

Agenda

City of Las Vegas

QUARTERLY PLANNING COMMISSION MEETING

April 15, 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:

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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PUBLIC HEARING ITEMS

A. WARD 1:

- A-1. GPA-6-99 - SHAWBETH, INC. [RELATED TO ITEM A-2, Z-11-99] - Request to Amend a portion of the Southwest Sector of the General Plan on property located on the north side of West Sahara Avenue, approximately 665 feet east of Tenaya Way, From: SC (Service Commercial) and O (Office) To: GC (General Commercial), Ward 1 (McDonald), APN: 163-03-806-001.

PUBLIC HEARING

C.C.: 5/24/99

- A-2. Z-11-99 - SHAWBETH, INC. [RELATED TO ITEM A-1, GPA-6-99] - Request for a Rezoning on property located on the north side of West Sahara Avenue, approximately 665 feet east of Tenaya Way, From: U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] under Resolution of Intent to C-1 (Limited Commercial) and P-R (Professional Office and Parking) To: C-2 (General Commercial), PROPOSED USE: A 21,313 SQUARE FOOT USED CAR AND TRUCK DEALERSHIP, Size: 5.25 Acres, Ward 1 (McDonald), APN: 163-03-806-001.

PUBLIC HEARING

C.C.: 5/24/99

- A-3. GPA-9-99 - ROBERT E. HORNER, ET AL [RELATED TO ITEM A-4, Z-14-99] - Request to Amend a portion of the Southwest Sector of the General Plan on properties located at 6811 and 6825 West Oakey Boulevard, From: L (Low Density Residential) To: O (Office), Ward 1 (McDonald), APN: 163-02-310-002 and 003.

PUBLIC HEARING

C.C.: 5/24/99

- A-4. Z-14-99 - ROBERT E. HORNER, ET AL [RELATED TO ITEM A-3, GPA-9-99] - Request for a Rezoning on properties located at 6811 and 6825 West Oakey Boulevard, From: R-E (Residence Estates) To: P-R (Professional Offices and Parking), PROPOSED USE: CONVERSION OF TWO EXISTING SINGLE FAMILY RESIDENCES TOTALING 5,248 SQUARE FEET FOR PROFESSIONAL OFFICES, Size: 0.92 Acre, Ward 1 (McDonald), APN: 163-02-310-002 and 003.

PUBLIC HEARING

C.C.: 5/24/99

B. WARD 3:

- B-1. GPA-7-99 - ROMAN CATHOLIC BISHOP OF LAS VEGAS [RELATED TO ITEM B-2, Z-12-99] - Request to Amend a portion of the West Las Vegas Plan on property located on the south side of Lake Mead Boulevard, approximately 370 feet east of Martin L. King Boulevard, From: SC (Service Commercial) and ML (Medium-Low Density Residential) To: M (Medium Density Residential), Ward 3 (Reese), APN: 139-21-701-003 and 139-21-702-002.

PUBLIC HEARING

C.C.: 5/24/99

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- B-2. Z-12-99 - ROMAN CATHOLIC BISHOP OF LAS VEGAS [RELATED TO ITEM B-1, GPA-7-99] - Request for a Rezoning on property located on the south side of Lake Mead Boulevard, approximately 370 feet east of Martin L. King Boulevard, From: R-E (Residence Estates) To: R-PD18 (Residential Planned Development - 18 Units Per Acre), PROPOSED USE: 64 UNIT SENIOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT, Size: 3.49 Acres, Ward 3 (Reese), APN: 139-21-701-003 and 139-21-702-002.

PUBLIC HEARING

C.C.: 5/24/99

- B-3. GPA-8-99 - K. S. NEVADA, INC. [RELATED TO ITEM B-4, Z-13-99] - Request to Amend a portion of the Southeast Sector of the General Plan on property located on the southeast corner of Bonanza Road and Page Street, From: ML (Medium-Low Density Residential) To: SC (Service Commercial), Ward 3 (Reese), APN: 140-32-114-001 through 044.

PUBLIC HEARING

C.C.: 5/24/99

- B-4. Z-13-99 - K. S. NEVADA, INC. [RELATED TO ITEM B-3, GPA-8-99] - Request for a Rezoning on property located on the southeast corner of Bonanza Road and Page Street, From: R-PD12 (Residential Planned Development - 12 Units Per-Acre) To: C-1 (Limited Commercial) PROPOSED USE: A 13,400 SQUARE FOOT RETAIL CENTER AND TWO PAD SITES FOR FUTURE COMMERCIAL DEVELOPMENT, Size: 3.42 Acres, Ward 3 (Reese), APN: 140-32-114-001 through 044.

PUBLIC HEARING

C.C.: 5/24/99

C. WARD 4:

- C-1. GPA-1-99 - CITY OF LAS VEGAS - Request to Amend the Northwest Sector of the General Plan on properties generally located north of Cheyenne Avenue and west of Decatur Boulevard to include recent General Plan Amendments, the Town Center Plan as a chapter of the Northwest Area General Plan, and correct the narrative, Ward 4 (Brown), APN: Multiple.

PUBLIC HEARING

C.C.: 5/24/99

- C-2. GPA-3-99 - DIPAK AND KUSUM DESAI, ET AL [RELATED TO ITEM C-3, Z-8-99] - Request to Amend a portion of the Northwest Amendment to the General Plan on property located on the east side of Rancho Drive, approximately 370 feet south of Lone Mountain Road, From: SC (Service Commercial) To: GC (General Commercial), Ward 4 (Brown), APN: 138-02-102-003.

PUBLIC HEARING

C.C.: 5/24/99

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- C-3. Z-8-99 - DIPAK AND KUSUM DESAI, ET AL [RELATED TO ITEM C-2, GPA-3-99] - Request for a Rezoning on property located on the east side of Rancho Drive, approximately 370 feet south of Lone Mountain Road, From: R-E (Residence Estates) and C-2 (General Commercial) To: C-2 (General Commercial), PROPOSED USE: 33,525 SQUARE FOOT NEW CAR DEALERSHIP AND ACCESSORY USES, Size: 6.00 Acres, Ward 4 (Brown), APN: 138-02-102-003.

PUBLIC HEARING

C.C.: 5/24/99

- C-4. GPA-4-99 - LAS VEGAS DUNES, INC. [RELATED TO ITEM C-5, Z-9-99] - Request to Amend a portion of the Northwest Amendment to the General Plan on property located on the north side of Log Cabin Way, approximately 1,320 feet east of Durango Road, From: P/S (Park/Recreation/Open Space) To: R (Rural Density Residential), Ward 4 (Brown), APN: 125-04-001-008.

PUBLIC HEARING

C.C.: 5/24/99

- C-5. Z-9-99 - LAS VEGAS DUNES, INC. [RELATED TO ITEM C-4, GPA-4-99] - Request for a Rezoning on property located on the north side of Log Cabin Way, approximately 1,320 feet east of Durango Road, From: R-E (Residence Estates) To: R-PD3 (Residential Planned Development - 3 Units Per Acre) PROPOSED USE: 112 SINGLE FAMILY DWELLINGS, Size: 40.7 Acres, Ward 4 (Brown), APN: 125-04-001-008.

PUBLIC HEARING

C.C.: 5/24/99

- C-6. GPA-5-99 - LONE MOUNTAIN DEVELOPERS, LIMITED [RELATED TO ITEM C-7, Z-10-99] - Request to Amend a portion of the Northwest Sector of the General Plan on property located on the east side of Jones Boulevard, approximately 145 feet north of Lone Mountain Road, From: R (Rural Density Residential) and ML (Medium-Low Density Residential) To: SC (Service Commercial), Ward 4 (Brown), APN: 125-36-403-001 and 004.

PUBLIC HEARING

C.C.: 5/24/99

- C-7. Z-10-99 - LONE MOUNTAIN DEVELOPERS, INC. [RELATED TO ITEM C-6, GPA-5-99] - Request for a Rezoning on property located on the east side of Jones Boulevard, approximately 145 feet north of Lone Mountain Road, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: 43,835 SQUARE FOOT MINI-STORAGE FACILITY, Size: 2.91 Acres, Ward 4 (Brown), APN: 125-36-403-001 and 004.

PUBLIC HEARING

C.C.: 5/24/99

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- C-8. GPA-11-99 - CITY OF LAS VEGAS - Request to Amend a portion of the Southwest Sector of the General Plan on property located on the southeast corner of Decatur Boulevard and Madre Mesa Drive, From: R (Rural Density Residential) and SC (Service Commercial) To: M (Medium Density Residential) and SC (Service Commercial), Ward 4 (Brown), APN: 138-13-701-037.

PUBLIC HEARING

C.C.: 5/24/99

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.

QUARTERLY PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

Craig Galati - Vice Chairman
Hank Gordon
Michael Mack
Marilyn Moran (Arrived 5:45 PM)
Stephen Quinn
Leni Skaar

EXCUSED:

Michael Buckley - Chairman

STAFF PRESENT:

Tim Chow - Planning & Development Dept.
Doug Powell - Planning & Development Dept.
Tambri Heyden - Planning & Development Dept.
Chris Knight - Planning & Development Dept.
Bob Genzer - Planning & Development Dept.
Kira Wauwie - Planning & Development Dept.
Joel McCulloch - Planning & Development Dept.
Bart Anderson - 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 5:31 P.M.

Item Nos. A-1, GPA-6-99, and A-2, Z-11-99:

Kira Wauwie, Planning and Development Department, began by saying these items need to be held until 7:00 P.M. because that was the time that was indicated on a sign on the property.

Bart Anderson, Public Works, pointed out that Condition 16 requires a Traffic Impact Analysis. Public Works has had discussion with the applicant and the only thing the TIA is going to accomplish is to come up with a traffic contribution requirement. In lieu of a Traffic Impact Analysis, Public Works is recommending a condition as to the amount. Public Works collects monies from each property that wants to develop. When warrants are met the City contracts the signal. Each area has a separate account.

Item Nos. A-3, GPA-9-99, and A-4, Z-14-99:

Ms. Wauwie said staff received another protest on these applications today. There are 40 previous protests. Staff is recommending denial. This will encroach into commercial development between Rainbow and farther east.

Commissioner Quinn commented that the three homes to the east are considered a neighborhood. Professional would be ideal for those properties.

Ms. Wauwie responded that there are adjacent single family homes to the south and east.

Bart Anderson, Public Works, noted that Condition 14 requires a drainage study. Public Works would like to eliminate that condition as it was put in as a standard condition.

Doug Powell, Planning and Development Department, felt if this application is approved the houses will also change.

Item No. B-1, GPA-7-99, and B-2, Z-12-99:

Ms. Wauwie said staff received a letter stating concerns about the development as they wanted it to remain a senior citizen use.

Mr. Anderson said in-between the time this application was submitted and now the applicant wants Lexington vacated. He passed out a condition addressing this situation.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item Nos. B-3, GPA-8-99, and B-4, Z-13-99:

Ms. Wauwie stated that on this site the Service Commercial for the southern half is not appropriate, but would be appropriate on the northern half. The applicant needs to come back for a Site Development Plan Review.

Item No. C-1, GPA-1-99:

Ms. Wauwie said the Commissioners should have received supplements of maps that were updated as of today.

Chris Knight, Planning and Development Department, added that when the Town Center was adopted staff said they would come back with an updated version that increased the Plan. Minor corrections were picked up that were developments that were existing prior to the Northwest Plan being adopted; some were slivers of land.

Item Nos. C-2, GPA-3-99, and C-3, Z-8-99:

Ms. Wauwie said staff is recommending approval. There are no approvals or protests.

Item Nos. C-4, GPA-4-99, and C-5, Z-9-99:

Ms. Wauwie said the applicant wants to amend this to R-PD2 zoning. There are a lot of conditions. The applicant wants to amend the condition about the Gun Club. They requested a condition that would disclose the fact that the Gun Club is there for any new purchasers of real estate.

Mr. Anderson added that he went to Tule Springs and heard the gun shots .

Item Nos. C-6, GPA-5-99, and C-7, Z-10-99:

Ms. Wauwie said this is not a location for commercial development. There are a number of unimproved properties along Jones and Lone Mountain. This would encourage a domino effect on those streets.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. C-8, GPA-11-99:

Ms. Wauwie announced this item needs to be re-advertised. It should be held in abeyance until the May 13th meeting. Staff has had some calls on this item.

General Discussion:

Mr. Powell said if a General Plan Amendment application were abeyed it would most likely go to another regular Planning Commission meeting; not wait for the next Quarterly Planning Commission meeting. However, that would depend on the reason for the delay.

Ms. Wauwie adjourned the Briefing at 5:54 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:

6:03 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Michael Buckley - Chairman	Excused
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

CHAIRMAN BUCKLEY called the meeting to order at 6:03 P.M.

STAFF PRESENT:

Doug Powell, Deputy Director,
Planning and Development Department
Tambri Heyden, Current Planning Manager,
Planning and Development Department
Chris Knight, Comprehensive Planning Manager,
Planning and Development Department
Bob Genzer, Current Planning Supervisor,
Planning and Development Department
Kira Wauwie, Senior Planner,
Planning and Development Department
Andrew Reed, Senior Planner,
Planning and Development Department
Joel McCulloch, Planner II,
Planning and Development Department
Jason Allswang, Planning Technician,
Planning and Development Department
Bart Anderson, 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.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

PUBLIC HEARING ITEMS:

WARD 1:

A.
A-1.
GPA-6-99 - SHAWBETH, INC. [RELATED TO
ITEM A-2, Z-11-99]

Request to Amend a portion of the Southwest Sector of the General Plan on property located on the north side of West Sahara Avenue, approximately 665 feet east of Tenaya Way, From: SC (Service Commercial) and O (Office) To: GC (General Commercial), Ward 1 (McDonald), APN: 163-03-806-001.

NOTICES MAILED: 1,731 (Mailed with Z-11-99)

APPROVALS: 0

PROTESTS: 4

STAFF RECOMMENDATION: APPROVAL.

Gordon -

APPROVED

**Motion carried with Moran abstaining from voting because of her relationship with the applicant's attorney.
(Buckley excused)**

NOTE: VICE CHAIRMAN GALATI announced at the beginning of the meeting that Item Nos. A-1 and A-2 would not be heard until 7:00 P.M. because the time of the meeting was erroneously posted on a sign.

VICE CHAIRMAN GALATI called this item after Item Nos. B-3 and B-4 at 7:14 P.M.

ANDREW REED, Planning and Development Department, stated this amendment to the Land Use Element of the General Plan from SC (Service Commercial) and O (Office) to GC (General Commercial) was filed in conjunction with a rezoning request from U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] under Resolution of Intent to C-1 (Limited Commercial) and P-R (Professional Office and Parking) to C-2 (General Commercial) for the purpose of developing a 21,313 square foot used car and truck dealership.

The Service Commercial category allows retail, service, wholesale, office, and other General Plan uses of a more intense commercial character. Examples include new and used car sales, car body and engine repair shops, and other uses such as hotels and motels.

General commercial allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses commonly include outdoor storage or display of products or parts, noise, lighting, or other characteristics not generally considered compatible with adjoining residential properties without significant transition. Examples include new and used car sales, recreation vehicles and boat sales, car body and engine repair shops, and other uses such as hotels and motels.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

GPA-6-99 - SHAWBETH, INC. [RELATED TO
ITEM A-2, Z-11-99]

The parcel is located on the north side of Sahara Avenue, a primary street with a minimum right-of-way width of 150 feet.

All utilities are available in the vicinity of the site. The nearest fire station is approximately 3.15 miles to the northeast. The nearest police substation is 2.26 miles away.

The type and intensity of the use being proposed under this application is compatible with the pattern of auto dealership development occurring along this portion of Sahara Avenue.

This application satisfies Objective C of the Land Use Element of the General Plan which states the City should achieve a compatible balance of land uses throughout the city by providing appropriate and compatible locations for all land use categories.

Staff recommended approval.

APPEARANCES:

RICHARD SCHRODER, Public Works

BART ANDERSON, Public Works

ATTORNEY JOHN MORAN, JR.

DOUG SPEDDING, R.D.S., Inc., 2929 West 104th Avenue,
Westminster, Colorado 80234

CAPPY HAYES, VTN Nevada, 2727 South Rainbow
Boulevard

MARK FRENCH, 2280 Shaw Circle

STUART NIEMS, 2220 Montessouri Street

BOB GENZER, Planning and Development

NOTE: See Item No. A-2, Z-11-99, for further discussion.

To be heard by the City Council on 5/24/99.

(7:14-7:47) 1 - 2675

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

Z-11-99 - SHAWBETH, INC. [RELATED TO
ITEM A-1, GPA-6-99]

Request for a Rezoning on property located on the north side of West Sahara Avenue, approximately 665 feet east of Tenaya Way, From: U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] under Resolution of Intent to C-1 (Limited Commercial) and P-R (Professional Office and Parking) To: C-2 (General Commercial), PROPOSED USE: A 21,313 SQUARE FOOT USED CAR AND TRUCK DEALERSHIP, Size: 5.25 Acres, Ward 1 (McDonald), APN: 163-03-806-001.

NOTICES MAILED: 1,731 (Mailed with GPA-6-99)

APPROVALS: 0

PROTESTS: 4

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Approval of a General Plan Amendment to GC (General Commercial).
2. No test drives shall be conducted on Via Olivero Avenue or other residential streets in the vicinity of this request.
3. Construct a nominal eight foot high decorative block wall, set back 10 feet for landscaping, parallel to Via Olivero Avenue as required by the Planning and Development Department.
4. The Sahara Avenue landscape planter shall be modified to include palm trees spaced 20 feet on center. All other landscaping shall be as depicted on the submitted landscaping plan. This constitutes a waiver of the landscaping requirements for the vehicle storage area.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, DELETING CONDITION NO. 10 AND AMENDING CONDITION NO. 16.

Motion carried with Moran abstaining from voting because of her relationship with the applicant's attorney. (Buckley excused)

NOTE: VICE CHAIRMAN GALATI announced at the beginning of the meeting that Item Nos. A-1 and A-2 would not be heard until 7:00 P.M. because the time of the meeting was erroneously posted on a sign.

VICE CHAIRMAN GALATI called this item after Item Nos. B-3 and B-4 at 7:14 P.M.

ANDREW REED, Planning and Development Department, stated access to the proposed dealership will be provided by a driveway to Sahara Avenue. Vehicle display areas and customer parking will be located in the south portion of the site. The main building will contain an auto showroom, administrative offices, and vehicle service bays. A landscape planter with shrubs and ground cover is shown along the Sahara Avenue frontage. Additional landscaping is shown in planters along portions of the east and west property lines.

The elevations depict a decorative split-face concrete block exterior, with a maximum building height of 30 feet. A glass block arcade wall and storefront windows are shown on the showroom side of the building.

The proposed Rezoning to C-2 (General Commercial) will allow this site to be developed with buildings and uses that are compatible with the existing and proposed auto dealerships in the area.

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ITEM

ACTION

Z-11-99 - SHAWBETH, INC. [RELATED TO
ITEM A-1, GPA-6-99]

5. The installation and use of an outside public address or bell system is prohibited.

6. No used or discarded automotive parts shall be located in any open area outside of an enclosed building.

7. All exterior lighting shall be screened or otherwise designated so as to not shine directly on to any adjacent parcel.

8. All repair service shall be performed inside an enclosed area.

9. There shall be no temporary on-premise signage (pennants, banners or flags) associated with the automobile dealership

10. There shall be no vehicles for sale on the lot more than five years old.

11. There shall be no sidewalk constructed along the south side of Via Olivero Avenue.

12. The underlying Resolutions of Intent to C-1 (Limited Commercial) and P-R (Professional Office and Parking) are hereby expunged.

13. Dedicate an additional 14.5 feet for a total half street width of 75 feet on Sahara Avenue, prior to the issuance of any permits as required by the Department of Public Works.

The setbacks and building heights are in conformance with the Zoning Code and the Urban Design Guidelines and Standards. The landscaping is compatible with the existing development in the area, but does not comply with City standards. The depicted planters along Sahara Avenue do not include trees. The Standards require 24 inch box trees spaced 20 feet on center. The applicant states that the placement of trees along the street frontage will hinder visibility to the vehicle display area. Staff has added a condition requiring palm trees 20 feet on center along Sahara Avenue. Additionally, the planters along the entire length of the east and west property lines do not extend all the way into the vehicle storage areas in the north portion of the site. However, there have been other auto dealerships in the area immediately to the west and east that were approved with waivers of those landscaping requirements.

Staff notes that the Budget Used Car Sales facility located on Sahara Avenue was approved with a condition prohibiting the sale or display of vehicles that are more than five years old. In order to be consistent, this condition has been added to the recommendation for this request. The applicant has some concerns with Condition No. 10 because they may want to sell vintage or collectable vehicles on the site. Staff and the applicant feel that can be worked out between now and the City Council meeting.

Staff recommended approval, subject to the conditions.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-11-99 - SHAWBETH, INC. [RELATED TO
ITEM A-1, GPA-6-99]

14. Construct half-street improvements including appropriate overpaving on Via Olivero Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. Construct all incomplete half-street improvements (sidewalk) on Sahara Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Also, if necessary, remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

15. 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. A revised site plan shall be submitted to and approved by the City Traffic Engineer to specifically address on-site circulation of delivery trucks through this site, including appropriate turning radii; no parking or deliveries to this site shall be permitted in the public right-of-way. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

RICHARD SCHRODER, Public Works, noted that Condition No. 16 requires a Traffic Impact Analysis. That would only determine the traffic mitigation contribution. Therefore, that condition has been rewritten to provide the monies for the traffic mitigation contribution.

BART ANDERSON, Public Works, stated a copy of the amended condition has been submitted to the Commissioners and the Clerk, as well as the applicant. That amended condition requires a traffic contribution of \$7,000.

ATTORNEY JOHN MORAN, JR. appeared and represented the applicant. He showed a rendering of the proposed dealership. It will be compatible with other car dealerships along Sahara Avenue. There is a proposed Mitsubishi dealership along the property line of this proposal. On the other side is the Ackerman dealership that was recently approved. This is a request seeking a similar use to what is on both sides. The structure is pushed to the front of the property away from the residential in the rear. VTN Nevada mailed out 1,700 notices of a neighborhood meeting. Two residents attended that meeting. Landscaping would be consistent with the other dealerships. However, they would like a waiver of the landscaping similar to what has been granted to the other dealerships. He was opposed to Condition No. 10. The applicant would not be able to compete with the other dealerships with the limitation of no vehicles for sale on the lot more than five years old. They are in agreement with the other conditions.

DOUG SPEDDING, R.D.S., Inc., 2929 West 104th Avenue, Westminster, Colorado, appeared and represented the application. He wants to be competitive with the other dealerships. This is a full scale dealership building. The service portion of the business is only for their own vehicles. He does not deal with rental vehicles.

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ACTION

Z-11-99 - SHAWBETH, INC. [RELATED TO
ITEM A-1, GPA-6-99]

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

17. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and on Via Olivero Avenue adjacent to this site as required by the Department of Public Works. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit an Encroachment Agreement for all landscaping and private improvements (driveways) located in the Sahara Avenue and Via Olivero Avenue public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

CAPPY HAYES, VTN Nevada, 2727 South Rainbow Boulevard, appeared and represented the applicant.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

MARK FRENCH, 2280 Shaw Circle, appeared in protest. He objected to continuously defending new proposals in his area. He felt the applicant should obtain signatures in approval. If there is a car dealership developed on this property, it should only be for new cars. This dealership should be on Boulder Highway.

STUART NIEMS, 2220 Montessouri Street, appeared in protest. He attended the neighborhood meeting. This request is for trucks. The residents want new cars. He wondered why there are so many cars being stored in the back of the property. He also wanted to know the hours of operation.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

BOB GENZER, Planning and Development, clarified that this applicant will have to apply for a Special Use Permit even if the General Plan Amendment and Rezoning are approved.

ATTORNEY MORAN appeared in rebuttal. Every car dealership along Sahara Avenue deals in used cars. There are a lot of persons that cannot afford to purchase a new car and rely on used cars. He asked when a new car becomes a used car. MR. SPEDDING has been involved in five or six car dealerships in Las Vegas. This is the right location for this use. The applicant has a track record of doing a good job. In the back will be an inventory parking area, as well as employee parking. This application will have the same hours of operation, same lighting restrictions, with no loud speakers, as Toyota West has in their operation.

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ITEM

ACTION

Z-11-99 - SHAWBETH, INC. [RELATED TO
ITEM A-1, GPA-6-99]

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

20. A Resolution of Intent.

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

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

23. 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.

COMMISSIONER MACK noted that the applicant will be spending millions on this facility. For him to sell inexpensive merchandise in the front does not make sense. He did not think there will be a big distinction between pre-owned and new cars at this dealership.

COMMISSIONER GORDON felt what should be considered is if this proposal is an appropriate use of the property. Being between two car dealerships that are zoned C-2 is immaterial. He felt this is an appropriate use of this property. The applicant should consider moving the driveway to the west to enter into a shared driveway with the dealership to the west. Left turns would be able to get into this property easily from Sahara Avenue. Otherwise, customers going eastbound on Sahara Avenue will have to go past and then make a U-turn and go back. He did not feel there is a need for a five year restriction on the vehicles as indicated in Condition No. 10.

BART ANDERSON, Public Works, pointed out that Condition No. 15 requires the applicant to meet with the Traffic Engineering Department to address the driveway issues and on-site circulation of delivery vehicles, etc.

To be heard by the City Council on 5/24/99.

(7:14-7:47) 1 - 2675

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ITEM

ACTION

Z-11-99 - SHAWBETH, INC. [RELATED TO
ITEM A-1, GPA-6-99]

APPROVED

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

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

26. 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.

27. 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.

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

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

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ITEM

ACTION

A-3.

GPA-9-99 - ROBERT E. HORNER, ET AL
[RELATED TO ITEM A-4, Z-14-99]

Request to Amend a portion of the Southwest Sector of the General Plan on properties located at 6811 and 6825 West Oakey Boulevard, From: L (Low Density Residential) To: O (Office), Ward 1 (McDonald), APNs: 163-02-310-002 and 003.

NOTICES MAILED: 329 (Mailed with Z-14-99)

APPROVALS: 1 Telephone

PROTESTS: 43

STAFF RECOMMENDATION: DENIAL.

**Gordon -
DENIED**

**Motion did not carry because of a tie vote with Mack, Quinn and Skaar voting "No." (Due to the failure of the Planning Commission to establish a super-majority vote, this item is being forwarded to the City Council with a Denial recommendation.)
(Buckley excused)**

ANDREW REED, Planning and Development Department, stated this amendment was filed in conjunction with a rezoning request for the purpose of developing an office complex. The parcel is located on Oakey Boulevard, a secondary street with a maximum right-of-way width of 80 feet. The P-R zoning designation that would be allowed under the proposed General Plan Amendment allows such uses as offices, museums and copy centers.

All utilities are available in the vicinity of the site. The nearest fire station is approximately 1.89 miles to the northeast. The nearest police station is 1.7 miles away.

Staff believes the Rural Density Residential Land Use designation is the appropriate category for this property. The properties to the east, west and south are developed with single family dwellings at two units per acre. The property to the north is designated M (Medium Density Residential) and developed condominiums at 17.0 units per acre. Staff finds the General Plan Amendment inappropriate because the General Plan states that the City should achieve a compatible balance of land uses by providing appropriate and compatible locations for all land use categories. There are no Office-designated parcels along this section of Oakey Boulevard between Rainbow Boulevard and Torrey Pines Drive. Because the area in the vicinity is suburban in nature, approval of this request would constitute spot zoning.

Staff recommended denial.

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ITEM

ACTION

GPA-9-99 - ROBERT E. HORNER, ET AL
[RELATED TO ITEM A-4, Z-14-99]

APPEARANCES:

RICHARD GALLEGOS, 2301 Richard Drive
PEGGY POE, 6811 West Oakey Boulevard
RICHARD LEAVITT, 6841 West Oakey Boulevard
MARY JOHNSON, 6824 Adobe Court
KEVIN CHILD, 1828 Casa Vista Drive
PAT DOUGLAS, 6810 Adobe Court
BRIAN HORNER, BJH Investments, 2437 High Vista Circle,
Henderson, Nevada

NOTE: See Item No. A-4, Z-14-99, for further discussion.

To be heard by the City Council on 5/24/99.

(6:06-6:35) 1 - 125

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

Z-14-99 - ROBERT E. HORNER, ET AL
[RELATED TO ITEM A-3, GPA-9-99]

Request for a Rezoning on properties located at 6811 and 6825 West Oakey Boulevard, From: R-E (Residence Estates) To: P-R (Professional Offices and Parking), PROPOSED USE: CONVERSION OF TWO EXISTING SINGLE FAMILY RESIDENCES TOTALING 5,248 SQUARE FEET FOR PROFESSIONAL OFFICES, Size: 0.92 Acre, Ward 1 (McDonald), APNs: 163-02-310-002 and 003.

NOTICES MAILED: 329 (Mailed with GPA-9-99)

APPROVALS: 1 Telephone

PROTESTS: 43

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. Prior to the issuance of permits, the applicant shall work with staff to provide five additional 24-inch box trees within planter areas adjacent to the parking area.

2. The applicant shall remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.

3. The applicant shall 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 occupancy of this site or the issuance of any permits, whichever may occur first.

Gordon - DENIED

Motion did not carry because of a tie vote with Mack, Quinn and Skaar voting "No." (Due to the failure of the Planning Commission to establish a super-majority vote, this item is being forwarded to the City Council with a Denial recommendation.) (Buckley excused)

ANDREW REED, Planning and Development Department, stated landscape planters with trees are shown along the street frontage and along the east and west property lines. There is existing mature landscaping in the rear portion of the properties.

Staff finds that the General Plan stipulates the City should achieve a compatible balance of land uses throughout the city by providing appropriate and compatible locations for all the land use categories. There are no Office designated parcels along this section of Oakey Boulevard. The existing homes along this section of Oakey are zoned R-E (Residence Estates) and are in a well-maintained condition. Staff believes that if the subject property were to convert to a commercial use it would set a negative precedent whereby other single family dwellings in the area would also be requested for conversion.

In regard to the site plan, staff has no major objections other than it is for an inappropriate land use.

Staff recommended denial.

RICHARD GALLEGOS, 2301 Richard Drive, Henderson, Nevada, appeared and represented the applicant. He concurred with staff's conditions. One of the two existing houses on this application has been on the market for the past year. Their only offers were for commercial uses. The neighbors to the east are co-applicants. There was a neighborhood meeting where five neighbors attended.

BRIAN HORNER appeared and represented the application.

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ACTION

Z-14-99 - ROBERT E. HORNER, ET AL
[RELATED TO ITEM A-3, GPA-9-99]

4. If such has not already been established and because it appears that access and parking may be shared by both parcels of this overall site, we suggest that a Joint Access and Parking Agreement be required to allow intrasite circulation between the two adjoining parcels.

5. The applicant shall contribute \$1,500 for general neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.

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

7. A Resolution of Intent.

8. All development shall be in conformance with the site plan, as amended by the above conditions, and building elevations.

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

PEGGY POE, 6811 West Oakey Boulevard, appeared as the co-applicant. There are only three homes that face Oakey Boulevard. Between 5:00 P.M. and 7:00 P.M. it is difficult to get out of her driveway. Her grandchildren cannot play in the front yard. These homes will never be sold for residences.

VICE CHAIRMAN GALATI declared the Public Hearing open.

RICHARD LEAVITT, 6841 West Oakey Boulevard, appeared in protest. His wife would like to sell their property because the value would be higher as commercial or professional. However, the City of Las Vegas adopted a General Plan that designated this property as residential. It is a nice home on a busy street. In order to accommodate the parking for professional offices it would eliminate both circle driveways and make it more difficult to access Oakey. He would like to continue living in his home for at least five years.

MARY JOHNSON, 6824 Adobe Court, appeared in protest. Her house is behind one of the subject homes. There is a tremendous growth in the valley and each neighborhood establishes its own sense of community and security. She likes her present lifestyle. To change this zoning would impact the neighborhood because it would not be compatible with the area. It is filled with moderately sized homes on half-acre lots. The character of the neighborhood does not lend itself for businesses or professional organizations, but maintains a character amenable to families, parks and schools. The present zoning is in compliance with the General Plan. Support of that Plan enables the citizens in the area to have a continuing consistency in the Commission's decisions.

KEVIN CHILD, 1828 Casa Vista Drive, appeared in protest. Oakey Boulevard is not a real busy street. It is primarily developed residential.

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Z-14-99 - ROBERT E. HORNER, ET AL
[RELATED TO ITEM A-3, GPA-9-99]

10. The applicant shall submit a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

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

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

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

14. 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.

15. 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.

16. 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.

PAT DOUGLAS, 6810 Adobe Court, appeared in protest. When she purchased her home twenty-two years ago she was told this area would remain residential. One of the applicant's purchased his home recently and he was aware of the traffic situation. She wants this area to remain as designated on the General Plan.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

RICHARD GALLEGOS appeared in rebuttal. He felt Oakey Boulevard is a very busy street. The area to the south and east is residential and high density to the north and west. This is not spot zoning.

BRIAN HORNER, 2437 High Vista Circle, appeared in rebuttal. They acquired this property as part of an exchange. It was not purchased as an investment, but it has become apparent it is not conducive to residential. There is no view of the mountains from these properties because of the commercial to the west.

MR. GALLEGOS noted that the only change will be in the front yard. The number of driveways will be reduced. There will be a landscape setback in the front and east and west sides. The homes will remain single story. The back yards will be maintained. They are offering additional landscaping and wall height to mitigate the impact. They would be willing to limit the hours of business.

BRIAN HORNER said he will be the developer of this property. They will have four employees in his graphics business, for which they would like to utilize one of these homes. They have very little traffic coming to the business.

COMMISSIONER GORDON did not think that the mere fact that an individual cannot sell his property warrants a zone change. Property will sell, but it is a matter of price. He did not feel this is a good use of this property.

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ACTION

Z-14-99 - ROBERT E. HORNER, ET AL
[RELATED TO ITEM A-3, GPA-9-99]

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

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

COMMISSIONER QUINN did not feel a family could be raised on this portion of Oakey Boulevard. He felt this would be appropriate for professional zoning.

COMMISSIONER SKAAR visited this property last Sunday about noon and found there is a lot of traffic on Oakey even at that time. The houses sit in the middle of the lots, which means half of the property is not useable as living space. The properties are not appropriate for children or pets and the sound of the traffic is unbelievable.

NOTE: See Item No. A-3, GPA-9-99, for further discussion.

To be heard by the City Council on 5/24/99.

(6:06-6:35) 1 - 125

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ITEM

ACTION

B.

WARD 3:

B-1.

GPA-7-99 - ROMAN CATHOLIC BISHOP OF LAS VEGAS [RELATED TO ITEM B-2, Z-12-99]

Request to Amend a portion of the West Las Vegas Plan on property located on the south side of Lake Mead Boulevard, approximately 370 feet east of Martin L. King Boulevard, From: SC (Service Commercial) and ML (Medium-Low Density Residential) To: M (Medium Density Residential), Ward 3 (Reese), APNs: 139-21-701-003 and 139-21-702-002.

NOTICES MAILED: 155 (Mailed with Z-12-99)

APPROVALS: 1

PROTESTS: 0

CONCERNS: 1

STAFF RECOMMENDATION: APPROVAL.

Moran -

APPROVED

Motion carried with Skaar abstaining from voting because this is in the area of her West Las Vegas Neighborhood Executive Board.

(Buckley excused)

JOEL McCULLOCH, Planning and Development Department, stated this is an amendment to the Land Use Element of the West Las Vegas Plan from ML (Medium-Low Density Residential) and SC (Service Commercial) to M (Medium Density Residential) and was filed in conjunction with a rezoning request from R-E (Residence Estates) to R-PD18 (Residential Planned Development - 18 Units per Acre) for the purpose of developing 64 units of elderly multi-family housing. The site area is approximately 3.49 acres.

EXISTING LAND USE:

Subject Parcels Unimproved
North Single Family Residential
South Unimproved (Pending Church) and Single Family Residential
East Unimproved
West Commercial

PLANNED LAND USE:

Subject Parcels SC (Service Commercial) & ML (Medium-Low Density Residential)
North SC (Service Commercial) & ML (Medium-Low Density Residential)
South L (Low Density Residential)
East ML (Medium-Low Density Residential)
West SC (Service Commercial)

EXISTING ZONING OF ADJACENT PROPERTIES:

North R-2 & ROI to C-1
South R-1 & R-E
East ROI to P-R
West R-E & C-1

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ACTION

GPA-7-99 - ROMAN CATHOLIC BISHOP OF LAS VEGAS [RELATED TO ITEM B-2, Z-12-99]

Medium Density Residential (M) - The Medium Density Residential category permits a maximum of 20 dwelling units per gross acre. This category includes a variety of multi-family units such as plexs, townhouses, and low density apartments.

Medium Low Density Residential (ML) - The Medium Low Density Residential category permits a maximum of 11 dwelling units per gross acre. This density range permits: single family detached; including compact lots and zero lot lines, mobile home parks, and two-family dwellings. Local supporting uses such as parks, schools, and churches are also allowed.

Service Commercial (SC) - The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense General Commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys, and other places of public assembly and public and semi-public uses.

The subject parcels are located with frontage onto Lake Mead Boulevard, a primary roadway with a designated right-of-way of 100 feet according to the adopted Master Plan of Streets and Highways. This project, 64 elderly apartment units, will produce approximately five weekday peak hour trips. This is a significant reduction in the trips that would be generated from a standard single family development and retail commercial.

Recommendation number 4 of the Housing Element of the West Las Vegas Plan encourages the development of additional affordable senior housing. This project proposes 64 senior apartments that are centrally located to various senior services and public transportation.

Policy B2 of the Land Use Element of the General Plan encourages infill development to make use of existing utilities, facilities, and services. This project would fulfill the goals of that policy.

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ACTION

GPA-7-99 - ROMAN CATHOLIC BISHOP OF
LAS VEGAS [RELATED TO ITEM B-2, Z-12-99]

Objective C of the Land Use Element of the General Plan states that the City should achieve a compatible balance of land uses throughout the City. Staff believes that this General Plan Amendment to M (Medium Density Residential) will be compatible with the existing and planned development in the area which is a proposed church and single family to the south, commercial to the west, transitional commercial to the north, and planned medium low density residential to the east.

Staff finds this amendment appropriate for the following reasons:

1. The West Las Vegas Plan encourages the development of additional affordable senior housing.
2. Objective C of the Land Use Element of the General Plan encourages a compatible balance of land uses throughout the City.
3. Policy B2 of the Land Use Element of the General Plan encourages infill development to make use of existing utilities, facilities, and services.
4. This project will not put undue stress on the existing street network or the existing school facilities.

Staff recommended approval.

APPEARANCES:

BART ANDERSON, Public Works
BOB GENZER, Planning and Development Department
ERNEST FREGGIARO, 720 South Fourth Street, Roman
Catholic Diocese
PAULA HAYNES GREEN, Mercy Housing
MELVIN GREEN, Project Architect
CLESTER NELSON, 420 Gilday Avenue, Protestant

NOTE: See Item No. B-2, Z-12-99, for further discussion.

To be heard by the City Council on 5/24/99.

(6:35- 6:52) 1 - 1060

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ITEM

ACTION

B-2.

Z-12-99 - ROMAN CATHOLIC BISHOP OF LAS VEGAS [RELATED TO ITEM B-1, GPA-7-99]

Request for a Rezoning on property located on the south side of Lake Mead Boulevard, approximately 370 feet east of Martin L. King Boulevard, From: R-E (Residence Estates) To: R-PD18 (Residential Planned Development - 18 Units Per Acre), PROPOSED USE: 64 UNIT SENIOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT, Size: 3.49 Acres, Ward 3 (Reese), APNs: 139-21-701-003 and 139-21-702-002.

NOTICES MAILED: 155 (Mailed with GPA-7-99)

APPROVALS: 1

PROTESTS: 0

CONCERNS: 1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Submit a revised site plan showing the decorative block wall on the inside of the landscape planter along Lake Mead Boulevard and Lexington Street, relocating the trash enclosure on the eastern parcel a minimum of 50 feet from the existing single family residences to the south, and vacating Lexington Street from Lake Mead Boulevards southern right-of-way line, to a point approximately 300 feet south.

2. Construct all incomplete half-street improvements on Lexington Street adjacent to this site concurrent with development as required by the Department of Public Works.

Moran -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL PUBLIC WORKS CONDITION.

Motion carried with Skaar abstaining from voting because this is in the area of her West Las Vegas Executive Board. (Buckley excused)

JOEL McCULLOCH, Planning and Development Department, stated this rezoning is from R-E (Residence Estates) to R-PD18 (Residential Planned Development - 18 Units Per Acre) for 64 senior apartments. The proposed project is on two separate parcels with Lexington Street bisecting through the center. Access to the site is provided by one driveway each to the east and west off of Lexington Street.

This is a request from M (Medium Density Residential). This request corresponds to the General Plan Designation of M (Medium Density Residential) and should be compatible with the existing uses and those uses proposed by the West Las Vegas Plan. The subject site is physically suited for the type and intensity of use proposed. Lake Mead Boulevard is of sufficient size to meet the needs of the proposed project.

Staff has no objection to the submitted site plan as it meets the standards of the Las Vegas Zoning Code. Staff does however have one objection regarding the decorative block wall. It will need to be set back behind the required landscape planter on Lake Mead Boulevard and Lexington Street. Also, the trash enclosure on the eastern parcel will have to be moved a minimum of 50 feet from any existing single family residence.

Staff recommended approval, subject to the conditions. However, he requested an amendment to Condition No. 1 to delete the last portion as follows: "and vacating Lexington Street from Lake Mead Boulevards southern right-of-way line, to a point approximately 300 feet south."

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ITEM

ACTION

Z-12-99 - ROMAN CATHOLIC BISHOP OF LAS VEGAS [RELATED TO ITEM B-1, GPA-7-99]

3. Meet with the Traffic Engineering representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Additionally, the driveways accessing Lexington Street shall be aligned with each other or be offset a minimum of 125 feet unless an alternative traffic mitigation plan is approved by the Traffic Engineering Division.

4. Provide a pedestrian friendly handicap access path between the two sites as required by the Department of Public Works.

5. Contribute \$5,300.00 for the future upgrading of the traffic signal system at the intersection of Lake Mead Boulevard and Martin L. King Boulevard 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. 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.

BART ANDERSON, Public Works, said that since this site plan was submitted some alternative site plans have been shown to staff that delete Lexington Street. If that street is eliminated, they will have to submit a Vacation Application to do that. He wanted to include a condition that they submit an application. The condition would state: **The applicant submit an application to vacate all existing public right-of-way adjacent to the site in conflict with this proposal (i.e. Lexington Street) as required by the Department of Public Works. Such Vacation shall terminate Lexington Street south of this site in a manner acceptable to the Department of Public Works. If approved, the Order of Vacation shall record prior to the issuance of any building or grading permits over any portion of the area to be vacated. Vacation of the existing public street, if allowed, may require the applicant to participate in the mitigation of the impact(s) of diverting existing pedestrian and vehicular traffic that currently use Lexington Street to other public corridors. Such mitigation requirements shall be determined at the time of approval of the required Vacation Application.**

MR. McCULLOCH said that since there has been a couple of alternative site plans proposed, staff would prefer the site plan to be worked out administratively with the applicant regarding which alternative and whether Lexington is going to be vacated.

BOB GENZER, Planning and Development Department, added that the City Council recently approved a request for a Special Use Permit for the adjacent church to the south of this site. That included access to Lexington, but the determination as to whether it was going to be one or two driveways would have to be worked out, dependent upon what happens with this site and whether or not the street is cul-de-sac'd.

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ITEM

ACTION

Z-12-99 - ROMAN CATHOLIC BISHOP OF LAS VEGAS [RELATED TO ITEM B-1, GPA-7-99]

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

8. A Resolution of Intent.

9. All development shall be in conformance with the plot plan as amended by the above conditions and the building elevations.

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

ERNEST FREGGIARO, 720 South Fourth Street, appeared and represented the Roman Catholic Bishop of Las Vegas. This is bringing two projects to this section of West Las Vegas making it a nicer place to live. They have received approval from the City Council on the Special Use Permit for the St. James Church this past Monday. They would like to change the access to the west side of the property and have a circular driveway. St. James will be developed by St. James Parish and Mercy Housing will develop the senior housing apartments. The people that will be living in the senior housing will use St. James Community Center. There will be walking access between the two projects. He was concerned about the setback for the fence along Martin Luther King Boulevard. They are proposing a wrought iron fence, but they would prefer to have the fence along the property line. People will be able to see through the fence and see the landscaping, but they will not have the problem of maintaining landscaping that is subject to the public right-of-way.

MR. McCULLOCH said the fence could be worked out when the site plan is officially submitted, but there would not be a problem with a wrought iron fence.

PAULA HAYNES GREEN, Mercy Housing, a non-profit organization that will develop this senior housing in conjunction with the Diocese of Las Vegas appeared.

MELVIN GREEN, Project Architect, appeared and represented the applicant. They are trying to create a park-like setting for the seniors with meandering sidewalks, lush landscaping, and secure area.

COMMISSIONER QUINN asked if the applicant is comfortable having 50% of the units with roll-in showers as requested by the West Las Vegas Neighborhood Association.

MR. GREEN felt that would be an added amenity and did not think it would be a problem.

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ITEM

ACTION

Z-12-99 - ROMAN CATHOLIC BISHOP OF LAS VEGAS [RELATED TO ITEM B-1, GPA-7-99]

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

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

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

14. 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.

VICE CHAIRMAN GALATI declared the Public Hearing open.

CLESTER NELSON, 420 Gilday Avenue, appeared in favor. He owns a thrift store right across the street from this project. He has always wanted to see something built on this property besides a liquor store.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-1, GPA-7-99, for further discussion.

To be heard by the City Council on 5/24/99.

(6:35- 6:52) 1 - 1060

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ITEM

ACTION

B-3.

GPA-8-99 - K. S. NEVADA, INC. [RELATED TO ITEM B-4, Z-13-99]

Request to Amend a portion of the Southeast Sector of the General Plan on property located on the southeast corner of Bonanza Road and Page Street, From: ML (Medium-Low Density Residential) To: SC (Service Commercial), Ward 3 (Reese), APNs: 140-32-114-001 through 044.

NOTICES MAILED: 338 (Mailed with Z-13-99)

APPROVALS: 2

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

- The General Plan Amendment (GPA-8-99) is amended to SC (Service Commercial) on the north half of the site and ML (Medium-Low Density Residential) on the south half of the site.

Mack - APPROVED, SUBJECT TO AMENDING CONDITION NO. 1 TO SC (Service Commercial) ON THE FRONT PORTION AND O (Office) ON THE BACK PORTION WITH THE DIVIDING LINE TO BE THE WIDER PORTION OF THE PROPERTY.
Unanimous (Buckley excused)

KIRA WAUWIE, Planning and Development Department, stated the applicant has justified this request because C-1 (Limited Commercial) zoning should be located on the periphery of residential neighborhoods in primary and secondary thoroughfares. Also, C-1 would be consistent with many of the properties along Bonanza Road.

EXISTING LAND USE:

Subject Parcels Unimproved
 North Single Family Residential (Northwest corner of Bonanza and Page)
 South R-E (Residential Estates) Child Care Center, C-V (Civic) Elbert Edwards Elementary School
 East Condominiums (R.O.I. to R-PD12)
 West Unimproved, Apartments (R-3)

PLANNED LAND USE:

Subject Parcels ML (Medium-Low Density Residential)
 North ML (Medium-Low Density Residential)
 South S (School)
 East ML (Medium-Low Density Residential)
 West SC (Service Commercial) and M (Medium Density Residential)

EXISTING ZONING OF ADJACENT PROPERTIES:

North R-CL
 South R-E, C-V
 East ROI to R-PD12
 West R-3, ROI to C-1

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ITEM

ACTION

GPA-8-99 - K. S. NEVADA, INC. [RELATED TO
ITEM B-4, Z-13-99]

This site has frontage on Bonanza and Page Streets and has an odd shape, which projects into the adjacent properties that are improved with the day care, school, and medium density residential. Staff's primary concern is that the commercial development would encroach into a residential, semi-public day care use, and public school use.

The noise, lights, micro-environmental heating and other characteristics associated with the commercial use would have a negative effect on these properties. If this application were amended to provide for Service Commercial on the north half of this site and maintain the ML (Medium Low Density Residential) on the south half, staff would not find that objectionable.

Staff recommended denial.

APPEARANCES:

KIRA WAUWIE, Planning and Development Department
HAROLD FOSTER, 3230 Polaris Avenue
HELENE STEVENS, President, Diamond Head Villa One
BARBARA STEVENS, Diamond Head Villas One

NOTE: See Item No. B-4, Z-13-99, for further discussion.

To be heard by the City Council on 5/24/99.

(6:52-7:14) 1 - 1690

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4.

Z-13-99 - K. S. NEVADA, INC. [RELATED TO ITEM B-3, GPA-8-99]

Request for a Rezoning on property located on the southeast corner of Bonanza Road and Page Street, From: R-PD12 (Residential Planned Development - 12 Units Per Acre) To: C-1 (Limited Commercial) PROPOSED USE: A 13,400 SQUARE FOOT RETAIL CENTER AND TWO PAD SITES FOR FUTURE COMMERCIAL DEVELOPMENT, Size: 3.42 Acres, Ward 3 (Reese), APNs: 140-32-114-001 through 044.

NOTICES MAILED: 338 (Mailed with GPA-8-99)

APPROVALS: 2

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. The zone change shall be amended to C-1 (Limited Commercial) on the north half of the site and R-PD12 (Residential Planned Development - 12 Units Per Acre) on the south half of the site.
2. A Resolution of Intent.
3. An application for Site Development Plan Review shall be approved prior to any development of any portion of the site.
4. The applicant shall submit and record appropriate Reversionary, Parcel, or Subdivision Maps to establish the property lines as shown with this project prior to the issuance of any building permits as required by the Department of Public Works.

Mack -

APPROVED SUBJECT TO STAFF'S CONDITION, WITH CONDITION NO. 1 AMENDED TO C-1 (Limited Commercial) ON THE NORTH PORTION AND O (Office) ON THE SOUTH PORTION.

**Unanimous
(Buckley excused)**

KIRA WAUWIE, Planning and Development Department, stated staff would consider C-1 zoning on the north half to match the commercial to the west and to maintain the R-PD12 zoning on the south half of the site, which will meet the General Plan recommendation. Staff recommended an application for a Site Development Plan Review be filed at a later date. Staff recommended denial.

HAROLD FOSTER, 3230 Polaris Avenue, appeared and represented the applicant. The property owner on this site just acquired the parcel the early part of this year through a foreclosure action. He evaluated it in terms of building out the existing subdivision under R-PD12 or whether commercial would be more feasible. He felt commercial would be more of a benefit to the neighborhood and could make it just as compatible as going with the R-PD12 project. If it was going to be developed R-PD12 he would use it as a rental project. There is a problem selling condominiums and townhouses in this area. It is a small site and there is justification for the General Plan Amendment and the Zone Change. Because of the amount of commercial that exists west of this property on both sides of Bonanza to Lamb there is an established commercial pattern in that area.

Bonanza is a major street and Page is a collector street which could provide secondary access for this site and not cause any traffic problems on Page, nor on Diamond Head to the South. There will not be any access to Diamond Head because of the congestion that occurs during the morning hours.

There will be a decorative wrought iron fence along there with an emergency access gate for fire vehicles. Also, there will be a planter along there providing a landscape buffer. This is not adjacent to single family development.

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ACTION

Z-13-99 - K. S. NEVADA, INC. [RELATED TO
ITEM B-3, GPA-8-99]

5. Construct all incomplete half-street improvements on Bonanza Road, Page Street and Diamond Head Drive adjacent to this site concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.

6. Prior to the recordation of any maps further dividing this site, appropriate public sewer easements shall be granted to each parcel comprising this overall site in locations acceptable to the City Planning Engineer as required by the Department of Public Works.

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

There was a neighborhood meeting and those present preferred commercial to rentals. This area has enough transient use. This will be a one-story project. There are two pads in the front with an undetermined use at this time. The owner has been negotiating with Hollywood Video for the pad on the corner and Payless Shoe Store for the pad on the east. The two buildings to the south would be rented on a store-front by store-front basis. The driveway will be aligned where the break is between the apartments on the west side of Page and the commercial to the north. It might mean moving the driveway a little farther north. There is adequate parking. It would be primarily a daytime use.

VICE CHAIRMAN GALATI declared the Public Hearing open.

HELENE STEVENS, President, Diamond Head Villa One, appeared in favor. They like this proposal because there will not be trucks driving up the alleys and no bars or adult stores in this project. It will be an asset to the neighborhood for this property to be taken care of.

COMMISSIONER GORDON felt the site plan is unsatisfactory. It is going to be difficult to rent stores with no access off Diamond Head Drive and no visibility to the street. He felt staff's suggestion of having the northerly 500 feet be C-1 and the balance multi-residential is the best use of the property.

COMMISSIONER SKAAR felt this property would be difficult to develop residentially, unless it is three-story buildings.

BARBARA STEVENS, Diamond Head Villas One, appeared in favor. This area has been an eyesore since 1980. There are always weeds, etc. on the property. It will never be developed for an apartment complex.

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ITEM

ACTION

Z-13-99 - K. S. NEVADA, INC. [RELATED TO
ITEM B-3, GPA-8-99]

8. Common access rights shall be established between all proposed retail uses on this site, and inter-site access shall be provided between all proposed retail uses as required by the Department of Public Works. Provide proof of such common access rights prior to the issuance of any building permits for this site.

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a map dividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site or the recordation of a map dividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

COMMISSIONER SKAAR thought some type of commercial use would be appropriate for the south half of this property, C-1 (Limited Commercial) and O (Office).

COMMISSIONER MACK felt O (Office) would be a good use for the back portion of this property.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-3, GPA-8-99, for further discussion.

To be heard by the City Council on 5/24/99.

(6:52-7:14) 1 - 1690

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ACTION

Z-13-99 - K. S. NEVADA, INC. [RELATED TO
ITEM B-3, GPA-8-99]

APPROVED

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

11. 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.

12. 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.

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

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ACTION

Z-13-99 - K. S. NEVADA, INC. [RELATED TO
ITEM B-3, GPA-8-99]

APPROVED

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

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

16. 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.

17. 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 structure.

18. 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.

19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

20. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrances(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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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C.

C-1.

WARD 4:

GPA-1-99 - CITY OF LAS VEGAS

Request to Amend the Northwest Sector of the General Plan on properties generally located north of Cheyenne Avenue and west of Decatur Boulevard to include recent General Plan Amendments, the Town Center Plan as a chapter of the Northwest Area General Plan, and correct the narrative, Ward 4 (Brown), APN: Multiple.

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 4

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL.

**Skaar -
APPROVED
Unanimous
(Buckley excused)**

CHRIS KNIGHT, Planning and Development Department, stated the Northwest General Plan was adopted in December of 1996. It was subsequently amended a year later in December of 1997. There have been many changes that have occurred to that Plan Amendment. This is a request to amend the Plan once again.

In September of 1998 the Planning Commission approved the Town Center Land Use Plan that was subsequently approved in December of 1998.

This is a request to amend the Northwest General Plan to incorporate the Town Center Land Use Plan into Chapter 3 of that Plan Amendment and unify the document of the Town Center and the Northwest General Plan so there is only one document. That work has been completed. There are housekeeping issues of updating maps in the Northwest General Plan Amendment, such as the trails maps and reflection of the adopted Master Plan of Streets and Highways.

Staff has met with the residents in the Northwest General Plan Amendment on two occasions. Staff has also met with the neighbors to discuss power line corridors and substation utilities and submitted a changed Land Use map for the residents. Those corridors and substations are not a part of this Northwest General Plan. Those will be brought to the Planning Commission sometime in the future.

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ACTION

GPA-1-99 - CITY OF LAS VEGAS

There are 44 changes depicted on a map he showed on the monitor. Ten of the changes are a result of staff's recommendations. Some of the other changes are picking up oversights where there is an overlap of land use regulations. Another change came from the adoption of the Iron Mountain Ranch proposal. Ten of the changes are previously approved General Plan Amendments. Twenty changes are mapping errors. Three of the changes relate to the public use of the City of Las Vegas well sites.

Staff will continue to work on future updates to the Northwest General Plan, which will include the power line corridors, parks and trails plans.

The benefit of this amendment is that it unifies the Town Center with the Northwest General Plan Amendment.

VICE CHAIRMAN GALATI declared the Public Hearing open.

LOUISE RUSKAMP, Vice President, Tule Springs Community Association, appeared in favor. However, she would like staff to revisit the PCD category, particularly the 2 to 8 range. Perhaps it should be a 2 to 5 or 2 to 4 range. Secondly, she would like to have the trails become an alternative transportation corridor. At the present time the trails are for pedestrians, horses and bike riders, not for people to get to work.

MR. KNIGHT said the function of the trails is based on their widths. They should be a transportation element of moving people from residential areas to other areas. Staff intends to bring that issue back in a future update.

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ACTION

GPA-1-99 - CITY OF LAS VEGAS

LINDA MEYERS, President, Northwest Area Residents Association, appeared in favor. The Town Center concept represents people not having to attend these types of meetings to speak in opposition of developers encroaching into the residential neighborhoods. Policy E-2 discusses the location of schools so they are not adjacent to major and minor arterials. There is an opportunity to put this policy into effect at the Parsons Elementary School. At the present time Alexander does not go through from Thom to Decatur. There is an existing right-of-way easement for a hundred foot wide road. There is no reason to have Alexander go through. On the other side where it would come into Rancho it would add to the gridlock on Rancho. She would like to see the traffic situation addressed. In addition, in the area of Cheyenne and Rancho she would like to see a buffer.

JIM VELTMAN, 2801 North Tenaya Way, appeared in favor. He has been working with a group of residents on the edge of Town Center in an area where Azure ties into the Tropical overpass. On the previous transportation plan, Azure was designated as an 80 foot secondary thoroughfare. As a result of that, the majority of those residents have hired his firm to annex them into the City so they can get better zoning because their front doors face the Beltway. Azure ties into Town Center and would then deadend into Tenaya. As a result, all the traffic has to go left or right and down to the Ann Road intersection where Tenaya ties in. They would like to see where Tropical comes across and ties into Azure, that at least Azure would go to Rainbow and then come down so they can avoid the Ann Road interchange. They would like to see Azure go all the way to Jones. Another area of concern is the topography of the gravel pits.

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20872

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

GPA-1-99 - CITY OF LAS VEGAS

BRUCE HAMILTON, President, Tule Springs Community Association, 8524 Maggie Avenue, appeared in favor. In terms of buffering and adjacency standards, there is a provision in the Northwest Amendment to the General Plan that says that density categories should not be increased more than one category at a time within 600 feet of existing development. There is development which is restricted by considerations other than zoning, such as the ability to sink a well, whether there is public water, etc. They are restricted to development which is less intense than the most restrictive category that exists within the City of Las Vegas General Plan. He requested staff to revisit this situation with the residents prior to the City Council hearing.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

MR. KNIGHT said in terms of the densities, the policy on E.2, schools not adjacent to major and minor arterials, is in the Northwest Amendment. Azure going to Jones and the alignments in the gravel pit areas are issues within the Master Plan of Streets and Highways. That can be reviewed as to amending the Master Plan of Streets and Highways. This amendment is not to reopen any issues, just to bring it up to date with any actions that have occurred, any errors, etc. The buffering and adjacency standards are day-to-day issues.

To be heard by the City Council on 5/24/99.

(7:47-8:08) 2 - 470

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ITEM		ACTION																																			
C-2.	<p><u>GPA-3-99 - DIPAK AND KUSUM DESAI, ET AL</u> <u>[RELATED TO ITEM C-3, Z-8-99]</u></p> <p>Request to Amend a portion of the Northwest Amendment to the General Plan on property located on the east side of Rancho Drive, approximately 370 feet south of Lone Mountain Road, From: SC (Service Commercial) To: GC (General Commercial), Ward 4 (Brown), APN: 138-02-102-003.</p> <p><u>NOTICES MAILED:</u> 586 (Mailed with Z-8-99)</p> <p><u>APPROVALS:</u> 0</p> <p><u>PROTESTS:</u> 0</p> <p><u>STAFF RECOMMENDATION:</u> APPROVAL.</p>	<p>Gordon - APPROVED Unanimous (Buckley excused)</p> <p>JOEL McCULLOCH, Planning and Development Department, stated this amendment to the Northwest Amendment to the General Plan from SC (Service Commercial) to GC (General Commercial) was filed in conjunction with a rezoning request from C-2 (General Commercial) and R-E (Residence Estates) to C-2 (General Commercial) on property located on the east side of Rancho Drive, approximately 367 feet south of Lone Mountain Road for the purpose of developing a new car sales lot on the property.</p> <p>The previous Northwest Plan that was in effect before the Amendment was done designated this property as GC General Commercial. This site is approximately 6.0 acres.</p> <p><u>PLANNED LAND USE:</u></p> <table style="width: 100%; border: none;"> <tr><td>Subject Property</td><td>SC</td><td>Service Commercial</td></tr> <tr><td>North</td><td>SC</td><td>Service Commercial</td></tr> <tr><td>South</td><td>SC</td><td>Service Commercial</td></tr> <tr><td>East</td><td>SC</td><td>Service Commercial</td></tr> <tr><td>West</td><td>R-O-W</td><td>Rancho Drive</td></tr> </table> <p><u>EXISTING LAND USE:</u></p> <table style="width: 100%; border: none;"> <tr><td>Subject Property</td><td>Unimproved</td></tr> <tr><td>North</td><td>Unimproved and Feed Store</td></tr> <tr><td>South</td><td>Unimproved</td></tr> <tr><td>East</td><td>Unimproved</td></tr> <tr><td>West</td><td>R-O-W (Rancho Drive)</td></tr> </table> <p><u>ZONING OF ADJACENT PROPERTIES:</u></p> <table style="width: 100%; border: none;"> <tr><td>Subject Property</td><td>R-E (Residence Estates) pending C-2 (General Commercial)</td></tr> <tr><td>North</td><td>R-E (Residence Estates) pending C-1 (Limited Commercial)</td></tr> <tr><td>South</td><td>R-E (Residence Estates)</td></tr> <tr><td>East</td><td>R-E (Residence Estates) pending C-1 (Limited Commercial)</td></tr> <tr><td>West</td><td>R-O-W (Rancho Drive)</td></tr> </table>	Subject Property	SC	Service Commercial	North	SC	Service Commercial	South	SC	Service Commercial	East	SC	Service Commercial	West	R-O-W	Rancho Drive	Subject Property	Unimproved	North	Unimproved and Feed Store	South	Unimproved	East	Unimproved	West	R-O-W (Rancho Drive)	Subject Property	R-E (Residence Estates) pending C-2 (General Commercial)	North	R-E (Residence Estates) pending C-1 (Limited Commercial)	South	R-E (Residence Estates)	East	R-E (Residence Estates) pending C-1 (Limited Commercial)	West	R-O-W (Rancho Drive)
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ACTION

GPA-3-99 - DIPAK AND KUSUM DESAI, ET AL
[RELATED TO ITEM C-3, Z-8-99]

General Commercial (GC) - General Commercial allows retail, service, wholesale, office and general business uses of a more intense commercial character. These uses commonly include outdoor storage or display of products or parts, noise, lighting, or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include: new and used car sales; recreational vehicle and boat sales, car body and engine repair.

Service Commercial (SC) - The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense General Commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys, and other places of public assembly and public and semi-public uses.

The applicant held two neighborhood meetings regarding this General Plan Amendment, staff was present at both meetings. There was very little opposition to this request by the residents, as their focus was directed to the uses proposed closer to Lone Mountain Road and Torrey Pines Drive.

The subject parcel fronts onto Rancho Drive, approximately 370 feet south of Lone Mountain Road. Rancho Drive is a State maintained road with a designated right-of-way of 125 feet in front of the subject parcel. The potential GC (General Commercial) uses generate potentially the same or less traffic than the uses allowed in the SC (Service Commercial) land use category.

The uses allowed in the General Commercial land use category should only be allowed near single family residential uses if there is a significant transition area between them. The applicant has requested a rezoning to C-1 (Limited Commercial) on the parcels to the north and east which will provide a transition area between the high intensity general commercial use and the low density single family residential to the north and east.

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[RELATED TO ITEM C-3, Z-8-99]

The GC (General Commercial) land use category should be compatible with the adjacent future land uses as proposed by the Northwest Amendment to the General Plan. This entire area, to the east, north, and south, of the subject parcel, is designated to be SC (Service Commercial). To the west of the subject property is Rancho Drive, a highly commercial corridor which is in keeping with this type of designation.

Staff finds this amendment appropriate for the following reasons:

1. Objective B of the Land Use Element of the General Plan states that the City should achieve a compatible balance of land uses throughout the northwest by providing appropriate and compatible locations for all land use categories.
2. There will be a significant transition area between the proposed General Commercial use and the single family uses to the north and east.
3. Rancho Drive is of sufficient size to meet the needs of the proposed development.

APPEARANCES:

JIM VELTMAN, Veltman Consulting Services, 2801 North Tenaya Way, Suite B

NOTE: See Item No. C-3, Z-8-99, for further discussion.

To be heard by the City Council on 5/24/99.

(8:08-8:20) 2 - 1170

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3.

Z-8-99 - DIPAK AND KUSUM DESAI, ET AL
[RELATED TO ITEM C-2, GPA-3-99]

Request for a Rezoning on property located on the east side of Rancho Drive, approximately 370 feet south of Lone Mountain Road, From: R-E (Residence Estates) and C-2 (General Commercial) To: C-2 (General Commercial), PROPOSED USE: 33,525 SQUARE FOOT NEW CAR DEALERSHIP AND ACCESSORY USES, Size: 6.00 Acres, Ward 4 (Brown), APN: 138-02-102-003.

NOTICES MAILED: 586 (Mailed with GPA-3-99)

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A new site plan showing one landscape finger planter for every six parking spaces in the customer/employee parking areas shall be submitted for administrative approval by the Planning and Development Department.
2. Submit and record appropriate Reversionary, Parcel or Subdivision Maps to establish the property lines as shown with this project prior to the issuance of any building permits as required by the Department of Public Works.
3. Dedicate 40 feet of right-of-way adjacent to the entire legal parcel for Torrey Pines Drive prior to the issuance of any permits as required by the Department of Public Works.

Gordon - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Buckley excused)

JOEL McCULLOCH, Planning and Development Department, stated access to the site is provided by two driveways from Rancho Drive. The main structure is located mid-site with parking surrounding the building. The ancillary uses include a detail shop, and service department, which is on the easterly development line.

The applicant has applied for a General Plan Amendment to GC (General Commercial). Staff has recommended approval of that request.

The majority of the parcel (5.0 acres) is already zoned C-2 (General Commercial) with the remaining portion (1.0 acres) under consideration. Staff, as a policy, encourages trying to achieve unified zoning on properties that have split zoning categories on one parcel. Staff finds that the rezoning request is appropriate and compatible with the surrounding area and recommends approval.

Staff is requesting that the applicant meet the City Zoning Code regarding having one landscape finger planter for every six parking spaces within the customer/employee parking areas. The remainder of the site meets the standards of the Las Vegas Zoning Code and the Las Vegas Urban Design Guidelines and Standards.

Staff recommended approval, subject to the conditions.

JIM VELTMAN, Veltman Consulting Services, 2801 North Tenaya Way, Suite B, appeared and represented the applicant. There will be a C-1 buffer in the back. This project got smaller as a result of working with the neighborhood. The area that is .07 of an acre is what the applicant proposes to change from R-E to C-2. The R-E area is .02 of an acre. They are straightening the line so it has a better layout on the rear service portion. He concurred with staff's conditions. There are three dealerships interested in this property.

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Z-8-99 - DIPAK AND KUSUM DESAI, ET AL
[RELATED TO ITEM C-2, GPA-3-99]

4. Construct all incomplete half-street improvements on Torrey Pines Drive and Rancho Drive adjacent to the entire legal parcel of which this site is a part concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Also, if legally able, construct a minimum of two lanes of temporary paving on Torrey Pines Drive, west of the centerline, from the south edge of this site southward to tie into existing improvements and from the north edge of this site northward to Lone Mountain Road. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction of all required improvements on Torrey Pines Drive adjacent to this site shall commence within one year of approval of this rezoning action. Failure to comply with this requirement shall result in this item being reconsidered by the City Council.

5. Prior to any maps further dividing this site, appropriate public sewer easements shall be granted along the south edge of this site eastward to Torrey Pines as required by the Department of Public Works.

6. Common access rights shall be established between all proposed retail uses on this site, and inter-site access shall be provided between all proposed retail uses as required by the Department of Public Works. Provide proof of such common access rights prior to the issuance of any building permits for this site.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER SKAAR asked if the map shown is correctly labeled north/south and east/west. Secondly, there are doors out of the service bays. If that is correct and they are labeled incorrectly, will there be open service bay doors onto the adjacent C-1 property?g46

MR. VELTMAN responded that those two doors are where the customers drive in and sign up for service. The service bays are in the back yard adjacent to the rear property line. There will not be any open bay doors going onto the C-1 property.

To be heard by the City Council on 5/24/99.

(8:08-8:20) 2 - 1170

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Z-8-99 - DIPAK AND KUSUM DESAI, ET AL
[RELATED TO ITEM C-2, GPA-3-99]

APPROVED

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

8. A Traffic Impact Analysis must be submitted to and approved by the Nevada Department of Transportation and a copy submitted for review to the Department of Public Works prior to the issuance of any building or grading permits. Include a section addressing the proposed median cut on Rancho Drive. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to

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[RELATED TO ITEM C-2, GPA-3-99]

APPROVED

the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

9. Landscape and maintain all unimproved rights-of-way on Rancho Drive adjacent to this site as required by the Department of Public Works.

10. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

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

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ACTION

Z-8-99 - DIPAK AND KUSUM DESAI, ET AL
[RELATED TO ITEM C-2, GPA-3-99]

APPROVED

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

13. All development shall be in conformance with the plot plan as amended by the above conditions and building elevations.

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

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

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

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

18. 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.

19. 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.

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Z-8-99 - DIPAK AND KUSUM DESAI, ET AL
[RELATED TO ITEM C-2, GPA-3-99]

APPROVED

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

21. 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-4.

GPA-4-99 - LAS VEGAS DUNES, INC.
[RELATED TO ITEM C-5, Z-9-99]

Request to Amend a portion of the Northwest Amendment to the General Plan on property located on the north side of Log Cabin Way, approximately 1,320 feet east of Durango Road, From: P/S (Park/Recreation/Open Space) To: R (Rural Density Residential), Ward 4 (Brown), APN: 125-04-001-008.

NOTICES MAILED: 159 (Mailed with GPA-4-99)

APPROVALS: 3

PROTESTS: 0

CONCERNS: 2

STAFF RECOMMENDATION: APPROVAL.

Quinn - APPROVED

Motion carried with Gordon abstaining from voting because the law firm that represents this application is also the firm that handles the legal work for his business. (Buckley excused)

KIRA WAUWIE, Planning and Development Department, stated this amendment to the Land Use Element of the Northwest Amendment to the General Plan from P/S (Park/Recreation/Open Space) to R (Rural Density Residential) was filed in conjunction with a rezoning request from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units Per Acre) for the purpose of developing a 112 lot single family residential subdivision. The applicant justified the request for the following reasons:

1. The development will be the continuation of a pending zone change on property located to the west which consists of single family lots.
2. This site is designated erroneously and needs to be changed to allow development of the site.
3. The project promotes the public health, safety and general welfare.

Staff felt these applications could go forward even though there was a denial for a previous application on this site because this request is for a category that is more restrictive than the previously denied application.

The site is located in an area not served by infrastructure, by roads, streets or utilities. The surrounding properties are undeveloped. To the north and east is park land. To the south is a Gun Club. To the west is property designated for planned community development and recently zoned for residential use. The current designation allows parks, open space, and recreation, etc. The requested rural density residential designation allows a maximum of 3.5 dwelling units per gross acre. The properties located west of Durango are large lots with lot sizes ranging from less than one acre to approximately three acres in size. The proposed lot sizes on this application of 10,000 square feet are significantly lower. The recently approved zoning to the west has smaller lots and will be compatible with the lot sizes in this proposal.

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ACTION

GPA-4-99 - LAS VEGAS DUNES, INC.
[RELATED TO ITEM C-5, Z-9-99]

Staff feels that if the density is limited to what was approved on the site immediately adjacent and west of this site of 2.49 units per acre the request would be acceptable.

Objective B of the Northwest Amendment of the General Plan states that the City should achieve a compatible balance of land uses throughout the northwest area.

Policy A2.1 states that any development which is not immediately adjacent to all required public infrastructure shall be defined as being "Leap Frog" development. All development which is determined as being Leap Frog shall be provided, including oversize infrastructure if needed.

Staff recommended approval.

APPEARANCES:

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway
LOUISE RUSKAMP, Vice President, Tule Springs Community Association, 8500 Log Cabin Way
FRANCIS VINCENT
BRUCE HAMILTON, President, Tule Springs Community Association, 8524 Maggie Avenue
ROBERT RUFFRIDGE, 4747 West Vegas Drive
GREG BORGEL, 300 South 4th Street

NOTE: See Item No. C-5, Z-9-99, for further discussion,

To be heard by the City Council on 5/24/99.

(8:20-8:43) 2 - 1650

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ITEM

ACTION

C-5.

Z-9-99 - LAS VEGAS DUNES, INC. [RELATED TO ITEM C-4, GPA-4-99]

Request for a Rezoning on property located on the north side of Log Cabin Way, approximately 1,320 feet east of Durango Road, From: R-E (Residence Estates) To: R-PD3 (Residential Planned Development - 3 Units Per Acre) PROPOSED USE: 112 SINGLE FAMILY DWELLINGS, Size: 40.7 Acres, Ward 4 (Brown), APN: 125-04-001-008.

NOTICES MAILED: 159 (Mailed with Z-9-99)

APPROVALS: 3

PROTESTS: 0

CONCERNS: 2

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Resolution of Intent with a 1-year time limit.
2. The application shall be amended to R-PD2 (Residential Planned Development - 2 Units Per Acre) with a maximum density of 2.49 units per acre.
3. At the time of Tentative Map submittal, detailed plans and elevations of all proposed walls and fences shall be submitted for review and approval by the Planning and Development Department. All walls and fences shall be in conformance with Title 19A and the Las Vegas Urban Design Guidelines and Standards.

Quinn - APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH THE AMENDMENT TO CONDITION NO. 6 BY STAFF, AND ADDITIONAL CONDITION THAT FUTURE HOMEOWNERS BE NOTIFIED OF THE GUN CLUB AT THE TIME THEY MAKE A DEPOSIT WHEN PURCHASING A HOUSE. Motion carried with Gordon abstaining from voting because the law firm that represents this application is also the firm that handles the legal work for his business. (Buckley excused)

KIRA WAUWIE, Planning and Development Department, stated this request is for R-PD3 zoning. Staff would prefer that designation be amended to an R-PD2 designation with a maximum density of 2.49 units per acre.

The plans and elevations for the walls and fences were not included in the applicant's submittal. These should be provided at the time of the Tentative Map submittal. The Design Guidelines documents must delete the requirements of the adjacent property located to the west of the subject site. That property is not part of this action and could be confusing in the administration of the permitting process for this site.

The open space details in the Design Guidelines make it appear that space is a park, while in an R-PD area it is technically an open space.

In **Condition No. 6** there are specific setbacks to prevent any cars from overhanging into a sidewalk. However, that condition should be amended to state: **"The distance between the garage door and back of sidewalk, or curb if no sidewalk is provided, shall not be less than 18 feet for front load garages."** The streets will be private in this development.

Staff recommended approval.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared and represented the applicant. This parcel was inadvertently included as part of the Floyd Lamb State Park. They accept the 2.49 units per acre. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

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ACTION

Z-9-99 - LAS VEGAS DUNES, INC. [RELATED TO ITEM C-4, GPA-4-99]

4. Prior to the issuance of any permits for this site, an amended Design Guidelines document shall be submitted that addresses development requirements for the subject site and deletes development requirements that apply to the adjacent property located west of the subject site.

5. Prior to the issuance of any permits for this site:

A) The open space required for this site shall be calculated in accordance with the requirements of Title 19A; any excess provided open space may be noted as excess, and

B) The park areas and trail areas shall be labeled "open space" on all plans and referred to as such on all documents, and

C) All plans and documents shall be amended to correctly reflect the required amount of open space according to Title 19A.

6. Prior to the issuance of any permits for this site, an amended site plan and Design Guidelines document shall be submitted depicting the proposed setbacks in conformance with the setbacks established in the Design Guidelines with the exception that the front setback shall be established as follows: "The distance between the garage door and public street right-of-way shall not be less than 18 feet for front-load garages."

7. The Design Guidelines requirements for "Design Review Process / Plan Review / Submittals / Administration" shall not apply to any required City permit or other application. All City permit processes, fees, and other requirements shall apply to this site.

LOUISE RUSKAMP, Vice President, Tule Springs Community Association, 8500 Log Cabin Way, appeared in favor. In regard to GPA-4-99, page 3, existing zoning of adjacent properties, she felt one of the parcels needs to be changed. On page 4, according to the Master Plan of Streets and Highways, which is pending, Log Cabin would have a width of 80 feet when it is west of Durango, but 60 feet east of Durango, which she would like noted. Also on page 4, the closest school is indicated, which is Cimmaron High School, but oftentimes the children are not zoned for that school. Most of the children in the area go to Cheyenne or Mojave High Schools. She requested 2.0 units per acre on the subject property

FRANCIS VINCENT appeared in favor. He concurred with 2.0 units per acre.

BRUCE HAMILTON, President, Tule Springs Community Association, 8524 Maggie Avenue, appeared in favor. Oftentimes there is a domino effect when urban style is being developed next to rural style densities. That discourages the continuation of rural development that is already existing.

ROBERT RUFFRIDGE, 4747 West Vegas Drive, appeared representing the Nevada Division of Forestry, to present information. There is a tree nursery on the grounds of Floyd Lamb State Park, which is immediately adjacent to this project. That nursery is operated with inmates from the State prison. Looking over the fence into this project may be a concern.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

GREG BORGEL, 300 South 4th Street, appeared in rebuttal. He did not feel this would prompt a domino effect. This is a single project. An application for R is more restrictive than PCD.

ATTORNEY KAEMPFER appeared in rebuttal. This property is divided by hundreds of acres that have already been approved by the City Council at 2.49 units per acre. The only 2.0 units per acre are on the west side. This is adjacent to their own development of 2.49 units per acre. He concurred with staff's conditions.

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ACTION

Z-9-99 - LAS VEGAS DUNES, INC. [RELATED TO ITEM C-4, GPA-4-99]

8. If the Cimarron Road alignment and/or the Log Cabin Way secondary thoroughfare alignments are required to be built, a Site Development Plan Review application shall be required for review by the Planning Commission in order to determine compliance with Title 19A and the Las Vegas Urban Design Guidelines and Standards.

9. All development shall be in conformance with the Site Development Plan and Design Guidelines as amended by these conditions, and with the Conditions of Approval of Z-1-99 if this site is developed as part of that project.

10. Dedicate appropriate right-of-way to terminate Log Cabin Way, unless an alternate access plan is submitted to and approved by the City Planning Engineer, as required by the Department of Public Works.

11. If this site develops as a part of the proposed project to the west, two lanes of access paving in accordance with Standard Drawing #209 along a legal access corridor to be obtained by the developer of this site shall be in place on Mocassin Road from the west edge of this site westward to Fort Apache Road and on Fort Apache Road southward to the nearest existing pavement prior to the issuance of any building or grading permits for any on-site activities. If this site is developed independently of the parcel to the west, two lanes of access paving in accordance with Standard Drawing #209 along a legal access corridor to be obtained by the developer of this site shall be in place on Durango Drive and on Log Cabin Way, or along an alternate access easement through the parcel to the west, southward to the nearest existing

NOTE: See Item No. C-4, GPA-4-99, for further discussion,

To be heard by the City Council on 5/24/99.

(8:20-8:43) 2 - 1650

20875

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ITEM

ACTION

Z-9-99 - LAS VEGAS DUNES, INC. [RELATED
TO ITEM C-4, GPA-4-99]

APPROVED

pavement prior to the issuance of any permits for any building or grading permits for any on-site activities. Additional paved access routes may be required if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this project's traffic on the surrounding neighborhood.

12. Construct appropriate public street improvements (including appropriate overpaving, as needed) adjacent to this site concurrent with development of this site, unless otherwise noted, as required by the Department of Public Works.

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

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ITEM

ACTION

Z-9-99 - LAS VEGAS DUNES, INC. [RELATED TO ITEM C-4, GPA-4-99]

APPROVED.

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

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

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits, or the recordation of a Final Map, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be

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ITEM

ACTION

Z-9-99 - LAS VEGAS DUNES, INC. [RELATED
TO ITEM C-4, GPA-4-99]

APPROVED

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

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

17. The final layout of this site shall be determined with the Tentative Map. Final right-of-way and road construction requirements shall be determined at that time.

18. All development shall be in conformance with the building elevations.

19. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.

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ITEM

ACTION

Z-9-99 - LAS VEGAS DUNES, INC. [RELATED
TO ITEM C-4, GPA-4-99]

APPROVED

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

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

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

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

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6.

GPA-5-99 - LONE MOUNTAIN DEVELOPERS, LIMITED [RELATED TO ITEM C-7, Z-10-99]

Request to Amend a portion of the Northwest Sector of the General Plan on property located on the east side of Jones Boulevard, approximately 145 feet north of Lone Mountain Road, From: R (Rural Density Residential) and ML (Medium-Low Density Residential) To: SC (Service Commercial), Ward 4 (Brown), APNs: 125-36-403-001 and 004.

NOTICES MAILED: 133 (Mailed with Z-10-99)

APPROVALS: 0

PROTESTS: 2

STAFF RECOMMENDATION: DENIAL.

Mack -

APPROVED

Motion carried with Gordon abstaining from voting because the law firm that represents this application is also the firm that handles the legal work for his business. (Buckley excused)

KIRA WAUWIE, Planning and Development Department, stated the applicant has justified this request for the following reasons:

1. The parcel abuts existing commercial development which consists of a 7-Eleven convenience store.
2. The proposed storage facility will consist of low profile, one-story stucco buildings with one two-story office building.

This property has a dogleg shape and wraps around an existing 7-Eleven convenience store on the northeast corner of Jones and Lone Mountain. The surrounding property includes single family residential to the north and south. The parcel immediately to the east is a child care facility by way of a Variance. The property to the west is a church. Child care facilities are sometimes recognized as commercial uses. However, they are also considered compatible with single family residential development and are permitted by Special Use Permit in residential areas. Therefore, in this particular case, staff feels that the child care facility and church will not carry much weight. The 7-Eleven business is on the site by grant of a Variance. The surrounding properties are planned for residential purposes. The rural density designation allows for a maximum of 3.5 units per gross acre. The medium-low density designation permits single family compact lots in a maximum of 8.0 units per acre. The requested Service Commercial allows medium intensity retail, office or other commercial uses that primarily serve local area patrons and don't include General Commercial uses that serve a broader spectrum of clients. This site has infrastructure services to it.

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ITEM

ACTION

GPA-5-99 - LONE MOUNTAIN DEVELOPERS,
LIMITED [RELATED TO ITEM C-7, Z-10-99]

This request will encourage strip commercial development along Lone Mountain and Jones.

The General Plan for this area encourages commercial uses along major streets such as Rancho Drive, which is located farther west, and at the nodes along Lone Mountain and Decatur to the east.

Policy B of the Northwest General Plan Amendment encourages an achievement of compatible balance of uses. This request would not achieve a good balance of use and it would not be compatible with adjacent uses.

Program B1.3 of the Northwest Plan encourages infilling of random vacant lots in substantially developed single family neighborhoods at densities similar to existing development. This proposal would not accommodate that program.

Staff recommended denial.

APPEARANCES:

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner
and Renshaw, 3800 Howard Hughes Parkway
GREG BORGEL, 300 South 4th Street

NOTE: See Item No. C-7, Z-10-99 for further discussion.

To be heard by the City Council on 5/24/99.

(8:43-9:02) 2 - 2626

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ITEM

ACTION

C-7.

Z-10-99 - LONE MOUNTAIN DEVELOPERS, INC. [RELATED TO ITEM C-6, GPA-5-99]

Request for a Rezoning on property located on the east side of Jones Boulevard, approximately 145 feet north of Lone Mountain Road, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: 43,835 SQUARE FOOT MINI-STORAGE FACILITY, Size: 2.91 Acres, Ward 4 (Brown), APNs: 125-36-403-001 and 004.

NOTICES MAILED: 133 (Mailed with GPA-5-99)

APPROVALS: 0

PROTESTS: 2

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. A Resolution of Intent with a one year time limit.
2. The handicapped parking access aisle shall be designed in accordance with Title 19A.
3. The side yard setback and landscaping shall be designed in accordance with Title 19A and the Las Vegas Urban Design Guidelines and Standards.
4. An amended site plan demonstrating conformance with these conditions shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits for this site.
5. All development shall be in conformance with the site plan and landscape plan as amended by these conditions.

Mack -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining from voting because the law firm that represents this application is also the firm that handles the legal work for his business. (Buckley excused)

KIRA WAUWIE, Planning and Development Department, stated this request would be appropriate for a mini-storage facility. The site proposal includes some concerns that staff has that include handicap parking access aisles be designed in accordance with Title 19A, that the side yard setback on the east, west and south property lines also be in conformance with Title 19A and the Las Vegas Development Guidelines, and an amended site plan demonstrating compliance be submitted for review and approval to the Planning and Development Department prior to development of this site. Staff recommended denial.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, appeared and represented the applicant. In evaluating the appropriateness for the General Plan Amendment and Zoning, this property is at the corner of Jones and Lone Mountain. It is in-between an existing 7-Eleven convenience store and child care facility. Immediately across the street is a church. This will be a single story mini-storage facility with a two-story office residence. There will not be any impact on schools, traffic, noise, pollution, crime, etc. They had a neighborhood meeting where four persons attended. This is not appropriate for a single family residence.

GREG BORGEL, 300 South 4th Street, appeared and represented the applicant. He felt this use is compatible for the area. A mini-warehouse is a good buffer. This will fence off the residential area from the impacts of the 7-Eleven. In regard to Program B1-3, this is not a random vacant lot in a substantially developed single family neighborhood. It is a lot in an undeveloped area between an intense commercial use and moderate intense use. This is a difficult parcel to develop.

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ACTION

Z-10-99 - LONE MOUNTAIN DEVELOPERS, INC. [RELATED TO ITEM C-6, GPA-5-99]

6. Construct all incomplete half-street improvements on Jones Boulevard and Lone Mountain Road adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. Meet with the Traffic Engineering representative 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.

8. Contribute \$4,500 to partially fund the future upgrading of the existing traffic signal system at the intersection of Jones Boulevard and Lone Mountain Road prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed. He asked if any rental trucks will be parked at this mini-storage facility.

MR. BORGEL responded that there will not be any trucks parked on the property.

COMMISSIONER SKAAR commented that this will be a difficult piece of land for somebody to build houses on because it is between a 7-Eleven and a child care facility. If housing were to be developed on this property it would be multi-family. Two of the General Plan Amendments that were approved tonight were for churches, neither of which was 1/6th the size of the Canyon Ridge Church across the street from this parcel. The Rural indicated on the map submitted to the Commissioners is unfair because it is already developed with a child care, veterinarian clinic, and a large church.

NOTE: See Item No. C-6, GPA-5-99, for further discussion.

To be heard by the City Council on 5/24/99.

(8:43-9:02) 2 - 2626

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ITEM

ACTION

Z-10-99 - LONE MOUNTAIN DEVELOPERS, INC. [RELATED TO ITEM C-6, GPA-5-99]

APPROVED

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

10. All development shall be in conformance with the building elevations.

11. 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.

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

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ACTION

Z-10-99 - LONE MOUNTAIN DEVELOPERS, INC. [RELATED TO ITEM C-6, GPA-5-99]

APPROVED

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

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

15. 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.

16. 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.

17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrances(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-8.

GPA-11-99 - CITY OF LAS VEGAS

Request to Amend a portion of the Southwest Sector of the General Plan on property located on the southeast corner of Decatur Boulevard and Madre Mesa Drive, From: R (Rural Density Residential) and SC (Service Commercial) To: M (Medium Density Residential) and SC (Service Commercial), Ward 4 (Brown), APNs: 138-13-701-037.

DUE TO THE NEED TO RE-ADVERTISE THIS REQUEST, THIS ITEM NEEDED TO BE ABEYED TO THE MAY 13, 1999 PLANNING COMMISSION MEETING.

Gordon -

ABEYANCE UNTIL THE 5/13/99 PLANNING COMMISSION MEETING DUE TO THE NEED TO RE-ADVERTISE THIS REQUEST.

**Unanimous
(Buckley excused)**

KIRA WAUWIE, Planning and Development Department, stated this item should be held in abeyance to the May 13, 1999 Planning Commission meeting.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on 5/13/99.

(6:05-6:06) 1 - 60

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ITEM

ACTION

D.

CITIZENS PARTICIPATION:

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

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:02 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



KIRA WAUWLE, SENIOR PLANNER

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