCE STORE (7-ELEVEN), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN: 138-27-201-001.

PUBLIC HEARING IF APPROVED, C.C.: 4/26/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-12. Z-33-97(11) - LAS VEGAS METROPOLITAN POLICE DEPARTMENT [RELATED TO ITEM C-13, Z-33-97(10)] - Request for a Modification of the Lone Mountain Master Plan on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive, From: Parks/School/Recreation/Open Space To: Public Facility, Ward 4 (Brown), APN: 138-07-401-009.

PUBLIC HEARING C.C.: 4/26/99

- C-13. Z-33-97(10) - LAS VEGAS METROPOLITAN POLICE DEPARTMENT [RELATED TO ITEM C-12, Z-33-97(11)] - Request for a Site Development Plan Review on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive FOR A PROPOSED 38,613 SQUARE FOOT LAS VEGAS METROPOLITAN POLICE DEPARTMENT ACADEMY AND SUBSTATION, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 7.58 Acres, Ward 4 (Brown), APN: 138-07-401-009.

PUBLIC HEARING C.C.: 4/26/99

- C-14. Z-86-98(1) - WL HOMES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located at the northeast corner of Durango Drive and Racel Street FOR A PROPOSED 297 LOT SINGLE FAMILY SUBDIVISION WITH 171,907 SQUARE FEET OF OPEN SPACE WHERE 213,114 SQUARE FEET OF OPEN SPACE IS REQUIRED, R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 84.96 Acres, Ward 4 (Brown), APN: 125-09-201-001 and 125-09-301-001.

PUBLIC HEARING P.C.: FINAL ACTION

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- C-15. Z-15-99 - REAL ESTATE DEVELOPMENT, LIMITED LIABILITY COMPANY [RELATED TO ITEM C-16, U-25-99] - Request for a Rezoning on property located at 100 Crestline Drive From: R-1 (Single Family Residential) To: R-3 (Medium Density Residential), PROPOSED USE: 5,500 SQUARE FOOT CHILD CARE CENTER, Size: 0.29 Acres, Ward 1 (McDonald), APN: 138-35-517-001.

PUBLIC HEARING

P.C.: FINAL ACTION

- C-16. U-25-99 - REAL DEVELOPMENT LIMITED LIABILITY COMPANY [RELATED TO ITEM C-15, Z-15-99] - Request for a Special Use Permit on property located at 100 Crestline Drive FOR A PROPOSED 5,500 SQUARE FOOT CHILD CARE CENTER, R-1 (Single Family Residential) Zone, Proposed: R-3 (Medium Density Residential), Ward: 1 (McDonald), APN: 138-35-517-001.

PUBLIC HEARING IF APPROVED, C.C.: 4/26/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-17. Z-16-99 - DJI, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning on property located on the west side of Decatur Boulevard, between Elkhorn Road and Dorell Lane, From: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), To: R-PD6 (Residential Planned Development - 6 Units Per Acre), PROPOSED USE: 397 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 77.95 Acres, Ward 4 (Brown), APN: 125-24-501-001 through 008, 125-24-502-001, 125-24-103-001 and 125-24-105-001.

ON MARCH 17, 1999 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

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
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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

Michael Buckley - Chairman
Craig Galati - Vice Chairman (Arrived 5:36 PM)
Hank Gordon
Michael Mack
Marilyn Moran
Stephen Quinn (Arrived 5:38 PM)
Leni Skaar

STAFF PRESENT:

Bob Genzer - Planning & Development Dept.
Tambri Heyden - Planning & Development Dept.
Kira Wauwie - Planning & Development Dept.
Matt Pinjuv - Planning & Development Dept.
David Petrovich - 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 5:32 P.M.

Item No. A-1, FM-4-99:

Kira Wauwie, Planning and Development Department, began by saying this item was held in abeyance to work out the conditions.

Cheri Edelman, Public Works, added that everyone is in agreement with the grading.

Item No. A-8, RM-1-99:

Ms. Wauwie stated the applicant has requested abeyance because he will be out of town and wants to be at the hearing.

Item No. B-1, Z-43-98(1):

Ms. Wauwie said the applicant has requested an indefinite abeyance. They plan to make some changes to the site plan.

Item No. B-2, Z-2-92(7):

Ms. Wauwie stated staff wants the design flipped so the convenience store and pump islands are on the corner.

Commissioner Gordon asked if this has been done anywhere else.

Ms. Wauwie replied that it has been done in the Town Center.

Item No. C-1, U-4-99:

Ms. Wauwie advised that the applicant is attempting to meet with the Pastor of the nearby church. This should be held to the 4/22/99 meeting.

Item No. C-2, U-5-99:

Cheri Edelman said the reason this item was held in abeyance from a previous meeting was because of the drainage study.

Item No. C-3, U-12-99:

Ms. Wauwie stated this item was held from the 3/11/99 meeting to provide for submittal of an overall site plan. Staff wanted this item held to the 4/22/99 meeting.

Item No. C-4, VAC-4-99:

Chairman Buckley stated he received a letter from the property owner to the north in protest, who is concerned about the ingress and egress.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. C-5, VAC-5-99:

Cheri Edelman said this is a request to vacate a 20 foot alley and place a 12 foot easement. It has been difficult to get the property owners to agree to the 12 foot easement. This vacation was approved once and it expired.

Item No. C-6, VAC-6-99:

Cheri Edelman explained it is in the citizens best interest to have Cimarron go to the south. Deer Springs Way intersects at an acute angle. Cimarron intersects at a 90 degree angle. It allows traffic to go north where the roof tops are located. Councilman Brown asked that Deer Springs Way be temporarily closed. The primary movement would be on Cimarron, rather than Deer Springs Way.

Item No. C-7, U-53-98(1):

Ms. Wauwie said the applicant plans to remove one monopole.

Item No. C-8, U-22-99:

Ms. Wauwie stated staff is recommending denial on this application. It is too close to a church.

Item No. C-9, U-24-99:

Ms. Wauwie said staff is recommending denial of this application. The trash dumpster is near the Chief Auto Parts Store. It will need to be relocated farther west. The applicant may ask for withdrawal or an abeyance.

Item No. C-10, U-28-99:

Ms. Wauwie said this involves gas sales with a convenience store. Staff recommended approval.

Item No. C-11, U-29-99:

Ms. Wauwie stated the applicant has sent a letter and wants to amend the application to only beer and wine sales. They will have slot machines.

Deputy City Attorney George added that they will have to go to the City Council for a license for slot machines.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item Nos. C-12, Z-33-97(11), and C-13, Z-33-97(10):

Ms. Wauwie explained that this is a request to amend the PD zoning land use designation of the Lone Mountain Master Plan. The property owners have concerns about the design of the facility. The Conditions of Approval are still maintained.

Item No. C-14, Z-86-98(1):

Ms. Wauwie said one issue with this application is the amount of open space. The applicant has submitted new plans, but staff's presentation will be on the old plans.

Item Nos. C-15, Z-15-99, and C-16, U-25-99:

Ms. Wauwie stated the purpose of the rezoning is so they could file a special use permit application for a child care center on the site. R-3 zoning would allow for apartments as well as other types of uses. There are a lot of protests on these items.

Item No. C-17, Z-16-99:

Ms. Wauwie said this item has been withdrawn from the agenda by the applicant.

Ms. Wauwie adjourned the Briefing at 6:02 P.M.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

6:00 PM

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

CALL TO ORDER:

6:08 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

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

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

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

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

MINUTES:

Approval of the minutes of the February 25, 1999 Planning Commission Meeting.

Approval of the minutes of the February 25, 1999 Special Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 6:08 P.M.

STAFF PRESENT:

Tambri Heyden, Current Planning Manager,
Planning and Development Department
Bob Genzer, Current Planning Supervisor,
Planning and Development Department
Kira Wauwie, Senior Planner,
Planning and Development Department
Matt Pinjuv, Planner II,
Planning and Development Department
David Petrovich, Planning Supervisor,
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
Unanimous

Galati -
APPROVED
Unanimous (Subcommittee Members Only)

PLANNING COMMISSION

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MARCH 25, 1999

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ACTIONS:

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

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.

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.

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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.

ABEYANCE - FM-4-99 - MYSTIC VALLEY PHASE II - RICHMOND AMERICAN HOMES OF NEVADA

Request for a Final Map on property located at the southwest corner of Brent Lane and Durango Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 21.51 Acres, No. of Lots: 57, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. As required by Condition #2 of original Zoning Application Z-71-97, this Final Map shall depict a 20 foot wide Multi-Purpose Trail easement outside the public right-of-way on the west side of Durango Drive.

2. Site development to comply with all applicable Conditions of Approval for Z-71-97, Mystic Valley Tentative Map, all other site-related actions, all ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

3. Unit #1 must record prior to the recordation of this Final Map to provide legal access as required by the Department of Public Works.

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

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:41-6:42) 1 - 1070

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - FM-4-99 - MYSTIC VALLEY
PHASE II - RICHMOND AMERICAN HOMES OF
NEVADA

APPROVED

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

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MARCH 25, 1999

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

**TM-7-99 - IRON MOUNTAIN ESTATES -
ASTORIA HOMES, LIMITED LIABILITY
COMPANY**

Request for a Tentative Map on property located on the northwest corner of El Capitan Way and Iron Mountain Road, 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: 77.29 Acres, No. of Lots: 242, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Vacation Application VAC-3-99 must record prior to the recordation of a Final Map as required by the Department of Public Works.
2. Grant a traffic signal chord easement located behind the back of the Roadway Corridor Easement radius at the northeast corner of Iron Mountain Road and Fort Apache Road as required by the Department of Public Works.
3. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

Galati -

**APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9
THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item Nos. A-2
and A-9 because the applicant is a client of his law firm,
Gordon abstaining on Item No. A-2, and Mack not voting.**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:41-6:42) 1 - 1070

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-7-99 - IRON MOUNTAIN ESTATES -
ASTORIA HOMES, LIMITED LIABILITY
COMPANY

APPROVED

4. Site development to comply with all applicable Conditions of Approval for SD-2-99 and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.

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 condition 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: 3

PROTESTS: 0

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

FM-12-99 - RIDGE III UNIT 1 - NEW HOMES,
LIMITED LIABILITY COMPANY

Request for a Final Map on property located on the north side of Ann Road, approximately 672 feet west of Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot), Size: 12.14 Acres, No. of Lots: 82, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
2. Site development to comply with all previous Conditions of Approval for the Ridge III Tentative Map.
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. Also, as necessary, all easements relating to the placement of or access to traffic control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:41-6:42) 1 - 1070

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-12-99 - RIDGE III UNIT 1 - NEW HOMES,
LIMITED LIABILITY COMPANY

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

FM-14-99 - TENAYA FARMS UNIT 1 - T.E.S. LIMITED

Request for a Final Map on property located on the northeast corner of Buffalo Drive and Farm Road, U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 39.36 Acres, No. of Lots: 81, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all previous Conditions of Approval for the Tenaya Farms Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
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. Also, as necessary, all easements relating to the placement of or access to traffic control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:41-6:42) 1 - 1070

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-14-99 - TENAYA FARMS UNIT 1 - T.E.S.
LIMITED

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

**FM-15-99 - TENAYA FARMS UNIT 2 - T.E.S.
LIMITED**

Request for a Final Map on property located on the northwest corner of Tenaya Way and Farm Road, U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 39.39 Acres, No. of Lots: 79, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all previous Conditions of Approval for the Tenaya Farms Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
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. Also, as necessary, all easements relating to the placement of or access to traffic control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:41-6:42) 1 - 1070

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-15-99 - TENAYA FARMS UNIT 2 - T.E.S.
LIMITED

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

**FM-16-99 - ROMANO RIDGE SUBDIVISION
UNIT 2 - ROMANO REALTY, INC.**

Request for a Final Map on property located on the north side of El Campo Grande Avenue, approximately 700 feet east of Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot), Size: 11.87 Acres, No. of Lots: 81, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all previous Conditions of Approval for the Romano Ridge Subdivision Tentative Map.
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. Also, as necessary, all easements relating to the placement of or access to traffic control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.
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 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:41-6:42) 1 - 1070

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-7.

FM-17-99 - BELVEDERE UNIT ONE - PRESLEY HOMES

Request for a Final Map on property located on the northwest corner of Arbordale Place and Town Center Drive, PC (Planned Community) Zone, Size: 1.94 Acres, No. of Lots: 6, Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all previous Conditions of Approval for the Belvedere Tentative Map.
2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
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.
4. 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 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS. Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:41-6:42) 1 - 1070

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8:

RM-1-99 - A PORTION OF THE ARTESIAN
HEIGHTS TRACT NO. 1 - KENNETH
GLASSER

Request for a Reversionary Map on property located on the north side of Del Monte Avenue, approximately 86 feet east of Vista Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-D (Single Family Residential-Restricted), Size: 0.66 Acre, No. of Lots: 1, Ward 1 (McDonald).

ON MARCH 17, 1999 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 22, 1999 PLANNING COMMISSION MEETING.

Galati -

ABEYANCE TO THE 4/22/99 PLANNING COMMISSION MEETING.

Unanimous

KIRA WAUWIE, Planning and Development Department, stated the applicant requested this item be held to the 4/22/99 meeting in order that the applicant could be present.

To be heard by the Planning Commission on 4/22/99.

(6:11-6:12) 1 - 98

PLANNING COMMISSION

MEETING OF
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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-9.

TM-24-97(1) - SHENANDOAH -
DEVELOPERS OF NEVADA, LIMITED
LIABILITY COMPANY

Request for an Extension of Time for a Tentative Map on property located on the northwest corner of Tenaya Way and Haley Avenue, U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 37.98 Acres, No. of Lots: 80, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Conformance to the Conditions of Approval for Zoning Application Z-129-97, TM-24-97 or (Shenandoah Tentative Map) 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.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:41-6:42) 1 - 1070

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-10.

TM-68-97(1) - NAPA HILLS BY LEWIS HOMES
- LEWIS HOMES OF NEVADA

Request for an Extension of Time for an approved Tentative Map on property located on the southwest corner of Sageberry Drive and Pavilion Center Drive, PC (Planned Community) Zone, Size: 31.73 Acres, No. of Lots: 256; Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Conformance to the Conditions of Approval for Zoning Application Z-135-93, TM-68-97 (Napa Hills by Lewis Homes Tentative Map) 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.

2. The Tentative Map will expire on February 26, 2000.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS. Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:41-6:42) 1 - 1070

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PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-11.

A-3-99(A) - VELTMAN CONSULTING SERVICES, ET AL

Petition to Annex property generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, Ward 4 (Brown), APN's 125-18-501-001, 002, 003, 004, 005, 006, 007 and 008 through 013; 125-18-601-001, 002, 003 and 004 through 006, 008, 009, 010 and 011; 125-18-701-002, 004, 006, 009 through 014; 125-18-702-001 through 005 and 007; 125-18-801-006 through 012 and 014 through 016; 125-19-501-001, 002, 005, 007 through 009, 011 through 014, 015 and 016 through 019, 125-19-502-002; 125-19-601-002 through 006, 007, 008, 009, 011, 013 and 014; 125-19-602-001, 003, 004, 006, 011; 125-19-701-002, 003, 004, 005, 006, 007 and 009; 125-20-101-001 through 003, 006 through 009, 013, 014, 016 and 017; 125-20-201-001 through 010 and 012 through 019; 125-20-301-001, 003 through 005, 008, 009, 011 through 013 and 016.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This item to be forwarded to the City Council as a new Bill (Ordinance).

(6:41-6:42) 1 - 1070

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-12.

A-11-99(A) - CITY OF LAS VEGAS

Petition to Annex property generally on the south side of Alexander Road, approximately 965 feet west of Durango Drive, containing approximately 2.5 acres of land, Ward 4 (Brown), APN: 138-08-501-005.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This item to be forwarded to the City Council as a new Bill (Ordinance).

(6:41-6:42) 1 - 1070

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-13.

A-12-99(A) - CITY OF LAS VEGAS

Petition to Annex property generally located on the northwest corner of Fort Apache Road and Gilmore Avenue, containing approximately 5 acres of land, Ward 4 (Brown), APN: 138-07-501-014.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS:

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This item to be forwarded to the City Council as a new Bill (Ordinance).

(6:41-6:42) 1 - 1070

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-14.

A-13-99(A) - CITY OF LAS VEGAS

Petition to Annex property generally located on the northwest corner of Gowan Road and The Western Beltway, containing approximately 10 acres of land, Ward 4 (Brown), APN: 137-12-201-011.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This item to be forwarded to the City Council as a new Bill (Ordinance).

(6:41-6:42) 1 - 1070

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ITEM

ACTION

A-15.

A-14-99(A) - CITY OF LAS VEGAS

Petition to Annex property generally located on the northwest corner of Chieftain Street and Gilmore Avenue, containing approximately 10 acres of land, Ward 4 (Brown), APN: 138-07-501-012.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This item to be forwarded to the City Council as a new Bill (Ordinance).

(6:41-6:42) 1 - 1070

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ITEM

ACTION

A-16.

A-15-99 - CITY OF LAS VEGAS

Petition to Annex on property generally located on the southeast corner of Buffalo Drive and Alexander Road, containing approximately 15.8 acres of land, Ward 4 (Brown), APN's: 138-10-101-015 and 016.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-16, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-2 and A-9 because the applicant is a client of his law firm, Gordon abstaining on Item No. A-2, and Mack not voting.

CHAIRMAN BUCKLEY stated this is a Consent item.

This item to be forwarded to the City Council as a new Bill (Ordinance).

(6:41-6:42) 1 - 1070

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ITEM

ACTION

B.

NON PUBLIC HEARING ITEMS:

B-1.

ABEYANCE - Z-43-98(1) - PECCOLE FAMILY LIMITED PARTNERSHIP

Request for a Site Development Plan Review on property located on the south side of Alta Drive, east of Hualapai Way, FOR A SPORTS COMPLEX CONSISTING OF 140 TIMESHARE CONDOMINIUMS, A TENNIS CLUB, AND A HEALTH SPA, From: U (Undeveloped) Zone [TC (Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Size: 16.87 Acres, Ward 2 (Adamsen), APN: 138-31-610-005.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

ABEYANCE INDEFINITELY

Unanimous

KIRA WAUWIE, Planning and Development Department, stated the applicant has requested an indefinite abeyance of this item in order to provide for a redesign and reevaluation of the site.

KENT BARRY, Peccole Family Limited Partnership, 851 South Rampart Boulevard, Suite 100, appeared and represented the applicant. They are still working on the site plan. They would like to have this item held in abeyance indefinitely.

(6:12-6:14) 1 - 135

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ITEM

ACTION

B-2.

Z-2-92(7) - CAM-MAC, LIMITED LIABILITY COMPANY [RELATED TO ITEMS C-10, U-28-99 AND C-11, U-29-99]

Request for a Site Development Plan Review on property located on the northeast corner of Washington Avenue and Buffalo Drive FOR A PROPOSED 2,993 SQUARE FOOT CONVENIENCE STORE (7-ELEVEN), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 1.29 Acres, Ward 2 (Adamsen), APN: 138-27-201-001.

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. The auto smog check kiosk shall be designed with the same architectural elements shown on the convenience store and pump island canopy elevation plans.
2. An amended site plan shall be submitted for review and approval by the Planning and Development Department, depicting the site redesigned with the convenience store located on the southwest corner of the site at the back of the required landscape planters and with the gasoline pump island located on the northeast side of the site behind the convenience store.
3. All development shall be in conformance with the building elevations.
4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. The number and location of driveways shall be in accordance with the approved Traffic Impact Analysis.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND CONDITION NO. 2 AMENDED TO "IN ACCORDANCE WITH THE SITE PLAN AS SUBMITTED" AND ADDITIONAL CONDITION OF ELIMINATION OF THE SMOG CHECK KIOSK AND SEPARATE SITE DEVELOPMENT PLAN REVIEW APPLICATION FILED FOR KIOSK.

Motion carried with Gordon abstaining from voting because his firm owns the property across the street.

CHAIRMAN BUCKLEY announced the special use permit on the liquor sales has been amended to just beer and wine sales.

KIRA WAUWIE, Planning and Development Department, stated this site is currently unimproved. It is adjacent to a larger piece of property that is proposed for development as a commercial center. Adjacent to the property to the north is an existing multi-family residential development. There is single family to the east and northeast. The property immediately to the south is unimproved and has not yet come in for development consideration. The property farther to the southeast has been approved for a commercial strip center with two pad sites. The property immediately to the west of this site is zoned for commercial development and has been constructed with a gasoline service station on the immediate corner and commercial retail behind that piece.

The site plan depicts a traditionally designed convenience store site with the building located well off the street frontage and the service station island located in front of the convenience store and parallel to Buffalo Drive. The total square footage of the building is 2,993 square feet. The floor area ratio is 0.05. There will be a small kiosk building located on the site proposed on the back side of the landscape planter along Washington Avenue. The convenience store building height is 24 feet and the canopy height is slightly lower at 21 feet. There is adequate parking provided on the site with three extra parking spaces. The smog facility does not take up any of the required parking. The design is staff's primary concern. Staff would like to reverse the view of the development from the street and that would place the convenience store building at the back of the landscaped planter with the pump islands located to the rear or behind the building. The wall of the building would be an attractive backdrop for the landscaping. This design has been approved in other parts of the community. Staff feels this is appropriate at this location.

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ACTION

Z-2-92(7) - CAM-MAC, LIMITED LIABILITY COMPANY [RELATED TO ITEMS C-10, U-28-99 AND C-11, U-29-99]

5. If not already provided by the Master Developer, construct the full-width driveway access and appropriate on-site paving to allow two-way traffic circulation from the public street system to and from this pad site prior to occupancy of this pad site as required by the Department of Public Works. Additional secondary paved access drives shall also be constructed if on-site traffic circulation patterns so require as determined by the Traffic Engineer.

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

7. Site development to comply with all applicable Conditions of Approval for the Buffalo Center Commercial Subdivision, Z-2-92 and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

8. 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 developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

In regard to the smog kiosk facility, the elevations do not conform with the elevations of the convenience store and accessory canopy pump islands.

Staff has met with the applicant and encouraged a redesign of the site. However, the applicant has decided not to pursue that, so staff recommended denial.

DION GEORGE, A.C.E. Architects, Inc., 2225 Green Vista Drive, Suite 308, Sparks, Nevada 89431, appeared and represented the applicant. He forwarded a letter to staff after reviewing staff's recommendations to amend the special use permit for package liquor sales to just beer and wine sales. He was notified by staff that the gaming and beer and wine were not needed if he pursued the packaged liquor special use permit. He intends to have slot machines on this property.

He objected to changing the placement of the building adjacent to the right-of-way. The Southland Corporation does not object to that in some circumstances, but because there is another convenience store across the street it would be an unfair business advantage that this store would not have the visibility to the street that that store has.

There will be additional landscape setbacks for future right-of-ways. There will be 20 feet of landscaping along the Buffalo frontage and 30 feet along the Washington frontage to allow for an exclusive right turn lane. The trees will be placed 18 feet on center along both frontages. They have raised the landscape berm and lowered the site to mitigate the impact of the gasoline islands adjacent to the street. With the nature of this site and the Lowe's hardware store there is a 27 foot grade change between Buffalo and the end of the development to the east.

The smog kiosk is not an item they will be pursuing immediately. They do not have a signed lease so they don't have a design or exact size of that site. He concurred with the conditions.

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ACTION

Z-2-92(7) - CAM-MAC, LIMITED LIABILITY COMPANY [RELATED TO ITEMS C-10, U-28-99 AND C-11, U-29-99]

9. 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.

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

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

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

13. 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.

14. 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.

COMMISSIONER SKAAR asked how high the berm is and from the street grade how much lower the gas pumps will be.

MR. GEORGE responded that on Buffalo Drive there is an elevation of 73.40 feet. The berm will be approximately 3 feet high. The elevation on the interior of the lot on the westerly edge of the property will be at 70.30 feet. Therefore, this property is 3 feet below the right-of-way with an additional 3 feet of berm, making it 6 feet. As the site slopes to the east the store elevation is at 69 feet. There is 7 feet of grade change between the top of the berm and the actual store itself. With the number of trees and amount of setback there can be additional landscaping in the area.

To be heard by the City Council on 4/26/99.

(6:42-7:06) 1 - 1120

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ITEM

ACTION

Z-2-92(7) - CAM-MAC, LIMITED LIABILITY COMPANY [RELATED TO ITEMS C-10, U-28-99 AND C-11, U-29-99]

APPROVED

15. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the 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

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ITEM

ACTION

C.

PUBLIC HEARING ITEMS:

C-1:

ABEYANCE - 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 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.

STAFF RECOMMENDATION:

DENIAL OF THE OFF-PREMISE SALE OF BEER AND WINE AND WAIVER OF THE MINIMUM DISTANCE SEPARATION; AND APPROVAL OF THE SERVICE STATION (GASOLINE SALES)

NOTICES MAILED: 181

APPROVALS: 0 3/25/99 PC
0 2/25/99 PC

PROTESTS: 0 3/25/99 PC
1 2/25/99 PC

Galatl -

ABEYANCE TO THE 4/22/99 PLANNING COMMISSION MEETING TO PROVIDE TIME FOR APPLICANT TO MEET WITH NEARBY PROPERTY OWNERS.

Unanimous

CHAIRMAN BUCKLEY stated there has been a request from the applicant to hold this item in abeyance for 30 days. The applicant is attempting to meet with the Pastor of the church next door.

ATTORNEY PAUL LARSEN, Lionel, Sawyer & Collins, 300 South 4th Street, said they have attempted to meet with the Pastor of the church. He has been out of town for three weeks. Since he returned they have been attempting to meet with him. They sent a letter requesting this item be held for 30 days, or at least two weeks.

To be heard by the Planning Commission on 4/22/99.

(6:14-6:16) 1 - 180

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-2.

ABEYANCE - 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 Density Residential) General Plan Designation], Ward 4 (Brown), APN's 138-05-801-010 and 011.

NOTICES MAILED: 129

APPROVALS: 0 3/25/99 PC
0 2/25/99 PC

PROTESTS: 0 3/25/99 PC
2 2/25/99 PC

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Dedicate 40 feet of right-of-way adjacent to this site for El Capitan Way and 30 feet for Julian Road as required by the Department of Public Works.

2. Provide proof to the City that permanent legal access to this site through adjacent Clark County jurisdiction shall be provided prior to the recordation of a Final Map for this site. If such cannot be obtained, this site shall be modified to take access from El Capitan Way as required by the Department of Public Works.

3. Provide a minimum of two lanes of paved legal access to this site along a logical route prior to final inspection of any units in this development as required by the Department of Public Works. All construction vehicles shall access this site from a paved roadway surface.

4. Construct half-street improvements including appropriate overpaving, if legally able, on El Capitan Way and Julian Road adjacent to this site as required by the Department of Public Works.

Mack -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous

MATT PINJUV, Planning and Development Department, stated at the February 25, 1999 Planning Commission meeting, this item was held in abeyance at the request of the applicant in order to review staff's recommendations. The site plan shows a nine (9) lot single family residential subdivision. The lots will have frontage on a 40 foot wide private street that connects to Julian Road on the east side of the site. The minimum size of the lots is 20,000 square feet. The Zoning Code establishes standards for the approval of private streets. The submitted plan shows the proposed streets to be a minimum of 40 feet wide. The street will be mapped as a separate common lot to be owned and maintained by a homeowner's association. The requirements of the code have been met and staff has no objection to the private street for this subdivision. The Department of Public Works has comments regarding how this site will be provided legal access. Currently there is no dedication of public right-of-way to connect Julian Road to an existing street. This access must be provided or the subdivision be redesigned to utilize El Capitan Way as the access for the private street. Staff recommended approval, subject to the conditions.

LARRY BITTON, P.B.S. & J. 901 North Green Valley Parkway, Suite #100, Henderson, Nevada 89014, appeared and represented the applicant. The applicant objected to contributing towards the Lone Mountain Construction Basin Outfall.

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 4/12/99 meeting. The Public Hearing will be heard by the City Council on 4/26/99.

(7:06-7:09) 1 - 2060

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ITEM

ACTION

ABEYANCE - U-5-99 - AMERICAN WEST HOMES

APPROVED

5. Contribute \$7,500.00 to partially fund a traffic signal system at the intersection of Alexander Road and El Capitan 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.

6. Meet with the Collection Systems Planning Section of Public Works to establish an acceptable alignment to provide public sewer to this site, prior to the submittal of construction drawings as required by the Department of Public Works. The developer shall comply with the recommendations of the Collection Systems Planning Engineer and all necessary easements shall be in place prior to the issuance of any grading or building permits.

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

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ITEM

ACTION

ABEYANCE - U-5-99 - AMERICAN WEST HOMES

APPROVED

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. This site shall also be responsible to contribute monies to partially fund the Lone Mountain Detention Basin storm sewer outfall facilities associated with this drainage improvement facility; the amount of such monies shall be determined within the required Drainage Plan/Study and shall be contributed prior to the issuance of any permits or the release of a Final Map for recordation as required by the Department of Public Works.

9. A Homeowner's Association shall be established to maintain all private drives and/or streets, perimeter walls, 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.

10. 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 submittal of a Tentative Map.

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

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ITEM

ACTION

C-3.

ABEYANCE - U-12-99 - CHARLESTON ASSOCIATES, LIMITED LIABILITY COMPANY ON BEHALF OF McDONALD'S CORPORATION

Request for a Special Use Permit and Site Development Plan Review on property located on the east side of Rampart Boulevard, north of Charleston Boulevard, FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED SERVICE STATION/FAST FOOD RESTAURANT, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN: 138-32-412-002.

NOTICES MAILED: 200

APPROVALS: 0

PROTESTS: 3
1 Person in Audience

Galati -

ABEYANCE TO THE 4/22/99 PLANNING COMMISSION MEETING TO PROVIDE FOR THE REVIEW AND APPROVAL OF AN OVERALL SITE PLAN FOR SHOPPING CENTER.

Motion carried with Gordon abstaining from voting.

KIRA WAUWIE, Planning and Development Department, stated this item was held in abeyance at the 3/11/99 meeting in order to provide for the submittal of a site plan for the surrounding shopping center. That site plan has been submitted and is scheduled for the 4/22/99 meeting. Therefore, this item should be held in abeyance also so the Special Use Permit and Site Development Plan Review can be heard simultaneously.

GREG BORGEL, 300 South 4th Street, appeared and represented the applicant. They would be agreeable to having this item held in abeyance to the 4/22/99 meeting so it can be heard with the overall Site Development Plan Review, which has been filed and scheduled for that date. They noticed the beer and wine that is in conjunction with the convenience market was not included in the application, so this will be renotified. The applicant would like to turn in for review his building permit plans.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was one person present in the audience in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 4/22/99.

(6:16-6:19) 1 - 240

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4.

VAC-4-99 - DEER SPRINGS/CONOUGH
LIMITED LIABILITY COMPANY

Petition to Vacate portions of Conough Lane between Deer Springs Way and Rome Avenue, Ward 4 (Brown).

NOTICES MAILED: 5

APPROVALS: 0

PROTESTS: 1 Letter

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. A 20 foot wide public sewer easement shall be retained over that portion of the Conough Lane alignment where public sewer will be required to service the adjacent sites as required by the Department of Public Works.

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

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

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

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous

MATT PINJUV, Planning and Development Department, stated this is a request to vacate Conough Lane between Deer Springs Way and Rome Avenue. The applicant's justification letter states that this request is necessary to allow development of the parcel to the west. Conough Lane is currently unimproved and approval of this request would not eliminate public street access to any abutting parcels. This request is also being made to satisfy the Condition of Approval for a site development plan approved by the City Council on the parcel to the west. Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 4/12/99 meeting. The Public Hearing will be heard by the City Council on 4/26/99.

(7:09-7:11) 1 - 2170

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ITEM

ACTION

VAC-4-99 - DEER SPRINGS/CONOUGH
LIMITED LIABILITY COMPANY

APPROVED

5. The Order of Vacation 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 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.

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

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ITEM

ACTION

C-5.

VAC-5-99 - 730 LIMITED

Petition to Vacate a portion of the north/south public alley generally located on the north side of Gass Avenue, between 4th Street and Las Vegas Boulevard, Ward 3 (Reese).

NOTICES MAILED: 7

APPROVALS: 0

PROTESTS: 1
1 Speaker

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Provide a minimum twelve (12) foot wide public access easement across that portion of Parcel No. 139-34-410-156 not used for parking, to accommodate one-way traffic circulation connecting the existing driveway on Las Vegas Boulevard to that portion of the public alley not being vacated by this request. The final alignment of the access corridor shall be determined by the Landlord and the City Planning Engineers as required by the Department of Public Works.
2. Public sewer and public drainage easements shall be retained over the entire area to be vacated as required by the Department of Public Works. However, no public drainage easement shall be retained on areas where new building or entrance features are constructed.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

Mack -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting because his brother has an ownership in this property and Galati abstaining from voting because he was involved in the renovation of this building and the original application.

MATT PINJUV, Planning and Development Department, stated this request is for a vacation of a north/south public alley located on the north side of Gass Avenue, between 4th Street and Las Vegas Boulevard. The applicant's justification letter states the request is necessary to accommodate portions of an existing structure. This application has been submitted to allow the abandonment of an alley separating parcels developed with an office building and accessory parking lot. Staff has no objection to the approval of this request. Staff recommended approval, subject to the conditions.

ATTORNEY CHRISTOPHER BYRD, 300 South 4th Street, appeared and represented the applicant. He concurred with staff's conditions.

COMMISSIONER MORAN declared the Public Hearing open.

GREG KOPPE, 711 South 4th Street, appeared in protest. He was concerned that the easement is narrow. The current easement is 12 feet in width and the alley being abandoned is 20 feet. That doesn't seem like a narrow path currently because there is 38 feet available. The legal standard is only 12 feet. If there is a change in the use of the land the easement could be insufficient in size and width for garbage trucks, etc. The width should be similar in width to the alley that is 20 feet. Another concern he had was that the City will only be retaining a reciprocal easement, rather than a dedication of land. As such he wondered who would maintain the easement. He requested this item be held in abeyance so standards could be set or a dedication considered.

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ITEM

ACTION

VAC-5-99 - 730 LIMITED

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

5. The Order of Vacation shall not be recorded until all of the above conditions have been met. City staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five (5) 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 for other easements that would/should cross any right-of-way being vacated must be retained.

6. 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.

COMMISSIONER GORDON clarified with the protester that he would like a non-exclusive easement for ingress and egress for underground utilities.

MR. KOPPE responded that he would like a dedication of the property to the City that is sufficiently similar to the existing alley.

DAVID ROARK, 5425 Painted Mirage, appeared and represented the City of Las Vegas. The City Council has already pre-approved a lease agreement and vacation. The 12 foot easement is standard and required by Public Works.

COMMISSIONER MORAN declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 4/12/99 meeting. The Public Hearing will be heard by the City Council on 4/26/99.

(7:11-7:19) 1 - 2225

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ITEM

ACTION

C-6.

VAC-6-99 - CIMARRON SPRINGS LIMITED
LIABILITY COMPANY

Petition to Vacate Deer Springs Way between Sky
Pointe Drive and Cimarron Road, Ward 4 (Brown).

NOTICES MAILED: 2

APPROVALS: 0

PROTESTS: 1 Speaker
1 Letter

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The vacation application shall be amended to include the north half of Deer Springs Way as required by the Department of Public Works.

2. Prior to recordation of an Order of Vacation for this site, an alternative access route connecting Deer Springs Way to Sky Pointe Drive (e.g. extension of Cimarron Road southward) shall be provided as dedicated right-of-way or roadway easement, and a minimum of two lanes of paving shall be in place to preserve the existing paved access as required by the Department of Public Works.

3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. The drainage study required by Z-36-98 may be used to satisfy this condition. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

**Galati -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous**

MATT PINJUV, Planning and Development Department, stated this request is for a vacation of right-of-way of Deer Springs Way between Sky Pointe Drive (Frontage Road) and Cimarron Road. The applicant's justification letter states the request is necessary to allow development of the parcel to the south.

The request is for the south 40 feet of Deer Springs Way which would result in a 40 foot half street to the north. Therefore, staff recommended amending the request to include the north 40 feet, for a total of 80 feet. The request would not eliminate public street access to any abutting parcel nor would it conflict with any existing City requirements. In addition, the request will satisfy the Condition of Approval for the site development plan approved by the City Council for the commercial development south of Deer Springs Way.

Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

DAVE GARRISON appeared and represented World Premier Investments in protest. They are currently in negotiations with the adjoining property owner to the north of Deer Springs Way. **He presented a copy of a letter in opposition.** This is a corner property and is anticipated to be developed with a shopping center. Vacating Deer Springs Way negates the price that the owner paid because of it being a corner parcel.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ITEM

ACTION

VAC-6-99 - CIMARRON SPRINGS LIMITED LIABILITY COMPANY

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

5. Retain a 20 foot wide public sewer easement on the south side of the centerline of Deer Springs Way as required by the Department of Public Works. This condition shall not be enforced if an alternative public sewer access plan to service the existing parcels to the north of this site is presented to and approved by the City Planning Engineer.

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

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

8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all

CHERI EDELMAN, Public Works, explained that staff has been working with the applicant to the south of this property. They feel Cimarron Road should be the main traffic way. First of all, the existing alignment of Deer Springs Way, the way that it intersects the frontage road, is at an acute angle. That is not a safe method of intersecting. The applicant is willing to do the dedication to continue Cimarron to the south and correct the intersection angle.

MR. PSIODA explained that Cimarron would come down and meet the frontage road at a 90 degree angle. They have worked with staff to get the alignment down. The majority of the traffic will be going north and south in this area. They have to barricade Deer Springs Way because of previous action. It is not sure whether Deer Springs Way will progress past Conough Lane. There is no reason for Deer Springs Way to intersect with the frontage road because it doesn't go anywhere. All the traffic will be going north. Their improvement plans are ready to be submitted.

MS. EDELMAN said that at the east end of this site the applicant is required to put a temporary barricade on Deer Springs Way because there is some thought that Deer Springs Way will not go through to the east. The main goal is to have traffic go to the north.

The City Council will set a date for a Public Hearing on this item at their 4/12/99 meeting. The Public Hearing will be heard by the City Council on 4/26/99.

(7:47-7:55) 2 - 290
Recess

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ACTION

VAC-6-99 - CIMARRON SPRINGS LIMITED
LIABILITY COMPANY

APPROVED

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.

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-7.

U-53-98(1) - LAS VEGAS MORTGAGE ON BEHALF OF COX COMMUNICATIONS

Request for a Review of an approved Special Use Permit on property located at 1999 North Rancho Drive TO INCREASE THE HEIGHT OF AN EXISTING MONOPOLE FROM 65 FEET TO 75 FEET IN HEIGHT, C-2 (General Commercial) Zone, Ward 4 (Brown), APN's: 139-19-703-005, 008 and 011.

NOTICES MAILED: 68

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The second communications tower on this site shall be removed prior to the issuance of any building permit for the increase height of the subject monopole as required by the Planning and Development Department.
2. All development shall be in conformance with the elevation plans.
3. Any antenna arrays not in use must be removed.
4. The communication tower shall be designed a monopole.
5. All trash and debris shall be removed from this site within 60 days of this approval.
6. All development shall be in compliance with all applicable Conditions of Approval of U-53-98 and all subsequent approvals.

Mack -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND CONDITION NO. 1 AMENDED TO STATE THAT WITHIN 60 DAYS OF CONSTRUCTION OF THE PROPOSED TOWER THAT INCREASES THE HEIGHT ONE EXISTING TOWER A TOWER SHALL BE REMOVED FROM THE SITE LEAVING ONE TOWER ON THE SITE.

Unanimous

MATT PINJUV, Planning and Development Department, stated this request is for review of an approved special use permit on property located at 1999 North Rancho Drive to increase the height of an existing monopole from 65 feet to 75 feet. The applicant's justification letter indicates the tower is being raised to provide better service in the area.

This is an existing cellular monopole located on a mini storage site. The applicant is proposing to increase the height of the monopole 10 feet to an overall height of 75 feet. This monopole is shared by two different cellular service providers. The height increase will allow the provider with the lower array to provide better service.

Staff has no objection to the increase of height of the existing monopole to an overall height of 75 feet. The plans submitted as part of the original special use permit indicated the second monopole on the site was to be removed. Site inspection determined this has not yet been done. As part of this approval, staff recommended the second monopole be removed prior to the issuance of any permits to increase the height of the subject monopole.

Staff recommended approval, subject to the conditions.

CHRIS WENER, Spectrum Surveying and Engineering, 3002 Rigel Avenue, appeared and represented Cox Communications. He requested Condition No. 1 be amended to allow 60 days to install the new pole and then take the old pole out because the antenna arrays could then be switched. The second pole has not been removed yet because when the new pole was put up for co-location it did not work so they need a use permit to raise it 10 feet.

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U-53-98(1) - LAS VEGAS MORTGAGE ON
BEHALF OF COX COMMUNICATIONS

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR clarified with the applicant that there has already been an array on the tower which duplicates what's on the tower that is to be removed, but after it was put on it did not work.

MR. WENER said that is correct.

MR. PINJUV said staff would be agreeable to the 60 day request by the applicant.

MS. WAUWIE suggested a rewording of Condition No. 1 as follows: "Within 60 days of construction of the proposed tower that increases the height of the existing tower a tower shall be removed from the site leaving one tower on the site."

The City Council will set a date for a Public Hearing on this item at their 4/12/99 meeting. The Public Hearing will be heard by the City Council on 4/26/99.

(8:02-8:09) 2 - 564

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ITEM

ACTION

C-8.

U-22-99 - CBC FINANCIAL CORPORATION
ON BEHALF OF RAJEH ALGAITHY

Request for a Special Use Permit on property located at 750 Fremont Street FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 1,700 SQUARE FOOT CONVENIENCE STORE (NEVADA FOOD MARKET); AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION FROM A CHURCH, C-2 (General Commercial) Zone, Ward 3 (Reese), APN: 139-34-612-019.

NOTICES MAILED: 142

APPROVALS: 0

PROTESTS: 2
1 Speaker

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. This use shall comply with all requirements of Title 6.50 of the City of Las Vegas Municipal Code.
2. This does not constitute approval of a liquor license.
3. All City Code requirements and design standards of all City departments must be satisfied.

**Gordon -
DENIED (WITHIN 400 FEET OF TWO CHURCHES)
Motion carried with Moran voting "No."**

MATT PINJUV, Planning and Development Department, stated this request is for a special use permit on property located at 750 Fremont Street to allow the off-premise sale of beer and wine in conjunction with an existing 1,700 square foot convenience store and waiver of the minimum 400 foot distance separation from a church. The applicant's justification letter indicates this will allow the operator of the convenience store to provide a more varied selection for the convenience of the residents and hotel/motel guests in the area.

The convenience store is located within an existing building on the northwest corner of Fremont Street and 8th Street. The site plan indicates there are 16 parking spaces on the north side of the property. The floor plan shows there will be a counter at the rear of the store for package liquor sales. No changes are proposed for the exterior of the building.

The proposed use does not comply with the Zoning Code regarding liquor sales. The Code requires the off-premise sale of beer and wine to be a minimum of four hundred feet (400') from any church. Staff does not support the request for a waiver of the distance requirement because of the potential negative impact on these protected uses. The package liquor sales as shown on the floor plan cannot be allowed as part of this request. If this special use permit were to be approved it would be for off-premise sale of beer and wine only. Additionally, the applicant has failed to demonstrate that this use can be operated in a manner that is harmonious and compatible with the surrounding land uses.

Staff recommended denial.

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ACTION

U-22-99 - CBC FINANCIAL CORPORATION
ON BEHALF OF RAJEH ALGAITHY

ATTORNEY REX BELL, 550 East Charleston Boulevard, Suite B, appeared and represented the applicant, Rajeh Algaithy. The convenience store is already operating. Most convenience stores have beer and wine off-premise sales. There will not be any liquor sold on the premises. Without being able to sell beer and wine it is unlikely the store will be able to continue operating.

COMMISSIONER GORDON asked how long the convenience store has been operating.

ATTORNEY BELL answered that it has been operating two and a half months.

CHAIRMAN BUCKLEY declared the Public Hearing open. He said he received a protest from the Fremont Street Experience.

AL GALLEG0, Citizen of Las Vegas, appeared in protest. The person who owns this store knew there was another store in the area asking for a beer and wine license. The City Council approved that request for the sale of six packs only. Persons interested in the redevelopment of the downtown area are objecting to the sale of more beer and wine. This will set a precedent for businesses wanting to sell beer and wine close to schools and churches.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER GORDON asked what this property was used for prior to it being a convenience market recently.

REX BELL answered that it was a jewelry store. He added that at 9th and Ogden there is a Catholic Church and a nearby store that sells off-premise sale of beer and wine. They have had discussions with Jesus of Nazareth Church in regard to this application. He thought St. Joseph Church in the area is outside the four hundred foot (400) requirement.

MR. PINJUV said staff would like a condition added regarding the sale of individual containers and screw type wine and wine coolers. This will be a standard condition in the future.

This is final action.

(8:09-8:19) 2 - 820

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-9.

U-24-99 - KATHY L. LIGHTFOOT ON BEHALF
OF JAMAL JEBERAEEL

Request for a Special Use Permit on property located at 1600 North Jones Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-24-401-002.

NOTICES MAILED: 447

APPROVALS: 0

PROTESTS: 2

Skaar -

ABEYANCE TO THE 4/8/99 PLANNING COMMISSION MEETING TO ALLOW APPLICANT TO MEET WITH NEIGHBORING PROPERTY OWNERS.

Motion carried with Galati not voting.

COMMISSIONER SKAAR stated the homeowners for the Rock Creek condominiums on each side maintained that they have a recorded easement across a portion of the parking lot on this property. It is unknown what that legally entails. The Homeowners Association is having their meeting on 3/30/99. The owner of the property said that she or a legal representative would be present at that meeting to resolve some of the issues. It would be in the best interest of the applicant to have this item held in abeyance until after the Homeowners Association meeting to see if the owner and adjacent homeowners can work out the problems with the easement. There does not seem to be any opposition with the convenience store, but there is an issue of the easement across this property.

JAMAL JEBERAEEL was concerned about this item being held in abeyance because of the costs he is incurring.

CHAIRMAN BUCKLEY said the earliest this item could be heard is April 8th. At the present time staff is recommending denial.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There were three persons in the audience in favor of having this item held in abeyance.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER QUINN asked when the homeowners were notified of this Planning Commission meeting.

MS. WAUWIE responded that the homeowners were notified a couple of weeks ago.

COMMISSIONER QUINN wondered why the homeowners meeting could not have been scheduled prior to this Planning Commission meeting.

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U-24-99 - KATHY L. LIGHTFOOT ON BEHALF
OF JAMAL JEBERAEEL

COMMISSIONER SKAAR added that it was her understanding the Homeowners Association had made several attempts to contact the owner, which has now been done. The owner is planning to contact the Homeowners Association as soon as he is able to reach his attorney.

DIANE FREDERICKS, President, Homeowners Association, said they had to make arrangements for the meeting next week, which is why it is not being held prior to this Planning Commission meeting.

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

(6:19-6:28) 1 - 350

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ITEM

ACTION

C-10.

U-28-99 - CAM-MAC, LIMITED LIABILITY COMPANY [RELATED TO ITEMS B-2, Z-2-92(7) AND C-11, U-29-99]

Request for a Special Use Permit on property located on the northeast corner of Washington Avenue and Buffalo Drive FOR A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH A PROPOSED 2,993 SQUARE FOOT CONVENIENCE STORE (7-ELEVEN), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN: 138-27-201-001.

NOTICES MAILED: 599 (Mailed with U-29-99)

APPROVALS: 0

PROTESTS: 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

1. If this special use permit is not exercised within one (1) year of the approval, the special use permit shall be void unless an Extension of Time is granted.
2. All site development shall be in conformance with the Conditions of Approval of Z-2-92(7).

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Moran voting "No" and Gordon abstaining from voting.

KIRA WAUWIE, Planning and Development Department, stated this site is currently unimproved. It is adjacent to a larger piece of property that is proposed for development as a commercial center. Adjacent to the property to the north is an existing multi-family residential development. There is single family to the east and northeast. The property immediately to the south is improved and has not yet come in for development consideration. The property farther to the southeast has been approved for a commercial strip center with two pad sites. The property immediately to the west of this site is zoned for commercial development and has been constructed with a gasoline service station on the immediate corner and commercial retail behind that piece.

This development conforms with the conditions in the Zoning Code for a service station with gasoline sales in conjunction with a convenience store. Staff recommended approval, subject to the conditions.

DION GEORGE, A.C.E. Architects, Inc., 2225 Green Vista Drive, Suite 308, Sparks, Nevada 89431, appeared and represented the application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

JUANITA CLARK, Charleston Neighborhood Preservation, 137 South Lorenzi Street, appeared in protest. There are enough businesses that sell liquor in the area.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER GALATI asked the applicant if he would be willing to take out the smog kiosk and come back at a later date with a site plan review because he objected to the location of the kiosk.

MR. GEORGE concurred with COMMISSIONER GALATI's request.

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ITEM

ACTION

U-28-99 - CAM-MAC, LIMITED LIABILITY
COMPANY [RELATED TO ITEMS B-2, Z-2-
92(7) AND C-11, U-29-99]

COMMISSIONER SKAAR asked the height of the berm and how much lower the gas pumps will be from the street grade.

MR. GEORGE responded that on Buffalo Drive there is an elevation of 73.40. The berm will be approximately 3 feet high. The elevation on the interior of the lot on the westerly edge of the property will be at 70.30. Therefore, this property is 3 feet below the right-of-way with an additional 3 feet of berm, making it 6 feet. As the site slopes to the east the store elevation is at 69 feet. There is 7 feet of grade change between the top of the berm and the actual store itself. With the number of trees and amount of setback, there can be additional landscaping in the area.

To be heard by the City Council on 4/26/99.

(6:42-7:06) 1 - 1120

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ITEM

ACTION

C-11.

U-29-99 - CAM-MAC, LIMITED LIABILITY COMPANY [RELATED TO ITEMS B-2, Z-2-92(7) AND C-10, U-28-99]

Request for a Special Use Permit on property located on the northeast corner of Washington Avenue and Buffalo Drive FOR PACKAGE LIQUOR SALES IN CONJUNCTION WITH A PROPOSED 2,993 SQUARE FOOT CONVENIENCE STORE (7-ELEVEN), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN: 138-27-201-001.

NOTICES MAILED: 599 (Mailed with U-28-99)

APPROVALS: 0

PROTESTS: 1 Speaker

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. 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.
2. This action does not constitute approval of a liquor license.
3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
4. All site development shall be in conformance with the Conditions of Approval of Z-2-92(7) and all subsequent site-related actions.
5. All City Code requirements and design standards of all City departments must be satisfied.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH ADDITIONAL CONDITION THAT THE SALE OF INDIVIDUAL CONTAINERS OF ANY SIZE BEER, WINE COOLERS, OR SCREW CAP WINE IS PROHIBITED. Motion carried with Moran and Quinn voting "No" and Gordon abstaining from voting.

NOTE: There was a first motion by Quinn to approve this application, subject to the conditions. Motion did not carry with Skaar, Buckley, Galati and Moran voting "No."

KIRA WAUWIE, Planning and Development Department, stated this site is currently unimproved. It is adjacent to a larger piece of property that is proposed for development as a commercial center. Adjacent to the property to the north is an existing multi-family residential development. There is single family to the east and northeast. The property immediately to the south is improved and has not yet come in for development consideration. The property farther to the southeast has been approved for a commercial strip center with two pad sites. The property immediately to the west of this site is zoned for commercial development and has been constructed with a gasoline service station on the immediate corner and commercial retail behind that piece.

This special use permit has been amended to beer and wine sales only. Packaged liquor sales, as well as beer and wine sales, can have a negative impact on adjacent properties, particularly since this property is close to residential communities.

She added a condition as follows: The sale of individual containers of any size beer, wine coolers or screw cap wine is prohibited.

Staff recommended denial.

DION GEORGE, A.C.E. Architects, Inc., 2225 Green Vista Drive, Suite 308, Sparks, Nevada 89431, felt the added condition will be difficult to enforce.

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ITEM

ACTION

U-29-99 - CAM-MAC, LIMITED LIABILITY
COMPANY [RELATED TO ITEMS B-2, Z-2-
92(7) AND C-10, U-28-99]

CHAIRMAN BUCKLEY declared the Public Hearing open.

JUANITA CLARK, Charleston Neighborhood Preservation, 137 South Lorenzi Street, appeared in protest. There are enough businesses that sell liquor in the area.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER QUINN asked the applicant if in lieu of single bottles he would be willing to eliminate glass bottles.

MR. GEORGE objected to eliminating glass bottles due to the competitive nature of the business.

The City Council will set a date for a Public Hearing on this item at their 4/12/99 meeting. The Public Hearing will be heard by the City Council on 4/26/99.

(6:42-7:06) 1 - 1120

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ITEM

ACTION

C-12.

Z-33-97(11) - LAS VEGAS METROPOLITAN
POLICE DEPARTMENT [RELATED TO ITEM
C-13, Z-33-97(10)]

Request for a Modification of the Lone Mountain Master Plan on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive, From: Parks/School/Recreation/Open Space To: Public Facility, Ward 4 (Brown), APN: 138-07-401-009.

NOTICES MAILED: 328 [Mailed with Z-33-97(10)]

APPROVALS: 0

PROTESTS: 1 Speaker
44 Petition

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. All development and use of this site shall conform with the Conditions of Approval of Z-33-97 and all other site-related actions.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITION.
Unanimous**

KIRA WAUWIE, Planning and Development Department, stated this site is located on a parcel that is unimproved. The adjacent parcels are also unimproved, as well as those planned and used for public infrastructure such as the Nevada Power facility, Water District facility, as well as the planned park. The development to the east includes some condominiums and single family residential. To the south is single family residential development. This request would amend a PD zoning to provide for a public facility. The public use facility for the academy and substation is appropriate in this area. As the community grows this is necessary. Staff recommended approval, subject to the Conditions of Approval for the original zoning action.

RICK BARTHOLOMEW, Las Vegas Metropolitan Police Department, 400 East Stewart Avenue, appeared and represented the application. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

JOHN FREY, Tara Villas, 3421 Conan Street, No. 103, appeared in protest. **He submitted a petition with 44 signatures in opposition.** This academy will be close to a Nevada Power Company substation. Councilman Brown, Nevada Power Company, residents of Sun City, Tara Villas and Tara Estates worked on the location of the substation and finally have it co-located an equal distance between Sun City, Tara Villas and Tara Estates. That substation will have to be moved north if this facility is placed where it is requested. That would place it in conflict with Tara Villas. The substation will be located 273 feet from the center line of Cheyenne Avenue.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-33-97(11) - LAS VEGAS METROPOLITAN
POLICE DEPARTMENT [RELATED TO ITEM
C-13, Z-33-97(10)]

DAVID ROARK, City of Las Vegas, explained that the previous application that went forward moved this substation 20 feet north. The parking lot has moved this substation, but in the same alignment. On January 4th the Bureau of Land Management issued a permit for the location of the Nevada Power Substation. Therefore, that is not in the hands of the City.

COMMISSIONER QUINN noted on a map that the southern boundary line is 815 feet along the Nevada Power Company property.

MR. ROARK explained that the BLM dictates what is to be built on their property.

COMMISSIONER QUINN added that at 273 feet north of Cheyenne it would be the Las Vegas Valley Water District well site.

MR. FREY reiterated that the residents of Tara Villas don't want the power substation close to their back yard.

COMMISSIONER MORAN felt she could not support this application because this area was designated for the Power Company Substation. Now, this would allow them to move the substation to a location that was not desirable. The BLM can pull permits, but it has to be approved.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-33-97(11) - LAS VEGAS METROPOLITAN
POLICE DEPARTMENT [RELATED TO ITEM
C-13, Z-33-97(10)]

MR. ROARK said what has been done in the design concept is to have a high wall covering the substation. It will be co-existing with the Nevada Power Substation.

VICE CHAIRMAN GALATI thought the Nevada Power Company was asked to move their substation.

CHAIRMAN BUCKLEY asked how far the northern boundary of the substation is from Tara Villas.

GEORGE GARLOFF, KTR Architecture, explained this proposal is a compromise with various entities and residents.

CHAIRMAN BUCKLEY felt the Metro site is an ideal development next to the substation.

VICE CHAIRMAN GALATI asked if the Nevada Power Substation will be reviewed by the Planning Commission.

DEPUTY CITY ATTORNEY GEORGE said the Nevada Power Substation was approved by means of a Special Use Permit.

MR. GENZER, Planning and Development Department, said it was just a Site Development Plan Review.

ACTING DIRECTOR DOUG POWELL, Planning and Development Department, said the information is not available in terms of how far north this will move, but that information will be available at the City Council hearing. Staff will provide that information to the neighbors and the City Council prior to its meeting.

VICE CHAIRMAN GALATI thought that when that information is available there should be a public meeting with the neighbors.

To be heard by the City Council on 4/26/99.

(8:19-8:40) 2 - 1180

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-13.

Z-33-97(10) - LAS VEGAS METROPOLITAN
POLICE DEPARTMENT [RELATED TO ITEM
C-12, Z-33-97(11)]

Request for a Site Development Plan Review on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive FOR A PROPOSED 38,613 SQUARE FOOT LAS VEGAS METROPOLITAN POLICE DEPARTMENT ACADEMY AND SUBSTATION, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 7.58 Acres, Ward 4 (Brown), APN: 138-07-401-009.

NOTICES MAILED: 328 [Mailed with Z-33-97(11)]

APPROVALS: 0

PROTESTS: 1 Speaker
44 Petition

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Site development to comply with all applicable Conditions of Approval for Z-33-97 and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.

2. Construct half-street improvements including appropriate overpaving (if legally able) on the Conquistador Street alignment (aka "Academy Lane") adjacent to this site concurrent with development of this site as required by the Department of Public Works.

3. Construct all incomplete half-street improvements on Cheyenne Avenue adjacent to this site as required by the Department of Public Works.

**Galati -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous**

KIRA WAUWIE, Planning and Development Department, stated this site plan consists of a jogging track for the training academy and the public in conjunction with the proposed park to the north. The large parking area will be for employee parking and vehicles that are not in use. To the south side of the property there is parking along the frontage of Cheyenne Avenue for visitors. There is a small parking area along the west side of the property.

The buildings will be located in the southwest corner of the site between the parking areas. The substation building area is 17,235 square feet. The academy building comprises 21,378 square feet.

There is adequate parking. The buildings will be designed with instructional rooms, as well as lockers, offices, etc. The landscape plan proposes landscaping along the perimeter of the site and in the parking lot areas. The design creates a compatible development with the adjacent properties. The bulk of the parking is screened from view from the public right-of-way by the buildings. Because of the site location adjacent to other public facilities the large parking area is not immediately adjacent to nearby residential uses.

Staff recommended approval, subject to the conditions.

RICK BARTHOLOMEW, Las Vegas Metropolitan Police Department, 400 East Stewart Avenue, appeared and represented the application. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-33-97(10) - LAS VEGAS METROPOLITAN
POLICE DEPARTMENT [RELATED TO ITEM
C-12, Z-33-97(11)]

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

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

6. A site-specific 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.

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

8. 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 developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

JOHN FRYE, Tara Villas, 3421 Conan Street, No. 103, appeared in protest. **He submitted a petition with 44 signatures in opposition.** This academy will be close to a Nevada Power Company Substation. Councilman Brown, Nevada Power Company, residents of Sun City, Tara Villas and Tara Estates worked on the location of the substation and finally have it co-located equal distance between Sun City, Tara Villas and Tara Estates. That substation will have to be moved north if this facility is placed where it is requested. That would place it in conflict with Tara Villas. The substation will be located 273 feet from the center line of Cheyenne Avenue.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

DAVID ROARK, City of Las Vegas, explained that the previous application that went forward moved this substation 20 feet north. The parking lot has moved this substation, but in the same alignment. On January 4th the Bureau of Land Management issued a permit for the location of the Nevada Power Substation. Therefore, that is not in the hands of the City.

COMMISSIONER QUINN noted on a map that the southern boundary line is 815 feet along the Nevada Power Company property.

MR. ROARK explained that the BLM dictates what is to be built on their property.

COMMISSIONER QUINN added that at 273 feet north of Cheyenne it would be the Las Vegas Valley Water District well site.

MR. FREY reiterated that the residents of Tara Villas don't want the power substation close to their back yard.

COMMISSIONER MORAN felt she could not support this application because this area was designated for the Power Company Substation. Now, this would allow them to move the substation to a location that was not desirable. The BLM can pull permits, but it has to be approved.

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ITEM

ACTION

Z-33-97(10) - LAS VEGAS METROPOLITAN
POLICE DEPARTMENT [RELATED TO ITEM
C-12, Z-33-97(11)]

9. 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.

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

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

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

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

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

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

MR. ROARK said what has been done in the design concept is to have a high wall covering the substation. It will be co-existing with the Nevada Power Substation.

VICE CHAIRMAN GALATI thought the Nevada Power Company was asked to move their substation.

CHAIRMAN BUCKLEY asked how far the northern boundary of the substation is from Tara Villas.

GEORGE GARLOFF, KTR Architecture, explained this proposal is a compromise with various entities and residents.

CHAIRMAN BUCKLEY felt the Metro site is an ideal development next to the substation.

To be heard by the City Council on 4/26/99.

(8:19-8:40) 2 - 1180

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ITEM

ACTION

C-14.

Z-86-98(1) - WL HOMES, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on property located at the northeast corner of Durango Drive and Racel Street FOR A PROPOSED 297 LOT SINGLE FAMILY SUBDIVISION WITH 171,907 SQUARE FEET OF OPEN SPACE WHERE 213,114 SQUARE FEET OF OPEN SPACE IS REQUIRED, R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 84.96 Acres, Ward 4 (Brown), APN's: 125-09-201-001 and 125-09-301-001.

NOTICES MAILED: 47

APPROVALS: 1 Speaker

PROTESTS: 2 Speakers

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. A variance application shall be submitted for the proposed reduction in open space. If the variance is not approved, the site development plan shall be revised to meet the Title 19A open space requirements.

2. Site development to comply with all applicable Conditions of Approval for Z-86-98, all other applicable site-related actions, Title 19A, and the Las Vegas Urban Design Guidelines and Standards as required by the Planning and Development Department and the Department of Public Works.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Gordon abstaining from voting.

KIRA WAUWIE, Planning and Development Department, stated staff has prepared a Staff Report based on the plans that were submitted initially. The applicant met with staff in regard to the amount of open space provided. Subsequently, the applicant submitted revised plans that showed open space, but staff has not had time to evaluate those plans. If the applicant prefers to proceed on this item at this meeting, staff would make a presentation and recommendation based on the plans that were initially submitted.

CHERI EDELMAN, Public Works, said the revised plans have not been reviewed by Public Works.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared and represented Watt Homes. The revised plans were not significant so he wanted to make a presentation. The roadway alignment was not changed so Public Works should not have a concern. The Tule Springs Homeowners Association would like to have this item heard at this meeting. They are on a relatively short time frame.

LOUISE RUSKAMP, Vice President, Tule Springs Homeowners Association, 8500 Log Cabin Way, did not feel the changes are significant. The changes in the landscaping mean either a wider landscaping buffer and smaller lot or less landscaping and a wider lot. She would prefer this item be heard at this meeting.

CHAIRMAN BUCKLEY announced this item would be heard in its regular order on the agenda.

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ACTION

Z-86-98(1) - WL HOMES, LIMITED LIABILITY COMPANY

3. Provide proof of an access easement granted to the State of Nevada along the north edge of this site and extending easterly for the relocated Tule Springs access road. Construct a minimum of two lanes of paving along the north edge of this site and extending easterly to provide continuous access to the park. Because full width public street improvements on Brent Lane will not be required, the applicant shall provide and improve all necessary drainage corridors needed to perpetuate expected flows in accordance with the approved Drainage Plan/Study. The multi-use trail along the north edge of this site may be relocated or incorporated into the required drainage corridor if an alternate plan for the trail is submitted to and accepted by the City. This supersedes any dedication or construction related conditions for Brent Lane which may be in conflict.

4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign/relocation of the proposed bus turnout on Durango Drive prior to the submittal of any construction plans, the issuance of any permits, or the recordation of a Final Map for this site, whichever may occur first.

5. 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.

6. 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.

CHAIRMAN BUCKLEY recalled this item after Item Nos. C-12 and C-13.

KIRA WAUWIE, Planning and Development Department, stated this property is located adjacent to a State Park immediately to the east. The site is the subject of a land swap which will create a State Park to the north of this property. To the northwest is land that is development for large lot residential and the immediate west is under development for R-PD2, R-PD3 and R-PD4 single family residential. To the south are large lots. This project will have a density of 3.49 units per gross acre. This site is split into two developments which creates a burden on the delivery of services to a neighborhood and increases the traffic on the adjacent public street. Staff would prefer a design that incorporates the two sites as one development. On the east of the property there is a north/south local street that runs through the subdivision. However, that street does not connect. There is a pedestrian easement, but there should also be a connection for vehicular traffic between the two subdivisions.

Open space criteria is in Title 19A. The amount of required useable open space for this development should be 4.89 acres. They have proposed 1.54 acres. The open space is intended to provide recreational areas for the people living in the community. Title 19A requires a variance for developments that have less than the required amount of open space. There will be a 15 foot wide trail along Durango Drive, but the landscape plans show that area as not including a trail.

Staff recommended denial.

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ACTION

Z-86-98(1) - WL HOMES, LIMITED LIABILITY COMPANY

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

8. 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.

9. 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.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared and represented Watt Homes. They have a new plan which has attempted to address staff's concerns. Namely, they have provided a street all the way through so the two subdivisions will be connected. They will provide a 25 foot wide open space trail along Brent, a 20 foot open space and trail along Durango, and a 15 foot landscape buffer along Racel with a meandering sidewalk between. That meets the requirements of the zone change. The open space is almost identical to what the City Council approved in the zone change. The Tule Springs Community Association supports the reduction in the open space because it allows the lots in the interior of the subdivision to be larger. Nobody on the exterior would benefit with more open space. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

JOHN YOUNG, 8460 West Maggie Avenue, appeared in protest. He felt the entities should do what they said they would when he moved into his home.

MARIE YOUNG, 8460 West Maggie Avenue, appeared in protest. She was concerned about fire and police protection that seems to be lacking in this area

LOUISE RUSKAMP, Tule Springs Community Association, 8500 Log Cabin Way, appeared in favor. They can live with the amount of open space being provided because it allows for larger lots.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ITEM

ACTION

Z-86-98(1) - WL HOMES, LIMITED LIABILITY
COMPANY

MS. WAUWIE noted that in the Northwest General Plan this site is designated R (Rural) and the maximum density is 3.49 units per acre and the minimum lot size varies.

COMMISSIONER QUINN asked if the perimeter open space is to be used for a horse trail.

ATTORNEY FIORENTINO answered that the part along Brent is to be used for a horse trail. The part along Durango is designed for a pedestrian trail.

CHERI EDELMAN, Public Works, explained that the equestrian trail is on the west side of Durango and the pedestrian trail is on the east side of Durango.

This is final action.

(6:28-6:32) 1 - 630
(8:40-8:58) 2 - 1990

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ITEM

ACTION

C-15.

Z-15-99 - REAL ESTATE DEVELOPMENT,
LIMITED LIABILITY COMPANY [RELATED TO
ITEM C-16, U-25-99]

Request for a Rezoning on property located at 100 Crestline Drive From: R-1 (Single Family Residential) To: R-3 (Medium Density Residential), PROPOSED USE: 5,500 SQUARE FOOT CHILD CARE CENTER, Size: 0.29 Acre, Ward 1 (McDonald), APN: 138-35-517-001.

NOTICES MAILED: 145 (Mailed with U-25-99)

APPROVALS: 0

PROTESTS: 3 Speakers
1 Letter
70 Petition

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Subject to a Resolution of Intent with a 12 month time limit.
2. The landscape plan shall be revised to depict a 15 foot wide landscape planter along all public right-of-ways as required by the Las Vegas Urban Design Guidelines and Standards.
3. Appropriate Parcel Map(s) or Reversionary Map(s) to establish the boundaries of this site shall be submitted and recorded, if such is determined necessary by the City Surveyor, prior to the issuance of any building permits as required by the Department of Public Works.
4. Site development to comply with all applicable Conditions of Approval for Z-17-62 and all other site-related actions as required by the Department of Public Works.

Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Galati and Moran voting "No."

KIRA WAUWIE, Planning and Development Department, stated this site is located on the corner of Torrey Pines Drive and Garwood Avenue. It is an area primarily developed with residential and civic uses. The property immediately to the north is part of a multi-family residential development. To the east and south is single family residential. To the west is a park and to the southwest is a school. This zone change is consistent with the General Plan recommendations. The intent of the rezoning is to provide for the development of the site with a child care center. The R-3 district is designed to allow development with multi-family uses. That district allows other limited intensity uses, such as the child care facility, convalescent care facilities and hospice care providers by way of a special use permit.

The site design shows a child care center building that is approximately 5,500 square feet in size. The total building height is 21.4 feet and the parking would be shared parking that is provided on the adjacent property to the north. There is excess parking. The playground area for the child care center would be located north of the building and the parking.

This use is acceptable in this location. Staff recommended approval, subject to the conditions.

ROY SMITH, Emerald Crest Condominium Association, 100 South Crestline Drive, appeared and represented the application. The block wall requirement separating the play area from the adjacent property would impede the parking. They would propose to move the building north on the site to buffer the townhomes from the play area. This site is surrounded on three sides by frontage. Putting a 15 foot wide planter on all three sides puts a burden on this project. They would like to have a 10 foot wide planter along Garwood and 15 feet along Torrey Pines.

MS. WAUWIE responded that the Planning Commission can waive or reduce the planter requirements of the Las Vegas Urban Design Guidelines and Standards. Staff prefers that the planters conform to the standards when there are improved sites.

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ITEM

ACTION

Z-15-99 - REAL ESTATE DEVELOPMENT,
LIMITED LIABILITY COMPANY [RELATED TO
ITEM C-16, U-25-99]

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

6. 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 developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

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

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

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

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

ATTORNEY DOUG MALAN, 720 South 4th Street, appeared and represented the applicant. They have a revised site plan. The building is the same, but has been moved north. They felt if they moved the building north on the site and changed the play area, there would be better access through the parking, eliminate the need for a block wall, and have a better buffer off Garwood. The building will blend better with the condominium building directly behind it. Because of the grass they would like to have a 10 foot landscaping area next to Garwood and Crestline and a 15 foot buffer along Torrey Pines.

MS. WAUWIE has not reviewed their revised plan and would like to have this held in abeyance for 30 days. It appears staff would support the initial plan.

CHAIRMAN BUCKLEY declared the Public Hearing open.

MIRIAM EEN, 217 South Torrey Pines Drive, appeared in protest. She objected to a commercial enterprise in her residential neighborhood. Torrey Pines has single family homes, apartments, churches and schools. She was also concerned about the increase in traffic. There is no need for a child care in this neighborhood because there are already several in the area. The size of the child care building is approximately three times the size of the homes in the area. **She had submitted a petition to staff with 70 signatures and 1 letter in opposition.**

VERL ROUNDY, 6340 Garwood Avenue, appeared in protest. His concerns were that this will be a commercial facility in a residential neighborhood. Secondly, on the east end of Garwood is a police station and Mirabelli Center. Because of the tieup of traffic on Jones, a lot of that traffic goes on Garwood in order to get out onto U. S. 95. This is not the proper location for a child care center.

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ITEM

ACTION

Z-15-99 - REAL ESTATE DEVELOPMENT,
LIMITED LIABILITY COMPANY [RELATED TO
ITEM C-16, U-25-99]

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

13. A 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.

14. 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.

15. 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.

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

JUANITA CLARK, Charleston Preservation Neighborhood, 137 South Lorenzi Street, appeared in protest. She was concerned about the pedestrian and vehicular traffic. The pedestrian traffic consists of students from Adcock Elementary School and teens from Garside Middle school. Those children cross north across Hyde, east across Torrey Pines, and Garwood. There are a lot of cars on those streets. In addition, there are two soccer fields established at the park and baseball fields at Garside Middle School. This proposed site should be developed so it would not entail 120 additional vehicles.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

MR. MALLIN appeared in rebuttal. They will keep the plan that was initially submitted.

To be heard by the City Council on 4/26/99.

(7:19-7:47) 1 - 2654

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ITEM

ACTION

Z-15-99 - REAL ESTATE DEVELOPMENT,
LIMITED LIABILITY COMPANY [RELATED TO
ITEM C-16, U-25-99]

APPROVED

17. 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.

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ITEM	ACTION
C-16. <u>U-25-99 - REAL DEVELOPMENT LIMITED LIABILITY COMPANY [RELATED TO ITEM C-15, Z-15-99]</u> Request for a Special Use Permit on property located at 100 Crestline Drive FOR A PROPOSED 5,500 SQUARE FOOT CHILD CARE CENTER, R-1 (Single Family Residential) Zone, Proposed: R-3 (Medium Density Residential), Ward: 1 (McDonald), APN: 138-35-517-001. <u>NOTICES MAILED:</u> 145 (Mailed with Z-15-99) <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 3 Speakers 1 Letter 70 Petition <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: - Where structures or play areas are to be located closer than 50 feet to an adjacent parcel located in a zoning district with an "R" prefix, an eight-foot high block wall shall be installed along the common property line, with an additional buffer of evergreen trees along any play area. The trees shall be a minimum of 24-inch box, shall be installed at a minimum of 20 feet on center and shall be a variety that will grow together to form a visual screen. - Outdoor play shall be limited to daylight hours. - Outdoor lighting and sound systems, if any, shall be designed and maintained in such a way that nearby residents are not disturbed. - All development shall be in conformance with the Conditions of Approval of Z-15-99 and all other site-related actions.	Gordon - APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND CONDITION NO. 1 AMENDED TO A SIX FOOT HIGH BLOCK WALL SHALL BE INSTALLED ALONG THE SOUTH SIDE OF THE PARKING LOT IMMEDIATELY NORTH OF THE PLAYGROUND. Motion carried with Galati, Moran and Skaar voting "No." KIRA WAUWIE, Planning and Development Department, stated the outdoor activity areas would be buffered by the street and the intervening parking lot, as well as the building adjacent to the outdoor play area. There are standard conditions in Title 19 for a child care center. Staff recommended approval, subject to the conditions. ROY SMITH, Emerald Crest Condominium Association, 100 Crestline Drive, appeared and represented the application. The block wall requirement separating the play area from the adjacent property would impede the parking. They would propose to move the building north on the site to buffer the townhomes from the play area. This site is surrounded on three sides by frontage. Putting a 15 foot wide planter on all three sides puts a burden on this project. They would like to have a 10 foot wide planter along Garwood and 15 feet along Torrey Pines. MS. WAUWIE responded that the Planning Commission can waive or reduce the planter requirements of the Las Vegas Urban Design Guidelines and Standards. Staff prefers the planters conform to the standards when there are improved sites. ATTORNEY DOUG MALAN, 720 South 4th Street, appeared and represented the applicant. They have a revised site plan. The building is the same, but has been moved north. They felt if they moved the building north on the site and changed the play area, there would be better access through the parking, eliminate the need for a block wall, and have a better buffer off Garbed. The building will blend better with the condominium building directly behind it. Because of the grass they would like to have a 10 foot landscaping area next to Garbed and Crystalline and a 15 foot buffer along Tory Pines.

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LIMITED LIABILITY COMPANY [RELATED TO
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5. All City Code requirements and design standards of all City Departments must be satisfied.

MS. WAUWIE has not reviewed their revised plan and would like to have this held in abeyance for 30 days. It appears staff would support the initial plan.

CHAIRMAN BUCKLEY declared the Public Hearing open.

MIRIAM EEN, 217 South Torrey Pines Drive, appeared in protest. She objected to a commercial enterprise in her residential neighborhood. Tory Pines has single family homes, apartments, churches and schools. She was also concerned about the increase in traffic. There is no need for a child care in this neighborhood because there are already several in the area. The size of the child care building is approximately three times the size of the homes in the area. **She had submitted a petition to staff with 70 signatures and 1 letter in opposition.**

VERL ROUNDY, 6340 Garwood Avenue, appeared in protest. His concerns were that this will be a commercial facility in a residential neighborhood. Secondly, on the east end of Garbed is a police station and Miracle Center. Because of the tie-up of traffic on Jones, a lot of that traffic goes on Garbed in order to get out onto U. S. 95. This is not the proper location for a child care center.

JUANITA CLARK, Charleston Preservation Neighborhood, 617 Lorenz, appeared in protest. She was concerned about the pedestrian and vehicular traffic. The pedestrian traffic consists of students from Adcock Elementary School and teens from Garside Middle school. Those children cross north across Hyde, east across Torrey Pines, and Garwood. There are a lot of cars on those streets. In addition, there are two soccer fields established at the park and baseball fields at Garside Middle School. This proposed site should be developed so it would not entail 120 additional vehicles.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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LIABILITY COMPANY [RELATED TO ITEM C-
15, Z-15-99]

MR. MALLIN appeared in rebuttal. They will keep the plan that was initially submitted. He agreed to staff's conditions except a modification pertaining to the location of the block wall in Condition No. 1 in Item C-16. The block wall will not be located on the property line, but dividing the parking and walkway in the play area.

MS. WAUWIE said a portion of that condition should read: An 8 foot high block wall shall be installed along the south side of the parking lot immediately north of the playground. "Common property line" would be stricken.

MR. MALLIN felt 8 feet is too high for the wall.

COMMISSIONER SKAAR felt the 8 foot high block wall would be preferable since it would be a protection for the children.

COMMISSIONER GORDON did not feel a small child would crawl over a 6 or 8 foot wall.

The City Council will set a date for a Public Hearing on this item at their 4/12/99 meeting. The Public Hearing will be heard by the City Council on 4/26/99.

(7:19-7:47) 1 - 2654

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C-17.

Z-16-99 - DJI, LIMITED LIABILITY COMPANY,
ET AL

Request for a Rezoning on property located on the west side of Decatur Boulevard, between Elkhorn Road and Dorell Lane, From: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), To: R-PD6 (Residential Planned Development - 6 Units Per Acre), PROPOSED USE: 397 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 77.95 Acres, Ward 4 (Brown), APN's: 125-24-501-001 through 008, 125-24-502-001, 125-24-103-001 and 125-24-105-001.

ON MARCH 17, 1999 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

**Galati -
WITHDRAWN WITHOUT PREJUDICE
Unanimous**

KIRA WAUWIE, Planning and Development Department, stated the applicant submitted a letter on March 17th requesting this item be withdrawn without prejudice.

JENNIFER LEWIS appeared and represented Kaufman and Broad. They would like to have this item withdrawn from the agenda.

CHAIRMAN BUCKLEY declared the Public Hearing open.

BRIAN ASTLE, 6880 Bradley Road, appeared to request this item be withdrawn with prejudice because of the incompatibility of the plan with the existing land uses and the General Plan. There were over 50 signatures gathered in opposition prior to the withdrawal request. This is a request to change the current R-E zoning to R-PD6. All the surrounding homes are on half acre or larger lots. The Zoning Code requires that changes need to be compatible with the surrounding homes and surrounding land uses. This zone change in devalue the established homes that range in value from \$180,00 to an excess of \$300,000. It will destroy the existing lifestyle of the neighborhoods which allow horses and recreational vehicles. There is poor planning for access and egress from this development. The land use plan adopted by the City Council in November of 1998 states that both Dorell and Deer Springs be designated as "focal points for pedestrian activity and articulated intensively as such." There is no consideration for the safety of the children and other pedestrian use along those roads. Elkhorn Springs would be a more appropriate entrance road to any future development of this parcel. He was concerned about the good faith of the developer.

JENNIFER LEWIS responded that the plan that has been submitted conforms to the General Plan. Since Kaufman and Broad has dropped this parcel, they would like to request it be withdrawn without prejudice in case another developer would like to develop the property.

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ET AL

CHAIRMAN BUCKLEY felt R-PD6 on a portion of this property is appropriate.

COMMISSIONER SKAAR added that if the Planning Commission denied this application it would be denying an application that is in conformance with the General Plan.

COMMISSIONER GORDON then made a motion for withdrawal without prejudice.

DEPUTY CITY ATTORNEY GEORGE noted that even though this application is conforming to the General Plan, the Code and the State law requires the Commission to consider the maps and text of the General Plan.

(6:32-6:41) 1 - 760

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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.

CHAIRMAN BUCKLEY said after the recess that it was brought to the attention of the Commissioners that an advertisement in the Review-Journal indicates the Planning Commission will meet at 7:00 P.M. The official notice that was published in the newspaper states the meeting starts at 6:00 P.M. He noted that Item Nos. A-1 through C-6, C-9, C-10, C-11, C-15, C-16 and C-17 have already been acted upon. He asked if anyone was in attendance for those items. There was no one in the audience that indicated they wished to be heard on those items. DOUG POWELL, Acting Director, Planning and Development Department, said he would ascertain where the incorrect notification came from.

CHAIRMAN BUCKLEY felt the objections to an item should be given to the Commissioners.

He was also concerned about guidance being in both Title 19 and Title 19A as he thought everything should be together. DEPUTY CITY ATTORNEY GEORGE said Title 19A takes precedence over Title 19 so that is not applied unless there is a provision that was left out or not covered in Title 19A. If there is a conflict between the two, Title 19A would be used.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:59 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



KIRA WAUWIE, SENIOR PLANNER

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