

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

May 13, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

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COMMISSIONERS

MICHAEL BUCKLEY, CHAIRMAN

CRAIG GALATI, VICE CHAIRMAN

HANK GORDON

MICHAEL MACK

MARILYN MORAN

STEPHEN QUINN

LENI SKAAR

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

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

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

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the April 8, 1999 Planning Commission Meeting

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

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

04/30/99 10:43 AM

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A. CONSENT ITEMS:

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

- A-1. ABEYANCE - TM-12-99 - IRON MOUNTAIN RANCH - PHASE 1 - GRAND TETON, LIMITED LIABILITY COMPANY - Request for a Tentative Map on property located on the northeast corner of Whispering Sands Drive and Jones Boulevard, R-E (Residence Estates) under Resolution of Intent to R-PD2 and R-PD3 (Residential Planned Development - 2 and 3 Units Per Acre), Size: 75 Acres, No. of Lots: 243, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-2. TM-9-99 - GRAND ESTATE EAST I - AMERICAN WEST HOMES - Request for a Tentative Map on property located on the east side of El Capitan Way and north of Alexander Road, U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], Ward 4 (Brown), Size: 5.0 Acres, Lots: 9, APN's: 138-05-801-010 and 011.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-3. FM-26-99 - LODGE II - NEW HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF THE PLASTER DEVELOPMENT COMPANY - Request for a Final Map on property located on south of Tropical Parkway, approximately 700 feet west of Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD1 (Residential Planned Development - 1 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units per Acre), Size 21.40 Acres, No. of Lots: 97, Ward 4 (Brown), APN: 125-25-701-004.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-4. FM-28-99 - RIDGE III - UNIT 2 - NEW HOMES, LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the south side of El Campo Grande Avenue, approximately 371 feet west of Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot), Size: 9.61 Acres, No. of Lots: 75, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-5. FM-29-99 - IRON MOUNTAIN ESTATES UNIT 1 - ASTORIA HOMES - Request for a Final Map on property located on the north side of Iron Mountain Road, approximately 920 feet west of El Capitan Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 7.6 Acres, No. of Lots: 18, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-6. FM-30-99 - IRON MOUNTAIN ESTATES UNIT 2 - ASTORIA HOMES - Request for a Final Map on property located on the northwest corner of El Capitan Way and Iron Mountain Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Size: 39.22 Acres, No. of Lots: 126, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

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- A-7. FM-42-96(1) - AMENDED FINAL MAP OF LOT 1, LOT 2, LOT 3, BLOCK B, THE RESERVE AT HUNTERS RIDGE - NEW HOMES, LIMITED LIABILITY COMPANY - Request for an Amended Final Map on properties located at 5229, 5225 and 5221 Still Breeze Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact Lot), Size: 0.33 Acres, No. of Lots: 3 (amended to 2), Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-8. TM-2-98(2) - THE VISTAS AT SUMMERLIN VILLAGE 20 - HOWARD HUGHES CORPORATION - Request for an Extension of Time on an approved Tentative Map on property located north of Charleston Boulevard, south of Far Hills Avenue and west of the proposed Western Beltway for an approved Tentative Map, PC (Planned Community) Zone, Size: 815.7 Acres, No. of Lots: 39, Ward 2 (Adamsen).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-9. VAC-4-98(1) - DON & LAURIE HERMAN, ET AL - Request for an Extension of Time on an approved Vacation to vacate U. S. Government Patent Reservations and Declarations of Utilization on property located west of Buffalo Drive, south of Buckskin Drive, south of Bucksin Avenue, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-10. VAC-5-98(1) - CLARK COUNTY - Request for an Extension of Time on an approved Vacation of a public alley generally located north of Clark Avenue, between First Street and Casino Center Boulevard, Ward 1 (McDonald).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-11. A-23-99(A) - CENTENNIAL 95, LIMITED PARTNERSHIP - Petition to Annex property generally located at 6225 North Tenaya Way, containing approximately 1.00 acre of land, Ward 4 (Brown), APN: 125-27-103-006.

NOT A PUBLIC HEARING

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL AS A NEW BILL (ORDINANCE)

- A-12. A-28-99(A) - ALM CORPORATION - Petition to Annex property generally located on the northeast corner of Durango Drive and Grand Teton Drive, containing approximately 10.54 acres of land, Ward 4 (Brown), APN's: 125-09-401-006 & 125-09-401-017.

NOT A PUBLIC HEARING

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL AS A NEW BILL (ORDINANCE)

B. NON PUBLIC HEARING ITEMS:

- B-1. Z-66-64(49) - DON WILLIAMS - Request for a Site Development Plan Review on property located at 3021 Builders Avenue FOR A PROPOSED 7,000 SQUARE FOOT WAREHOUSE BUILDING, M (Industrial) Zone, Size: 0.26 Acres, Ward 3 (Reese), APN: 139-36-810-001.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

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- B-2. Z-139-88(32) - TRIPLE FIVE DEVELOPMENT GROUP CENTRAL LIMITED - Request for a Site Development Plan Review on property located on the west side of Fort Apache Road, approximately 800 feet north of Sahara Avenue, FOR A PROPOSED 2,637 SQUARE FOOT RESTAURANT WITH A DRIVE-THRU (JACK-IN-THE-BOX), C-1 (Limited Commercial) Zone, Size: 0.64 Acres, Ward 2 (Adamsen), APN: 163-06-816-022.

NOT A PUBLIC HEARING

C.C.: 6/14/99

- B-3. Z-31-93(2) - CALVARY COMMUNITY ASSEMBLY OF GOD - Request for a Site Development Plan Review on property located at 2900 North Torrey Pines Drive FOR THREE TEMPORARY CLASSROOM TRAILERS, C-V (Civic) Zone, Size: 2.5 Acres, Ward 4 (Brown), APN: 138-14-601-005.

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- B-4. Z-25-98(1) - BRANDON BRADKIN AND DORY BROECKAERT ON BEHALF OF ALI MORADSHAHI [RELATED TO ITEMS C-11, U-40-99; C-12, U-41-99 AND C-13, U-42-99] - Request for a Site Development Plan Review on property located on the southeast corner of Lake Mead Boulevard and Torrey Pines Drive TO ALLOW A 66,195 SQUARE FOOT COMMERCIAL RETAIL CENTER, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 8.46 Acres, Ward 1 (McDonald), APN: 138-23-701-001.

NOT A PUBLIC HEARING

C.C.: 6/14/99

C. PUBLIC HEARING ITEMS:

- C-1. ABEYANCE - RENOTIFICATION - 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 southwest 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.: 6/14/99

- C-2. ABEYANCE - U-32-99 - DEL WEBB COMMUNITIES, INC. - Request for a Special Use Permit on property located at the southeast corner of Lake Mead Boulevard and the Western Beltway TO ALLOW A 75 FOOT HIGH CELLULAR MONOPOLE TOWER WITH ANCILLARY ELECTRICAL EQUIPMENT BOXES, P-C (Planned Community) Zone, Ward 2 (Adamsen), APN: 137-14-897-005.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

ON APRIL 21, 1999 THE APPLICANT REQUESTED THAT THIS APPLICATION BE WITHDRAWN WITHOUT PREJUDICE.

- C-3. ABEYANCE - U-36-99 - MER-CAR CORPORATION - Request for a Special Use Permit on property located at 1401 East Charleston Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A CONVENIENCE STORE; AND FOR A WAIVER OF THE MINIMUM 400 FOOT SEPARATION REQUIREMENT FROM A CHURCH, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-35-401-002.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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- C-4. TM-5-99(1) - EAGLE CREEK II - PN II, INCORPORATED - Request for a revised Tentative Map to exceed the maximum perimeter wall height of 10 feet on property located approximately 300 feet north and west of the intersection of Bradley Road and Azure Drive FOR A 102 LOT SINGLE FAMILY SUBDIVISION, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Size: 18.6 Acres, Ward 4 (Brown), APN's: 125-25-101-007, 009 and 013.

PUBLIC HEARING

P.C.: FINAL ACTION

- C-5. ZC-63-62(2) - DESERT PINES ASSOCIATES, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 3 of ZC-63-62(1) TO ALLOW A 10 FOOT SETBACK FROM THE EAST PROPERTY LINE WHERE 20 FEET IS THE MINIMUM REQUIRED, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential), Size: 13.00 Acres, Ward 4 (Brown), APN's: 138-11-515-001 through 136 and 138-11-516-001 through 112.

PUBLIC HEARING

C.C.: 6/14/99

- C-6. VAC-8-99 - IRON MOUNTAIN RANCH, LIMITED LIABILITY COMPANY, ET AL - Petition to vacate portions of the following public rights-of-way; Bradley Road, Unicorn Street, Brent Lane, Thom Boulevard, Iron Mountain Road, Racel Street, Duneville Street, Guy Avenue and Jones Boulevard, Ward 4 (Brown).

PUBLIC HEARING

SET DATE: 5/24/99

C.C.: 6/14/99

- C-7. VAC-13-99 - PARKWAY RETAIL CENTRE, LIMITED LIABILITY COMPANY - Petition to vacate public utility, sewer and drainage easements and U. S. Government Patent Reservations generally located south of Washington Avenue, east of Buffalo Drive, Ward 2 (Adamsen).

PUBLIC HEARING

SET DATE: 5/24/99

C.C.: 6/14/99

- C-8. VAC-15-99 - PERMA-BUILT HOMES - Petition to vacate a right-of-way grant and a sewer easement generally located south of Gowan Road, west of Hualapai Way, Ward 4 (Brown).

PUBLIC HEARING

SET DATE: 5/24/99

C.C.: 6/14/99

- C-9. VAC-16-99 - AMERICAN WEST HOMES - Petition to vacate U. S. Government Patent Reservations generally located on the west side of Julian Road, approximately 660 feet north of Alexander Road, Ward 4 (Brown).

PUBLIC HEARING

SET DATE: 5/24/99

C.C.: 6/14/99

- C-10. U-39-99 - ROSE CLINGERMAN ON BEHALF OF TIM C. AYALA - Request for a Special Use Permit on property located at 2007 East Charleston Boulevard FOR A TRUCK RENTAL BUSINESS (RYDER), C-2 (General Commercial) Zone, Ward 3 (Reese), APN's: 139-35-803-026 and 020.

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- C-11. U-40-99 - BRANDON BRADKIN AND DORY BROECKAERT ON BEHALF OF ALI MORADSHAHI [RELATED TO ITEMS C-12, U-40-99; C-13, U-42-99 AND B-4, Z-25-98(1)] - Request for a Special Use Permit on property located on the southeast corner of Lake Mead Boulevard and Torrey Pines Drive FOR A PROPOSED 3,945 SQUARE FOOT MINOR AUTO REPAIR FACILITY, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (McDonald), APN: 138-23-701-001.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-12. U-41-99 - BRANDON BRADKIN AND DORY BROECKAERT ON BEHALF OF ALI MORADSHAHI [RELATED TO ITEMS C-11, U-40-99; C-13, U-42-99 AND B-4, Z-25-98(1)] - Request for a Special Use Permit on property located on the southeast corner of Lake Mead Boulevard and Torrey Pines Drive FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 3,700 SQUARE FOOT CONVENIENCE STORE, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (McDonald), APN: 138-23-701-001.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-13. U-42-99 - BRANDON BRADKIN AND DORY BROECKAERT ON BEHALF OF ALI MORADSHAHI [RELATED TO ITEMS C-11, U-40-99; C-12, U-41-99 AND B-4, Z-25-98(1)] - Request for a Special Use Permit on property located on the southeast corner of Lake Mead Boulevard and Torrey Pines Drive FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (McDonald), APN: 138-23-701-001.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-14. U-44-99 - 1997 ANER IGLESIAS TRUST ON BEHALF OF RADSA, INC. - Request for a Special Use Permit on property located at 804 North Decatur Boulevard FOR THE ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A 1,339 SQUARE FOOT RESTAURANT, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 139-30-301-005.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-15. U-45-99 - CHEYENNE BUFFALO, LIMITED ON BEHALF OF HIDEK OTSUKA - Request for a Special Use Permit on property located at 7450 West Cheyenne Avenue FOR THE ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A 2,000 SQUARE FOOT RESTAURANT; AND A WAIVER OF THE MINIMUM 400 FOOT SEPARATION FROM A CHURCH, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-10-413-004.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-16. U-46-99 - SAM FELDMAN TRUST ON BEHALF OF SAM & BASIL HAMIK - Request for a Special Use Permit on property located at 800 North Rainbow Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 1,952 SQUARE FOOT MARKET, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 138-26-301-003.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-17. U-47-99 - STERLING SAHARA LIMITED LIABILITY COMPANY ON BEHALF OF GRACELYN, INC. - Request for a Special Use Permit on property located at 7548 West Sahara Avenue FOR HYPNOTHERAPY, P-R (Professional Office and Parking) Zone, Ward 1 (McDonald), APN: 163-03-412-006.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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- C-18. U-48-99 - SUMMERGATE, INC. ON BEHALF OF BUCA, INC. - Request for a Special Use Permit and Site Development Plan Review on property located north of Lake Mead Boulevard, east of Mariner Drive, FOR A PROPOSED 7,440 SQUARE FOOT SUPPER CLUB; AND FOR A WAIVER OF THE MINIMUM 400 FOOT SEPARATION REQUIREMENT FROM A CITY PARK, C-1 (Limited Commercial) Zone, Size: 1.17 Acres, Ward 2 (Adamsen), APN: 138-21-622-007.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-19. U-50-99 - DOLORES FISHER ON BEHALF OF KATHRYN OLSEN - Request for a Special Use Permit on property located at 601 Mayfield Street FOR A CHILD CARE- GROUP HOME (7 TO 12 CHILDREN), R-1 (Single Family Residential) Zone, Ward 1 (McDonald), APN: 138-25-712-063.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-20. U-51-99 - S.L.E. INVESTMENTS, LIMITED LIABILITY COMPANY [RELATED TO ITEM C-21, U-52-99] - Request for a Special Use Permit on property located east of Cimarron Road, north of Skypointe Drive, FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED 3,783 SQUARE FOOT CONVENIENCE STORE; AND A WAIVER OF THE MINIMUM 330 FOOT SEPARATION REQUIREMENT FROM A SINGLE FAMILY DWELLING, TC (Town Center) Zone, Ward 4 (Brown), APN: 125-21-701-007.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-21. U-52-99 - S.L.E. INVESTMENTS, LIMITED LIABILITY COMPANY [RELATED TO ITEM C-20, U-51-99] - Request for a Special Use Permit on property located east of Cimarron Road, north of Skypointe Drive, FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 3,783 SQUARE FOOT CONVENIENCE STORE; AND A WAIVER OF THE MINIMUM 400 FOOT SEPARATION REQUIREMENT FROM A PROPOSED CITY PARK, TC (Town Center) Zone, Ward 4 (Brown), APN: 125-21-701-007.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-22. U-53-99 - AMERICAN STORES PROPERTIES ON BEHALF OF TERRIBLE HERBST [RELATED TO ITEM C-23, U-54-99] - Request for a Special Use Permit and Site Development Plan Review on property located on the southeast corner of Buffalo Drive and Sea Spray Avenue TO ALLOW GASOLINE SALES, A MINOR AUTO REPAIR FACILITY WITH SERVICE BAYS FACING THE PUBLIC RIGHT-OF-WAY, AND A CAR WASH IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Size: 13.53 Acres, Ward 2 (Adamsen), APN: 138-22-418-001.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-23. U-54-99 - AMERICAN STORES PROPERTIES ON BEHALF OF TERRIBLE HERBST [RELATED TO ITEM C-22, U-53-99] - Request for a Special Use Permit on property located on the southeast corner of Buffalo Drive and Sea Spray Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 3,200 SQUARE FOOT CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 2 (Adamsen), APN: 138-22-418-001.

PUBLIC HEARING - IF APPROVED: C.C.: 6/14/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-24. Z-102-96(2) - CUMORAH CREDIT UNION ON BEHALF OF JJW DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the north side of Sahara Avenue, approximately 850 feet east of Buffalo Drive, TO ALLOW A 9,972 SQUARE FOOT OFFICE BUILDING, C-1 (Limited Commercial) Zone, Size: 3.45 Acres, Ward 1 (McDonald), APN: 163-03-415-002.

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- C-25. Z-93-98(1) - STEPHANIE HURLEY 1996 LIVING TRUST ON BEHALF OF 5 STAR PROPERTIES - Request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, approximately 130 feet east of Rancho Drive, TO ALLOW AN ATTACHED PARKING DECK TO AN APPROVED MEDICAL CLINIC, R-E (Residence Estates) Zone under Resolution of Intent to O (Office), Ward 1 (McDonald), APN: 162-04-101-002.

PUBLIC HEARING

C.C.: 6/14/99

- C-26. Z-20-99 - CITY OF LAS VEGAS - Request for a Rezoning on property located on the northwest corner of Lake Mead Boulevard and Tenaya Way, From: U (Undeveloped) Zone [P (Park) General Plan Designation] to C-V (Civic), PROPOSED USE: A PROPOSED SOCCER COMPLEX, Size: 67 Acres, Ward 4 (Brown), APN's: 138-22-201-004 and 138-22-201-005.

PUBLIC HEARING

C.C.: 6/14/99

- C-27. Z-21-99 - PAUL ROBARTS - Request for a Rezoning on property located at 4011 West Sahara Avenue, From: R-3 (Medium Family Residential) To: C-1 (Limited Commercial), PROPOSED USE: None, Size: 0.07 Acres, Ward 1 (McDonald), APN: 162-07-511-011.

PUBLIC HEARING

C.C.: 6/14/99

- C-28. Z-22-99 - FORT ALEXANDER REAL ESTATE TRUST - Request for a Rezoning on property located on the northeast corner of Gilmore Avenue and Chieftain Street, From: U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] To: R-PD6 (Residential Planned Development - 6 Units per Acre) PROPOSED USE: 30 SINGLE FAMILY DWELLINGS, Size: 5.17 Acres, Ward 4 (Brown), APN: 138-07-501-013.

PUBLIC HEARING

C.C.: 6/14/99

- C-29. Z-24-99 - STANPARK HOMES, ET AL - Request for Rezoning on property located west of the proposed Beltway, between Cheyenne Avenue and Lone Mountain Road, From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], To: P-D (Planned Development), PROPOSED USE: MIXED USE PLANNED DEVELOPMENT, Size: 227 Acres, Ward 4 (Brown), APN: Multiple.

PUBLIC HEARING

C.C.: 6/14/99

D. DIRECTOR'S BUSINESS:

- D-1. DB-5-99 - Director's Business to discuss the role and authority of the Architectural Subcommittee.

E. CITIZENS PARTICIPATION:

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

PLANNING COMMISSION

MEETING OF
MAY 13, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

Michael Buckley - Chairman
Hank Gordon
Michael Mack
Leni Skaar

EXCUSED:

Craig Galati - Vice Chairman
Marilyn Moran
Stephen Quinn

STAFF PRESENT:

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

ANDREW REED, Planning and Development Department, called the Briefing to order at 5:31 P.M.

Item No. A-1, TM-12-99:

Mr. Reed began by saying that Conditions 1 and 4 of this Tentative Map should be deleted from this application. Staff received revised plans from the applicant addressing the landscaping. In addition, the second sentence in Condition 7 should be eliminated.

Item No. B-1, Z-66-64(49):

Bart Anderson, Public Works, said Conditions 5 and 6 are redundant, so he requested the deletion of Condition 5.

Item No. B-4, Z-25-98(1):

Mr. Reed said this application is for a shopping center proposed for the southeast corner of Lake Mead and Torrey Pines. The representative for this application is attending the Winchester Town Board meeting and requested this item be pushed back on the agenda to be heard with the associated Special Use Permits, Items C-11, U-40-99, C-12, U-41-99, and C-13, U-42-99.

Commissioner Skaar objected to signs painted on the sides of buildings advertising such items as liquor, beer, wine, gas prices, etc. There should be a condition for these types of signs.

Bob Genzer, Planning & Development Department, responded that in a commercial zone there is a limit to the square footage of signs. Banner type signs are not allowed on sides of buildings facing street right-of-ways. The City has had problems with the signs on a furniture store building at Charleston and Maryland Parkway.

Doug Powell, Planning & Development Department, thought Title 19A is going to be amended in regard to signage.

Item No. C-1, GPA-11-99:

Mr. Reed stated this is the City-initiated General Plan Amendment for the southwest corner of Decatur Boulevard and Madre Mesa Drive. Due to a need to re-advertise this request, staff is requesting abeyance until the May 27, 1999 Planning Commission meeting.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. C-2, U-32-99:

Mr. Reed said this application is for a cell tower proposed for Lake Mead Boulevard and the Beltway. On April 21, 1999 the applicant requested that the application be withdrawn without prejudice.

Item No. C-3, U-36-99:

Mr. Reed announced this application is for a convenience store proposed at Charleston and 15th Street. However, the afternoon of the meeting, staff received a request to hold this item in abeyance until the June 10, 1999 meeting.

Item No. C-6, VAC-8-99:

Mr. Reed said this Vacation request is associated with the Iron Mountain Ranch Planned Development. Staff requested abeyance until the May 27, 1999 meeting in order to finish preparing legal descriptions of rights-of-way to be vacated by this application.

Item No. C-16, U-46-99:

Mr. Reed stated this request is for beer and wine sales within a market proposed for the southeast corner of Washington and Rainbow. The applicant requested abeyance until the May 27, 1999 meeting in order to attempt to resolve staff's issues with this application.

Item No. C-22, U-53-99, and C-23, U-54-99:

Mr. Genzer said he attended a neighborhood meeting in regard to these applications and there are still unresolved issues.

Item No. C-26, Z-20-99:

Mr. Chow, Planning & Development Department, said the City is in favor of a soccer field.

Mr. Genzer cautioned that there may be a protest from a fraternal organization who think they have a claim to this property. The Planning Department staff was told they do not have a claim.

Mr. Reed adjourned the Briefing at 5:50 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.	CHAIRMAN BUCKLEY called the meeting to order at 6:00 P.M.
CALL TO ORDER:	STAFF PRESENT:
6:00 P.M., Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.	Tim Chow, Director, Planning and Development Department Doug Powell, Deputy Director, Planning and Development Department Tambri Heyden, Current Planning Manager, Planning and Development Department Bob Genzer, Current Planning Supervisor, Planning and Development Department Andrew Reed, Senior Planner, Planning and Development Department Joel McCulloch, Planner II, Planning and Development Department Linda Hartman-Maynard, Planner I, Planning and Development Department Bart Anderson, Project Engineer, Public Works Rick Schroder, Engineer, Public Works Steve George, Deputy City Attorney Linda Owens, Deputy City Clerk
ROLL CALL:	
Michael Buckley - Present Chairman	
Craig Galati - Excused Vice Chairman	
Hank Gordon Present	
Michael Mack Present	
Marilyn Moran Excused	
Stephen Quinn Excused	
Leni Skaar Present	
ANNOUNCEMENT:	MR. REED announced this meeting is in compliance with the Open Meeting Law.
Satisfaction of Open Meeting Law Requirements.	
This meeting has been properly noticed and posted at the following locations:	
Clark County Government Center, 500 South Grand Central Parkway Senior Citizens Center, 450 East Bonanza Road Clark County Courthouse, 200 East Carson Avenue Court Clerk's Office Bulletin Board, City Hall Plaza City Hall Plaza, Special Outside Posting Bulletin Board	
MINUTES:	Skaar - APPROVED AS AMENDED (Commissioner Skaar stated that on Page 75 she had said at the meeting the ship would have to be 750 feet (not 700 feet) from the residences.) Unanimous (Galati, Moran and Quinn excused)
Approval of the minutes of the April 8, 1999 Planning Commission Meeting.	

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ACTIONS:

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

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

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A.

CONSENT ITEMS:

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

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

A-1.

ABEYANCE - TM-12-99 - IRON MOUNTAIN RANCH - PHASE 1 - GRAND TETON, LIMITED LIABILITY COMPANY

Request for a Tentative Map on property located on the northeast corner of Whispering Sands Drive and Jones Boulevard, R-E (Residence Estates) under Resolution of Intent to R-PD2 and R-PD3 (Residential Planned Development - 2 and 3 Units Per Acre), Size: 75 Acres, No. of Lots: 243, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Incorporate internal greenbelts into the development which allow access to the park areas, adjacent future developments and the theme parkway.
2. Provide and construct concurrent with development of this site, a minimum 20 foot wide multi-use trail outside the public right-of-way on the south side of Grand Teton Drive. Landscaping of the trail shall be as required by the Planning and Development Department and shall be maintained by the homeowner's association.
3. Construct and landscape the median depicted in Grand Teton Drive which shall be maintained by the homeowner's association.

Skaar -

APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF.

Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm.

**Unanimous
(Galati, Moran and Quinn excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

ANDREW REED, Planning and Development Department, referred to Item No. A-1 and stated the landscaping issues have been resolved with the applicant so Condition Nos. 1 and 4 should be deleted with Condition No. 2 including the statement as follows: "A maximum of 5 feet of the trail can be located within the public right-of-way," and the following second sentence in Condition No. 7 should be deleted: "Also, if not already constructed by the Master Developer, construct widened permanent paving to the east of this site adjacent to the proposed park site concurrent with the development of this site."

VAN MARTIN, Champion Homes, 444 Warm Springs Road, Suite #120, appeared to represent Item No. A-1. He agreed to staff's amendments to the conditions.

This is final action.

(6:12 - 6:15) 1 - 400

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - TM-12-99 - IRON MOUNTAIN
RANCH - PHASE 1 - GRAND TETON,
LIMITED LIABILITY COMPANY

APPROVED

4. Provide a minimum 10 foot wide landscape planter with 24-inch box trees spaced thirty (30) feet on center and four 5-gallon shrubs for each tree required, on the north side of Whispering Sands Drive, adjacent to and outside of the south property line of the southernmost lot fronting toward Jones Boulevard. The landscape planter shall be maintained by the homeowner's association and shall be located outside of the Whispering Sands right-of-way.

5. Parcel Map PM-56-98 shall record prior to the recordation of a Final Map for this site as required by the Department of Public Works.

6. Dedicate 10 feet of right-of-way adjacent to this site for a total half-street width of 60 feet on Grand Teton Drive, 50 feet for Jones Boulevard, 30 feet for Whispering Sands Drive, and 40 feet for Bradley Road. Also, dedicate a 54 foot radius on the southeast corner of Grand Teton Drive and Jones Boulevard, a 54 foot radius on the southwest corner of Grand Teton Drive and Bradley Road, a 25 foot radius on the northeast corner of Jones Boulevard and Whispering Sands Drive, and a 25 foot radius on the northwest corner of Bradley Road and Whispering Sands Drive as required by the Department of Public Works.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - TM-12-99 - IRON MOUNTAIN
RANCH - PHASE 1 - GRAND TETON,
LIMITED LIABILITY COMPANY

APPROVED

7. Construct half-street improvements including appropriate overpaving on Grand Teton Drive, Jones Boulevard, Whispering Sands Drive and Bradley Road, including appropriate overpaving if legally able, adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, if not already constructed by the Master Developer, construct widened permanent paving to the east of this site adjacent to the proposed park site concurrent with the 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 as required by the Department of Public Works.

8. Grant appropriate public sewer easements for all public sewers not located within existing public street right-of-way (at the west end of lot 9, between lots 125 and 126, in Thunder Echo Street, across the common area on the west side of Bradley Road, or where otherwise appropriate) prior to the issuance of any permits as required by the Department of Public Works.

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - TM-12-99 - IRON MOUNTAIN
RANCH - PHASE 1 - GRAND TETON,
LIMITED LIABILITY COMPANY

APPROVED

10. A site-specific Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study.

11. A Homeowner's Association shall be established to maintain all perimeter walls, private drives, multi-use trail corridors, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

13. Site development to comply with all applicable Conditions of Approval for Zoning Application Z-16-98, the Iron Mountain Ranch Residential Planned Development Master Plan document and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

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ITEM

ACTION

ABEYANCE - TM-12-99 - IRON MOUNTAIN
RANCH - PHASE 1 - GRAND TETON,
LIMITED LIABILITY COMPANY

APPROVED

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

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

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

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 structures.

18. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-2. <u>TM-9-99 - GRAND ESTATE EAST I - AMERICAN WEST HOMES</u> Request for a Tentative Map on property located on the east side of El Capitan Way and north of Alexander Road, U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], Ward 4 (Brown), Size: 5.0 Acres, Lots: 9, APN's: 138-05-801-010 and 011. <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Site development must comply with all applicable Conditions of Approval for U-5-99 and all other site-related actions as required by the Department of Public Works. 2. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. 3. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed. 4. Street names must be provided in accord with the City's Street Naming Regulations. 5. All development is subject to the conditions of City departments and State Subdivision Statutes.	Skaar - APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF. Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm. Unanimous (Galati, Moran and Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. This is final action. (6:12 - 6:15) 1 - 400

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-9-99 - GRAND ESTATE EAST I -
AMERICAN WEST HOMES

APPROVED

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-3. <u>FM-26-99 - LODGE II - NEW HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF THE PLASTER DEVELOPMENT COMPANY</u> Request for a Final Map on property located south of Tropical Parkway, approximately 700 feet west of Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size 21.40 Acres, No. of Lots: 97, Ward 4 (Brown), APN: 125-25-701-004. <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Site development to comply with all previous Conditions of Approval for the Lodge II Tentative Map (TM-64-98). 2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map. 3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved Drainage Plan/Study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.	Skaar - APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF. Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm. Unanimous (Galati, Moran and Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. This is final action. (6:12 - 6:15) 1 - 400

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-26-99 - LODGE II - NEW HOMES, LIMITED
LIABILITY COMPANY ON BEHALF OF THE
PLASTER DEVELOPMENT COMPANY

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM

ACTION

A-4.

FM-28-99 - RIDGE III - UNIT 2 - NEW HOMES,
LIMITED LIABILITY COMPANY

Request for a Final Map on property located on the south side of El Campo Grande Avenue, approximately 371 feet west of Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot), Size: 9.61 Acres, No. of Lots: 75, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Grant appropriate off-site City of Las Vegas Public Sewer Easements for the proposed off-site sewer servicing this site through the future Ridge III between lots 155 and 156 and along the proposed alignment as shown on the Tentative Map for this site prior to or concurrent with the recordation of this Final Map, unless an alternate plan is submitted to and approved by the City Sanitation Planning Engineer.

2. Site development to comply with all previous Conditions of Approval for the Ridge III Tentative Map (TM-65-98).

3. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.

Skaar -

APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF.

Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm.

Unanimous

(Galati, Moran and Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 - 6:15) 1 - 400

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-28-99 - RIDGE III - UNIT 2 - NEW HOMES,
LIMITED LIABILITY COMPANY

APPROVED

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-5. <u>FM-29-99 - IRON MOUNTAIN ESTATES UNIT 1</u> <u>- ASTORIA HOMES</u> Request for a Final Map on property located on the north side of Iron Mountain Road, approximately 920 feet west of El Capitan Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 7.6 Acres, No. of Lots: 18, Ward 4 (Brown). <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Per Tentative Map Condition #1, Vacation Application VAC-3-99 must record prior to the recordation of this Final Map as required by the Department of Public Works. 2. Site development to comply with all previous Conditions of Approval for the Iron Mountain Estates Tentative Map (TM-7-99). 3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved Drainage Plan/Study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.	Skaar - APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF. Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm. Unanimous (Galati, Moran and Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. This is final action. (6:12 - 6:15) 1 - 400

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-29-99 - IRON MOUNTAIN ESTATES UNIT 1
- ASTORIA HOMES

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

FM-30-99 - IRON MOUNTAIN ESTATES UNIT 2
- ASTORIA HOMES

Request for a Final Map on property located on the northwest corner of El Capitan Way and Iron Mountain Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Size: 39.22 Acres, No. of Lots: 126, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Final Map for Iron Mountain Estates Unit #1 must record prior to the recordation of this Final Map to provide legal access.
2. Per Tentative Map Condition #1, Vacation Application VAC-3-99 must record prior to the recordation of this Final Map as required by the Department of Public Works.
3. Site development to comply with all previous Conditions of Approval for the Iron Mountain Estates Tentative Map (TM-7-99).

Skaar -

APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF.

Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm.

**Unanimous
(Galati, Moran and Quinn excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 - 6:15) 1 - 400

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ITEM

ACTION

FM-30-99 - IRON MOUNTAIN ESTATES UNIT 2
- ASTORIA HOMES

APPROVED

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

5. Conformance to all Conditions of Approval for the Tentative Map.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM

ACTION

A-7.

FM-42-96(1) - AMENDED FINAL MAP OF LOT 1, LOT 2, LOT 3, BLOCK B, THE RESERVE AT HUNTERS RIDGE - NEW HOMES, LIMITED LIABILITY COMPANY

Request for an Amended Final Map on properties located at 5229, 5225 and 5221 Still Breeze Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact Lot), Size: 0.33 Acres, No. of Lots: 3 (amended to 2), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

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

2. Conformance to all Conditions of Approval for the original Final Map.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Skaar -

APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF.

Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm.

Unanimous

(Galati, Moran and Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 - 6:15) 1 - 400

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ITEM

ACTION

A-8.

TM-2-98(2) - THE VISTAS AT SUMMERLIN
VILLAGE 20 - HOWARD HUGHES
CORPORATION

Request for an Extension of Time on an approved Tentative Map on property located north of Charleston Boulevard, south of Far Hills Avenue and west of the proposed Western Beltway for an approved Tentative Map, PC (Planned Community) Zone, Size: 815.7 Acres, No. of Lots: 39, Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Tentative Map will expire on May 13, 2000.
2. All development is subject to the conditions of City departments and State Subdivision Statutes.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Skaar -

APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF.

Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm.

**Unanimous
(Galati, Moran and Quinn excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 - 6:15) 1 - 400

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ITEM

ACTION

A-9.

VAC-4-98(1) - DON & LAURIE HERMAN, ET AL

Request for an Extension of Time on an approved Vacation to vacate U. S. Government Patent Reservations and Declarations of Utilization on property located west of Buffalo Drive, south of Buckskin Drive, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Extension of Time shall expire shall expire on April 13, 2000.

2. Conformance to all conditions of Vacation Application VAC-4-98.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Skaar -

APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF.

Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm.

**Unanimous
(Galati, Moran and Quinn excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 - 6:15) 1 - 400

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ITEM

ACTION

A-10.

VAC-5-98(1) - CLARK COUNTY

Request for an Extension of Time on an approved Vacation of a public alley generally located north of Clark Avenue, between First Street and Casino Center Boulevard, Ward 1 (McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Extension of Time shall expire on April 13, 2000.

1 Conformance to all original conditions of Vacation Application VAC-5-98.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Skaar -

APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF.

Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm.

**Unanimous
(Galati, Moran and Quinn excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 - 6:15) 1 - 400

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ITEM	ACTION
A-12.	Skaar - APPROVED ITEM NOS. A-1 THROUGH A-12, SUBJECT TO STAFF'S CONDITIONS WITH ITEM NO. A-1 AMENDED AS SPECIFIED BY STAFF. Motion carried with Buckley abstaining from voting on Item Nos. A-5 and A-6 because Astoria Homes is a client of his law firm. Unanimous (Galati, Moran and Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. This item will be forwarded to the City Council as a new Bill (Ordinance). (6:12 - 6:15) 1 - 400
<u>A-28-99(A) - ALM CORPORATION</u>	
Petition to Annex property generally located on the northeast corner of Durango Drive and Grand Teton Drive, containing approximately 10.54 acres of land, Ward 4 (Brown), APN's: 125-09-401-006 & 125-09-401-017.	
<u>STAFF RECOMMENDATION:</u> APPROVAL.	
<u>NOTICES MAILED:</u> N/A	
<u>APPROVALS:</u> 0	
<u>PROTESTS:</u> 0	

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ITEM

ACTION

B.

NON PUBLIC HEARING ITEMS:

B-1.

Z-66-64(49) - DON WILLIAMS

Request for a Site Development Plan Review on property located at 3021 Builders Avenue FOR A PROPOSED 7,000 SQUARE FOOT WAREHOUSE BUILDING, M (Industrial) Zone, Size: 0.26 Acres, Ward 3 (Reese), APN: 139-36-810-001.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This approval constitutes a waiver of the landscaping requirements of the City of Las Vegas Urban Design Guidelines and Standards.
2. Sign and record a Covenant Running with the Land agreement for the possible future installation of full-width alley paving adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site as required by the Department of Public Works.
4. Meet with the Traffic Engineer 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. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 5 DELETED.

Unanimous

(Galati, Moran and Quinn excused)

ANDREW REED, Planning and Development Department, stated this request is for a 7,000 square foot metal building to be used as two warehouses with each containing an office. Access to the site is provided by three 14 foot wide gated driveways to Builders Avenue. Chain link fencing surrounds a portion of the site. There is no existing landscaping on this site. The elevations depict a metal sheeting exterior and a low pitched roof. The submitted site plan does not comply with the landscape requirements of the Urban Design Guidelines and Standards which requires a 15 foot wide planter along the Builders Avenue property line. Dense planting is offered as compensation for the reduced width of the front landscaping. Staff has determined that the warehouse addition will upgrade the property by landscaping, upgrading the parking lot, and a general cleanup of the site. Staff recommended approval, subject to the conditions.

DON WILLIAMS, 3021 Builders Avenue, appeared to represent the application.

BART ANDERSON, Public Works, stated Condition No. 5 should be deleted because it has been incorporated into Condition No. 6.

MR. WILLIAMS was concerned about the landscaping being required. There is no landscaping in that area. Along the east side there is landscaping, which is along an alley. He would like to have that alley closed because there are criminal activities going on in that alley, but it is used for access to the power lines.

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ACTION

Z-66-64(49) - DON WILLIAMS

5. Contribute \$1,000 for neighborhood traffic mitigation within this general area prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation and/or upgrade of traffic signals at any intersection within this general vicinity which is impacted by this development and which has an immediate need for signalization.

6. 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 for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may

CHAIRMAN BUCKLEY said Condition No. 1 states there is a waiver of the landscaping requirements. In addition, he would have to make an application with the City to vacate the alley, but all the adjoining property owners would have to be a part of the application.

MR. REED added that the landscaping needs to conform to the landscaping that is shown on the site plan that has been submitted.

TAMBRI HEYDEN, Planning and Development Department, said staff is waiving the landscaping along the rear of the building. There is no justification to waive the landscaping along the side of the building because it will be visible from Builders Avenue. The Code requires 15 feet of landscaping along Builders Avenue and the site plan only shows 10 feet.

COMMISSIONER SKAAR commented that if the adjoining property owners would agree to vacating the alleys the landscaping could be addressed at the time of the vacation.

This is final action.

(6:15 - 6:22) 1 - 494

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ITEM

ACTION

Z-66-64(49) - DON WILLIAMS

APPROVED

contribute \$1,000 for neighborhood traffic mitigation within this general area prior to the issuance of building or off-site permits as required by the Department of Public Works.

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

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

9. 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.

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

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

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ITEM

ACTION

Z-66-64(49) - DON WILLIAMS

APPROVED

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

13. 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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM

ACTION

B-2.

Z-139-88(32) - TRIPLE FIVE DEVELOPMENT
GROUP CENTRAL LIMITED

Request for a Site Development Plan Review on property located on the west side of Fort Apache Road, approximately 800 feet north of Sahara Avenue, FOR A PROPOSED 2,637 SQUARE FOOT RESTAURANT WITH A DRIVE-THRU (JACK-IN-THE-BOX), C-1 (Limited Commercial) Zone, Size: 0.64 Acres, Ward 2 (Adamsen), APN: 163-06-816-022.

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
2. Site development to comply with all applicable Conditions of Approval for Z-139-88, the Wellington Commercial subdivision and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.
3. All development shall be in conformance with the plot plan and building elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining from voting because he owns the shopping center across the street and Mack abstaining from voting because of his relationship with Triple Five Development. (Galati, Moran and Quinn excused).

JOEL McCULLOCH, Planning and Development Department, stated access to this site is via two 30 foot wide internal driveways, one at the northeast corner of the site and one to the west. Landscape planters are provided around the perimeter of the property and adjacent to the building. The elevations depict a textured planter exterior, with a stone accent band along the base of the building. The landscaping should be adequate, however, the project should meet the standards of the Las Vegas Urban Design Guidelines and Standards where possible. Specifically, the turf areas should be reduced to 25% of the total landscapable area. The handicapped parking spaces and adjacent access aisles do not meet City Code requirements and will need to be redesigned prior to the issuance of building permits. Staff recommended approval, subject to the conditions.

J. D. BERRYMAN, Jeff Looker Architect, 1270 East Broadway, #210, appeared to represent the applicant. He concurred with staff's conditions.

COMMISSIONER SKAAR asked if this property is in an area where the request would have to be reviewed by the Peccole Ranch Design Review Committee.

MR. REED responded that this request has been reviewed by the Peccole Ranch Design Review Committee and staff has received a final approval letter. They did not suggest any major changes to the building.

MR. BERRYMAN added that the building has incorporated their comments.

To be heard by the City Council on 6/14/99.

(6:22 - 6:26) 1 - 720

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ITEM

ACTION

Z-139-88(32) - TRIPLE FIVE DEVELOPMENT
GROUP CENTRAL LIMITED

APPROVED

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

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

8. 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.

9. 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.

10. 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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM	ACTION
B-3. <u>Z-31-93(2) - CALVARY COMMUNITY ASSEMBLY OF GOD</u> Request for a Site Development Plan Review on property located at 2900 North Torrey Pines Drive FOR THREE TEMPORARY CLASSROOM TRAILERS, C-V (Civic) Zone, Size: 2.5 Acres, Ward 4 (Brown), APN: 138-14-601-005. <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 1 Speaker <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Removal of the temporary buildings shall occur in two years or upon completion of a permanent structure, whichever occurs first. 2. Install skirting around the modular buildings as required by the Planning and Development Department. 3. Provide small planter boxes along the west side of the modular buildings as required by the Planning and Development Department 4. Conformance to all conditions of Z-31-93 as required by the Planning and Development Department and the Department of Public Works. 5. All development shall be in conformance with the plot plan and building elevations.	Skaar - APPROVED, SUBJECT TO STAFF'S CONDITIONS; CONDITION NO. 1 AMENDED TO INCLUDE AFTER THE WORD BUILDINGS "INCLUDING THE METAL STORAGE TRAILERS"; CONDITION NO. 2 DELETED; CONDITION NO. 3 AMENDED SO THERE WILL BE THREE 24 INCH BOX TREES WITH ONE TREE PLACED AT THE NORTH END OF THE NORTH CLASSROOM TRAILER, ONE IN THE MIDDLE OF THE MIDDLE CLASSROOM TRAILER ON THE EAST SIDE, AND ONE ALONG THE NORTHERN EDGE OF THE NORTH STORAGE TRAILER. Unanimous (Galati, Moran and Quinn excused) ANDREW REED, Planning and Development Department, stated two 8 foot by 40 foot and one 8 foot by 20 foot temporary modular buildings are proposed for this site to provide additional space for church-related functions. The applicant indicates that the modular units will be an interim solution until the church begins its next building phase. At that time additional permanent classrooms will be built and are expected to be completed within the next two years. This use is compatible with the existing use for the property. The applicant has indicated that removal of the temporary buildings shall occur in two years, or upon completion of a permanent structure. In order to aesthetically enhance the appearance of the modular buildings, staff believes small planter boxes (perhaps 18 inches in width) could be placed along the west edge of the buildings. Staff recommended approval, subject to the conditions. EDWARD VANCE, JMA Architecture Studios, 4292 South Maryland Parkway, appeared to represent Calvary Church. He thought removal of the temporary buildings will occur in approximately six months. The trailers have been lowered flush with the ground so there is no need for skirting as requested in Condition No. 2. There is no way to get irrigation to the planter boxes as requested in Condition No. 3.

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ITEM

ACTION

Z-31-93(2) - CALVARY COMMUNITY
ASSEMBLY OF GOD

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

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

8. 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.

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

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

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

CHAIRMAN BUCKLEY commented that the planter boxes as requested in Condition No. 3 could be discussed with staff.

JOE BURNS, 2880 Mustang, said he is immediately adjacent to the subject property on the southeast corner. He was concerned that the church plans to develop the entire 12 acres and at prior meetings it was suggested they construct a block wall along the southern boundary of the property for noise abatement. This parcel seems to be developed in a piecemeal fashion without the residents being aware of what is taking place. He requested the trailers be used specifically for classrooms. However, he questioned the validity of an 8 foot by 20 foot classroom.

MR. VANCE responded that the classrooms are only for Sunday School classes.

MR. BURNS thought the parking lot is on a residentially zoned piece of property.

MR. GENZER responded that staff is looking into the zoning of the parking lot. That may require a rezoning.

COMMISSIONER SKAAR asked how long the two storage trailers will be on this site because they are unattractive.

MR. VANCE said those trailers are provided by Silver State Disposal and used for storage and agreed they are not aesthetically pleasing. The first phase will include classrooms and storage facilities. The storage trailers will be removed at the same time as the classroom trailers. He would be agreeable to adding a condition to that effect.

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ITEM

ACTION

Z-31-93(2) - CALVARY COMMUNITY
ASSEMBLY OF GOD

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

COMMISSIONER SKAAR referred to the 18 inch wide planter boxes. The west side of the trailer classrooms face the church. From the north and east those trailers are unattractive. She would prefer the planters hide the trailers from the homes, rather than from the church members attending services once a week.

MR. VANCE thought the side that fronts Brooks Avenue would be the most appropriate use for the church's money. Going east there is a lot of parking and then a school. He agreed to placing planters along the residential edge on Brooks Avenue. The new master plan is very attractive.

COMMISSIONER SKAAR made a motion for approval, subject to staff's conditions as amended.

MR. VANCE agreed to the conditions as stated in Commissioner Skaar's motion.

This is final action.

(6:26 - 6:40) 1 - 840

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ITEM

ACTION

B-4.

Z-25-98(1) - BRANDON BRADKIN AND DORY BROECKAERT ON BEHALF OF ALI MORADSHAHI [RELATED TO ITEMS C-11, U-40-99; C-12, U-41-99 AND C-13, U-42-99]

Request for a Site Development Plan Review on property located on the southeast corner of Lake Mead Boulevard and Torrey Pines Drive TO ALLOW A 66,195 SQUARE FOOT COMMERCIAL RETAIL CENTER, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 8.46 Acres, Ward 1 (McDonald), APN: 138-23-701-001.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A revised site plan that depicts no paved areas between the street side landscape planters and the convenience store shall be submitted to the Planning and Development Department for administrative review and approval prior to the issuance of permits.
2. There shall be a maximum of two driveways along Lake Mead Boulevard, including any proposed for the undeveloped pad site.
3. All trash enclosures shall be located a minimum of fifty feet from the south and east property lines.
4. In order to ensure that the one acre undeveloped pad site shown between Pad "B" and the main structure is developed in a manner compatible with the remainder of the shopping center, a Site Development Plan Review shall be submitted for Planning Commission consideration prior to any construction of that portion of the site.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, CONDITION NO. 1 AMENDED TO STATE THE APPLICANT TO WORK WITH STAFF TO PROVIDE ADDITIONAL LANDSCAPING INCLUDING A BERM ALONG THE PORTION OF THE PROPERTY AT LAKE MEAD AND TORREY PINES ADJACENT TO THE CONVENIENCE STORE, AND ADDITIONAL CONDITION THAT THE GAS CANOPY MUST BE DESIGNED TO BE ARCHITECTURALLY COMPATIBLE WITH THE REMAINDER OF THE CENTER.

Unanimous
(Galati, Moran and Quinn excused)

ANDREW REED, Planning and Development Department, stated the submitted plan shows this site will be developed as a retail shopping center. A building containing in-line shops is the main structure and is shown along the south and east property lines. A minor auto repair facility and a convenience store are shown in the northwest portion of the site, adjacent to the abutting streets. A one acre undeveloped pad site is shown between Pad "B" and the main structure. Access to the site is provided by two driveways to Torrey Pines Drive and three driveways to Lake Mead Boulevard. Landscaping is shown along Lake Mead Boulevard and Torrey Pines Drive, and within planters along the south and east property lines.

The elevations indicate all structures on site will have an exterior combining stucco and decorative split-face concrete block.

The development of this site with retail and service commercial uses is compatible with existing surrounding land uses. The subject site is suited for the type of land use being proposed.

The Urban Design Guidelines and Standards states that buildings that are part of a large retail center should be located near the street perimeter whenever possible. Such siting aesthetically enhances the streetscape and screens large parking areas from adjacent streets. Additionally, the City Council has recently directed staff to encourage this type of building placement. Staff finds the convenience store could be located in this manner, and has addressed this issue in Condition No. 1 of staff's recommendation.

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ACTION

Z-25-98(1) - BRANDON BRADKIN AND DORY BROECKAERT ON BEHALF OF ALI MORADSHAHI [RELATED TO ITEMS C-11, U-40-99; C-12, U-41-99 AND C-13, U-42-99]

5. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-25-98 and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

6. 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.

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

8. All buildings, bays and pad sites (including the one acre pad for future development) within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.

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

An objective of the Urban Design Guidelines and Standards is to reduce the number of curb cuts in order to create a more aesthetic streetscape and promote traffic safety. Staff finds the three driveways shown along Lake Mead Boulevard to be excessive and recommended that a maximum of two be permitted.

In order to ensure that the one acre undeveloped pad site shown between Pad "B" and the main structure is developed in a manner compatible with the remainder of the shopping center, staff has added a condition to its recommendation requiring a Site Development Plan Review prior to any construction of that portion of the site.

Staff recommended approval, subject to the conditions.

GREG BORGEL, 300 South 4th Street, appeared to represent the applicant and property owner. He was concerned about Condition No. 1 because it would require the convenience store to be turned so that its back is to both public streets. That is not appropriate for this site. The property to the west is a Las Vegas Valley Water District Reservoir and the property immediately across the street to the north is an existing convenience store which serves the westbound traffic on Lake Mead Boulevard. This convenience store would serve the eastbound traffic. The property across the street is a typical convenience store/gas station facility because it faces the street rather than having its back to the street. That creates more openness and interferes with the view of the rest of the center. In addition, by turning the front inside it would hinder Metro from seeing into the building. The only parking will be for the gas station and convenience store in the front. He suggested amending Condition No. 1 to provide staff with an enhanced landscaping plan on the corner in lieu of turning the building and pushing it out to the corner.

MR. GENZER pointed out that the City Council has directed staff to begin looking at a possible text amendment to the Zoning Code to make it mandatory to establish a development pattern of buildings moved forward behind the landscaping and the gas pumps to the inside.

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ITEM

ACTION

Z-25-98(1) - BRANDON BRADKIN AND DORY BROECKAERT ON BEHALF OF ALI MORADSHAHI [RELATED TO ITEMS C-11, U-40-99; C-12, U-41-99 AND C-13, U-42-99]

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

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

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

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

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

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

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

CHAIRMAN BUCKLEY declared the Public Hearing open.

PAMELIA BURKE, Torrey Pines Condominiums, 1900 North Torrey Pines Drive, Unit 207, appeared in protest. There are two gas stations at the corner of Lake Mead and Torrey Pines. There is no need to have another gas station on that intersection. She was also opposed to the retail shopping center.

CHAIRMAN BUCKLEY responded that the property is already zoned C-1 to accommodate a shopping center. He declared the Public Hearing closed.

GREG BORGEL appeared in rebuttal. The facilities on the north side of Lake Mead serve westbound traffic. This facility would be the only one in this immediate area serving the eastbound traffic. If there was only one convenience store at the corner then motorists would be making unsafe U-turns. Most people don't like to make that type of turn so they would proceed to the next convenience store.

COMMISSIONER GORDON said he would not want to live in a community with one gas station, one drug store, and one grocery store because the prices would be very high. He felt Space A will be difficult to lease.

COMMISSIONER SKAAR was concerned about the appearance of the gas pumps.

GREG BORGEL replied that he does not have an elevation of the convenience store, gas pumps, and canopy. This facility will be managed by a single developer who intends everything to be compatible.

COMMISSIONER SKAAR asked if the applicant would be willing to leave the berm in place that currently exists on the corner.

GREG BORGEL responded that there is just a slight rise in elevations, but not a berm. He did not want a high berm with landscaping to block the view of the facility. He thought the berm with landscaping on top could be done.

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ITEM

ACTION

Z-25-98(1) - BRANDON BRADKIN AND DORY BROECKAERT ON BEHALF OF ALI MORADSHAHI [RELATED TO ITEMS C-11, U-40-99; C-12, U-41-99 AND C-13, U-42-99]

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

18. 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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

COMMISSIONER SKAAR thought that if there was a three foot berm and four feet of landscaping on top of that, the motorists passing by would still be able to read the name of the variety of gas and prices.

COMMISSIONER GORDON felt that putting gas stations backwards on a corner is a mistake, as well as pose a problem for Metro.

COMMISSIONER MACK said he was also opposed to moving the convenience store so it is facing the opposite direction. He asked the applicant's representative if they have contacted Metro in regard to this facility.

MR. BORGEL responded that they did inquire from Metro, but did not receive an answer. However, in an unrelated application, Metro had advised they objected to turning a convenience market sideways because they couldn't see into it.

To be heard by the City Council on 6/14/99.

(7:41 - 8:03) 2 - 396

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ITEM	ACTION
C.	
<u>PUBLIC HEARING ITEMS:</u>	
C-1.	
<u>ABEYANCE - RENOTIFICATION - GPA-11-99 - CITY OF LAS VEGAS</u>	Skaar - ABEYANCE TO THE 5/27/99 PLANNING COMMISSION MEETING.
Request to Amend a portion of the Southwest Sector of the General Plan on property located on the southwest 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.	Unanimous (Galati, Moran and Quinn excused)
<u>NOTICES MAILED:</u> 111	ANDREW REED, Planning and Development Department, stated there is a need to re-advertise this request. Since there was not a super majority of Commissioners present, he requested abeyance to the May 27, 1999 Planning Commission meeting.
<u>APPROVALS:</u> 0	
<u>PROTESTS:</u> 1	
<u>STAFF RECOMMENDATION:</u> APPROVAL	
DUE TO A NEED TO RE-ADVERTISE THIS REQUEST, THIS ITEM WAS HELD IN ABEYANCE TO THE MAY 27, 1999 PLANNING COMMISSION MEETING.	
	To be heard by the Planning Commission on 5/27/99.
	(6:04 - 6:06) 1 - 150

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ITEM	ACTION
C-2. <u>ABEYANCE - U-32-99 - DEL WEBB COMMUNITIES, INC.</u> Request for a Special Use Permit on property located at the southeast corner of Lake Mead Boulevard and the Western Beltway TO ALLOW A 75 FOOT HIGH CELLULAR MONOPOLE TOWER WITH ANCILLARY ELECTRICAL EQUIPMENT BOXES, P-C (Planned Community) Zone, Ward 2 (Adamsen), APN: 137-14-897-005. <u>NOTICES MAILED:</u> 95 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> DENIAL. ON APRIL 21, 1999 THE APPLICANT REQUESTED THIS APPLICATION BE WITHDRAWN WITHOUT PREJUDICE.	Galati - WITHDRAWN WITHOUT PREJUDICE. Unanimous (Galati, Moran and Quinn excused) ANDREW REED, Planning and Development Department, stated that on April 21, 1999 staff received a request from the applicant to have this item withdrawn from the agenda without prejudice. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present in opposition. CHAIRMAN BUCKLEY declared the Public Hearing closed.

(6:06 - 6:07) 1 - 180

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ITEM

ACTION

C-3.

ABEYANCE - U-36-99 - MER-CAR CORPORATION

Request for a Special Use Permit on property located at 1401 East Charleston Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A CONVENIENCE STORE; AND FOR A WAIVER OF THE MINIMUM 400 FOOT SEPARATION REQUIREMENT FROM A CHURCH, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-35-401-002.

NOTICES MAILED: 229 (4/8/99 PC)

APPROVALS: 0

PROTESTS: 3

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. The sale of individual containers of any size beer, wine coolers or screw cap wine is prohibited.
3. This approval constitutes a waiver of the separation requirement from three existing church.
4. Approval of this request does not constitute approval of a liquor license.
5. Conformance to all relevant sections of the City of Las Vegas Zoning Code.

Skaar -

ABEYANCE TO THE 6/10/99 PLANNING COMMISSION MEETING.

Unanimous

(Galati, Moran and Quinn excused)

ANDREW REED, Planning and Development Department, stated staff received a request today from the applicant's lawyer to hold this item in abeyance to the June 10, 1999 Planning Commission meeting. It was held in abeyance from last month due to an error on the sign posted on the property.

TIM AYALA, TC Ayala Planning, 4600 Sunset Road, Suite 148, Henderson, Nevada, appeared to represent the applicant. His client has hired a lawyer, who has recommended holding this item in abeyance to the June 10, 1999 meeting.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 6/10/99.

(6:07 - 6:09) 1 - 205

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ITEM

ACTION

ABEYANCE - U-36-99 - MER-CAR CORPORATION

ABEYANCE

6. Meet with the Traffic Engineer 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.

7. Site development to comply with all applicable Conditions of Approval for U-133-98 and all other site-related actions as required by the Department of Public Works.

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ITEM	ACTION
C-4. <u>TM-5-99(1) - EAGLE CREEK II - PN II, INCORPORATED</u> Request for a revised Tentative Map to exceed the maximum perimeter wall height of 10 feet on property located approximately 300 feet north and west of the intersection of Bradley Road and Azure Drive FOR A 102 LOT SINGLE FAMILY SUBDIVISION, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Size: 18.6 Acres, Ward 4 (Brown), APN's: 125-25-101-007, 009 and 013. <u>NOTICES MAILED:</u> 57 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> DENIAL. If Approved, subject to: 1. A Reversionary Map to eliminate the existing lot lines in conflict with this site must be recorded prior to the recordation of a Final Map as required by the Department of Public Works. 2. Dedicate 30 feet adjacent to this site for Leon Avenue, unless an alternate plan to access Parcel #125-25-101-003 is submitted to and approved by the City Planning Engineer, as required by the Department of Public Works. 3. Construct half-street improvements including appropriate overpaving, if legally able, on Leon Avenue adjacent to this site concurrent with development of this site unless an alternate plan to access Parcel #125-25-101-003 is submitted to and approved by the City Planning Engineer as required by the Department of Public Works.	Gordon - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Galati, Moran and Quinn excused) ANDREW REED, Planning and Development Department, stated this request is for the approval of a Revised Tentative Map to allow the perimeter wall at the southeast corner of the project to be 12 feet in height where 10 feet is the maximum acceptable wall height for projects with a slope of two percent or less. The City of Las Vegas Subdivision Code requires that any portion of a project perimeter slope where a wall exceeds the maximum acceptable heights must be reviewed by the Planning Commission. The revised Tentative Map for Eagle Creek II depicts a less than two per cent proposed perimeter grade change from the southeast property lines onto the adjacent parcel. The maximum acceptable wall height for a zero to two percent slope is ten feet. The wall details show the block walls proposed for the southeast property lines with a maximum height of 12 feet, thus exceeding the requirements of the Subdivision Code. No justification was provided for the change in grade and the deviation from the required perimeter wall heights, therefore, staff recommended denial of this request. ROBERT JOHNSON, Carter & Burgess, 6655 Bermuda Road, appeared to represent the applicant. He was surprised to see staff's recommendation of denial. The original Tentative Map was approved on March 11th. Subsequent to that approval, the improvement plans and drainage study went forward. However, after the original approval in March and the improvements plans and drainage study were submitted to staff, this perimeter problem was identified. They were requested to work out a solution for the height of the wall to comply with the Code. Grading is going to be identified at the time of the Tentative Map. The cul-de-sac is being drained to Bradley Road, so with a minimum grade, that has created an

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ITEM

ACTION

TM-5-99(1) - EAGLE CREEK II - PN II, INCORPORATED

4. Extend public sewer along the Azure Drive alignment to the west edge of this site at a location acceptable to the City Planning Engineer as required by the Department of Public Works. Also, provide public sewer easements (minimum 20 feet wide) for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

5. Site development to comply with all applicable Conditions of Approval for Z-48-98.

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.

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

elevation difference on the undeveloped piece. They met with Flood Control to look at the possibility of draining the cul-de-sac the opposite way, which would allow the cul-de-sac to be lowered and get into compliance. That would create a nuisance flow onto a residence, which is unacceptable. Therefore, there is no other way to minimize the grade. The section of the wall exceeding 10 feet will not be visible to motorists and is adjacent to a lot that will be developed. That lot will have to be graded closer to the subject parcel.

DON BOETTCHER, Pulte Homes, 1635 Village Center Circle, appeared to represent the application. The 18.6 acres was an assemblage put together by a different developer. They attempted to include the 2.2 acres on the corner, but were unsuccessful with the entire purchase. Therefore, Pulte Homes purchased the 18.6 acres. The reason they put in the cul-de-sac was to allow a contingency that if they obtained the 2.2 acres on the corner it would dress up the whole corner. However, the seller and Pulte Homes could not come to terms, so the seller decided to hold out on the 2.2 acres and have it rezoned to commercial.

COMMISSIONER GORDON did not think the issue is whether the seller wants to sell the land. The issue is the 10 foot high wall. He asked about the finished grade on the lots to the north and the present grade below.

MR. BOETTCHER responded that the existing grade is 1.5 and the finished grade will be 6.3 and then there will be a screening wall on top, making it just under 11 feet. At the southern corner there is an existing grade of 0.2 with a finished pad grade of 6.2 with a 6 foot screening wall on top, making it 12 feet. In the center is 0.8 and 4.7, making it a 10 foot wall in the middle.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ITEM

ACTION

TM-5-99(1) - EAGLE CREEK II - PN II,
INCORPORATED

BART ANDERSON, Public Works, said the comments regarding grading are valid. When the piece to the south comes in it will undergo some grade changes. There will be at least a minimal 1% slope, making a 3 foot difference at the northeast corner.

COMMISSIONER SKAAR asked the difference between the grade on the adjacent lot and the grade on this property.

MR. BOETTCHER replied that it would be in compliance. If they put in 3 feet of dirt for a retaining wall with a 6 foot screening wall, it would be 9 feet, making it within Code.

This is final action.

(6:40 - 6:52) 1 - 1358

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ITEM	ACTION
C-5. <u>ZC-63-62(2) - DESERT PINES ASSOCIATES, LIMITED LIABILITY COMPANY</u> Request for a Review of Condition No. 3 of ZC-63-62(1) TO ALLOW A 10 FOOT SETBACK FROM THE EAST PROPERTY LINE WHERE 20 FEET IS THE MINIMUM REQUIRED, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential), Size: 13.00 Acres, Ward 4 (Brown), APN's: 138-11-515-001 through 136 and 138-11-516-001 through 112. <u>NOTICES MAILED:</u> 136 <u>APPROVALS:</u> 1 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Original Condition of Approval Number 3 shall be amended as follows: The setback along that portion of Alexander Road that is owned by the applicant (approximately 350 feet) shall be 20 feet. The setback along the east property line shall be 10 feet. The setback along that portion of the north property line which is not adjacent to Alexander Road (approximately 510 feet) shall be six feet. 2. Original Condition of Approval Number 6 shall be amended as follows: Provide a minimum 10 foot wide landscape planter along the east property line of the site and install 24 inch box trees a minimum of 40 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged. 3. Conformance to all other Conditions of Approval for ZC-63-62 (1).	Gordon - APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 2 AMENDED TO 35 FEET FROM 40 FEET ON CENTER. Unanimous (Galati, Moran and Quinn excused) JOEL McCULLOCH, Planning and Development Department, stated this request is for a Review of Condition No. 3 of the original site plan approval, to allow a 10 foot side yard setback, where 20 feet was shown, as required on a previously approved Site Development Plan Review for a condominium development. On May 27, 1997 the City Council approved a Site Development Plan Review for 248 condominiums on the subject property [ZC-63-62(1)]. The 20 foot side yard setback was imposed on this property because that was how it was shown on the original site plan. The actual requirement for a side yard setback in an R-3 zoning district is five feet. Condition No. 6 required a minimum 20 foot wide landscape planter with 24 inch box trees 40 feet on center. This will have to be reduced to a 10 foot wide landscape planter. Staff has no objection to the reduction of the side yard setback or the reduction of the landscape planter along the east property line. The property to the east is planned and zoned for commercial development and a 10 foot wide planter and setback should be sufficient. Staff recommended approval, subject to the conditions. PETER WITT, 7230 Rosada Way, appeared to represent the application. He concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. DENNIS PARRI, 7290 Elkhorn Road, appeared in favor. The residents have worked out an agreement with the developer.

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ITEM

ACTION

ZC-63-62(2) - DESERT PINES ASSOCIATES,
LIMITED LIABILITY COMPANY

MR. WITT read the agreement which stated that after consulting with the neighbor to the east, who is the only property owner that may be affected by this change in condition, an agreement has been reached where the future residents of Desert Pines Condominiums who bought the units on the eastern boundary were effectively buffered from the future anticipated commercial development along Rancho on the adjoining parcel. It has been agreed to increase the landscape buffer on the eastern boundary by planting 24 inch box trees on 35 foot centers, instead of the 40 foot centers as previously recommended. The trees and landscaping should provide the future residents with a beautiful setting.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the City Council on 6/14/99.

(6:52 - 6:55) 1 - 1836

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6.

VAC-8-99 - IRON MOUNTAIN RANCH, LIMITED
LIABILITY COMPANY, ET AL

Petition to vacate portions of the following public rights-of-way; Bradley Road, Unicorn Street, Brent Lane, Thom Boulevard, Iron Mountain Road, Racel Street, Duneville Street, Guy Avenue and Jones Boulevard, Ward 4 (Brown).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE UNTIL THE MAY 27, 1999 PLANNING COMMISSION MEETING IN ORDER TO RESOLVE ISSUES REGARDING THIS REQUEST WITH THE APPLICANT.

Skaar -

ABEYANCE TO THE 5/27/99 PLANNING COMMISSION MEETING.

Unanimous

(Galati, Moran and Quinn excused)

ANDREW REED, Planning and Development Department, stated staff would like this item held in abeyance to the May 27, 1999 Planning Commission meeting in order to finish preparing the legal descriptions associated with this request. The applicant had no objection to holding this item in abeyance.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 5/27/99.

(6:09 - 6:12) 1 - 290

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ITEM	ACTION
C-7. <u>VAC-13-99 - PARKWAY RETAIL CENTRE, LIMITED LIABILITY COMPANY</u> Petition to vacate public utility, sewer and drainage easements and U. S. Government Patent Reservations generally located south of Washington Avenue, east of Buffalo Drive, Ward 2 (Adamsen). <u>NOTICES MAILED:</u> Applicant Only <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Grant new public sewer, utility, and drainage easements to service the existing parcels to the south of this site, along alignments acceptable to the Department of Public Works, prior to recordation of an Order of Vacation for this site. 2. All improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works. 3. Development of these sites shall comply with all applicable Conditions of Approval for the Washington/Buffalo Commercial Subdivision, Z-131-94, and all subsequent site-related actions as required by the Department of Public Works. 4. All development shall be in conformance with code requirements and design standards of all City departments.	Mack - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Motion carried with Gordon abstaining from voting because he is the owner of this property. (Galati, Moran and Quinn excused) ANDREW REED, Planning and Development Department, stated the applicant would like to vacate public utility, sewer and drainage easements in a 30 foot wide U. S. Patent Reservation that are no longer needed. The Vacation is required due to a change in plans to construct a retail center rather than the approved office complex. Staff recommended approval, subject to the conditions. KEVIN ELLIOTT, AGRA Infrastructure, 3016 West Charleston Boulevard, Suite 180, appeared to represent the applicant. He concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present in opposition. CHAIRMAN BUCKLEY declared the Public Hearing closed. The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99. (6:55 - 6:59) 1 - 2010

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ITEM

ACTION

VAC-13-99 - PARKWAY RETAIL CENTRE,
LIMITED LIABILITY COMPANY

APPROVED

5. The Order of Relinquishment of Interest and/or the Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

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ITEM	ACTION
C-8. <u>VAC-15-99 - PERMA-BUILT HOMES</u> Petition to vacate a right-of-way grant and a sewer easement generally located south of Gowan Road, west of Hualapai Way, Ward 4 (Brown). <u>NOTICES MAILED:</u> Applicant Only <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Staff shall be authorized to modify this Vacation Application as needed to coordinate the vacation of existing public right-of-way with the dedication/rededication of portions of such right-of-way as proposed in the Cheyenne/Hualapai Unit 5 and Unit 6 subdivisions, to ensure that a continuous uninterrupted public use corridor is maintained as required by the Department of Public Works. 2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works. 3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. 4. All development shall be in conformance with code requirements and design standards of all City departments.	Gordon - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Galati, Moran and Quinn excused) ANDREW REED, Planning and Development Department, stated the applicant indicates this request is to comply with Condition No. 1 of the Final Map for Cheyenne/Hualapai Unit 6, as required by the Public Works Department prior to the recordation of the Final Map. The Department of Public Works indicates Gowan Road will be realigned. Therefore, there will not be a reduction in traffic handling capability, nor will this request eliminate public street access to any abutting parcels. Staff recommended approval, subject to the conditions. RICK MAGNESS, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present in opposition. CHAIRMAN BUCKLEY declared the Public Hearing closed. The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99. (6:59 - 7:00) 1 - 2090

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ITEM

ACTION

VAC-15-99 - PERMA-BUILT HOMES

APPROVED

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

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ITEM

ACTION

C-9.

VAC-16-99 - AMERICAN WEST HOMES

Petition to vacate U. S. Government Patent Reservations generally located on the west side of Juliano Road, approximately 660 feet north of Alexander Road, Ward 4 (Brown).

NOTICES MAILED: Applicant Only

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

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

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

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Galati, Moran and Quinn excused)

ANDREW REED, Planning and Development Department, stated the applicant indicates this request is necessary for development of this parcel. The required right-of-way for Juliano Road will be dedicated on the Final Map. Staff recommended approval, subject to the conditions.

COREY LEIBER, PBS &J, 901 North Green Valley Parkway, Suite 100, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99.

(7:00 - 7:01) 1 - 2146

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ITEM

ACTION

VAC-16-99 - AMERICAN WEST HOMES

APPROVED

3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

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ITEM

ACTION

C-10.

U-39-99 - ROSE CLINGERMAN ON BEHALF
OF TIM C. AYALA

Request for a Special Use Permit on property located at 2007 East Charleston Boulevard FOR A TRUCK RENTAL BUSINESS (RYDER), C-2 (General Commercial) Zone, Ward 3 (Reese), APN's: 139-35-803-026 and 020.

NOTICES MAILED: 102

APPROVALS: 2

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. The north parking area shall be paved and striped as required by the parking design standards of Chapter 19A.10 of the Zoning Code.
2. Provide one van accessible handicap parking space on the site as required by Chapter 19A.10 of the Zoning Code.
3. Dedicate 10 feet of right-of-way adjacent to this site for those portions of Charleston Boulevard not previously dedicated, for a total half-street width of 50 feet, prior to the issuance of any permits as required by the Department of Public Works.
4. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the existing driveway layout accessing the rear portion of this site (where the rental vehicles will be stored) prior to the issuance of any permits as required by the Department of Public Works. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

**Skaar -
DENIED**

**Unanimous
(Galati, Moran and Quinn excused)**

ANDREW REED, Planning and Development Department, stated this site is currently developed with a 9,800 square foot retail building. A parking area in the south portion of the site, adjacent to Charleston Boulevard, is accessed by a 17 foot wide one-way drive. A parking area in the north area of the site is accessed by a 20 foot wide two-way drive shared with the property to the east.

This applicant proposes to rent six trucks, 22 feet in length, from an office located within the existing building. The trucks will be stored in the north portion of the site, with access provided by a 20 foot wide drive. There are no handicap parking spaces on site.

Staff finds that the subject site is not physically suited for the type and intensity of land use being proposed. Due to the size and configuration of the existing driveways, staff finds there will not be adequate access provided to the proposed rental truck storage area. The existing access drive to the north parking area, where the rental trucks are to be stored, is only 20 feet in width, where City standards for two-way traffic normally require 24 feet. Typically, the only exception is for two-way accesses that are used primarily by passenger vehicles. Staff believes it is inappropriate to locate a truck rental business in an area serviced by substandard driveways.

The applicant has submitted a justification letter stating that approval of this request is warranted due to the fact that delivery trucks for the nearby businesses already access the portion of the site proposed for rental truck storage.

Staff recommended denial.

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ACTION

U-39-99 - ROSE CLINGERMAN ON BEHALF
OF TIM C. AYALA

5. Rental vehicles shall neither be stored nor displayed within the public right-of-way adjacent to this site (Charleston Boulevard) as required by the Department of Public Works.

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

TIM C. AYALA, 4600 Sunset Road, Suite 148, Henderson, Nevada, appeared to represent the applicant. This is a C-2 zone where truck rental is allowed. His client has leased this property for five years. He is using the front of the property for an office. In the rear is a parking lot. The north side of the property is not paved. His client will pave that part of the property and provide handicapped parking spaces in the rear. He objected to Condition No. 4 requiring a redesign of the driveway. This is a small business. He submitted two letters from neighbors in approval.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER GORDON asked where the Chinese Restaurant is located compared to this property.

MR. AYALA replied that the Chinese Restaurant is on the east side of this property. The patrons of the restaurant and this subject business will use the same driveway. The patrons will park in the front of the restaurant facing Charleston Boulevard. There will not be any trucks in the front of the subject property.

COMMISSIONER GORDON thought the parking lot should be lighted.

MR. AYALA felt that putting lights in the parking lot would not be a problem.

COMMISSIONER SKAAR noted that this application is for six 22 foot long trucks. She asked how many trucks of other sizes will be on the property. She saw 11 trucks on the subject property and 5 trucks on the adjacent property when she went to the property.

MR. AYALA answered that there will only be six trucks with the 22 foot long trucks being the largest.

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ACTION

U-39-99 - ROSE CLINGERMAN ON BEHALF
OF TIM C. AYALA

COMMISSIONER SKAAR asked if the applicant will be coming in with another application for the storage of trucks behind Midas Muffler.

MR. AYALA said he was unaware of more than six trucks being involved in this application.

COMMISSIONER SKAAR asked that if a permit is given for six trucks, what guarantee will there be that there will only be six trucks on the premises.

MR. AYALA said the applicant could be fined for having more trucks on the property.

COMMISSIONER SKAAR felt it did not appear there is any intention to comply with the law. Therefore, she made a motion for denial.

This is final action.

(7:01 - 7:12) 1 - 2200

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ITEM

ACTION

U-40-99 - BRANDON BRADKIN AND DORY BROECKAERT ON BEHALF OF ALI MORADSHAHI [RELATED TO ITEMS C-12, U-41-99; C-13, U-42-99 AND B-4, Z-25-98(1)]

NOTICES MAILED: 501 (Mailed with U-41-99 and U-42-99)

PROTESTS: 0

1. All development shall be in conformance with the Conditions of Approval of Z-25-98 and Z-25-98(1).

(8:03 - 8:04) 2 - 1110

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ITEM

ACTION

C-12.

U-41-99 - BRANDON BRADKIN AND DORY BROECKAERT ON BEHALF OF ALI MORADSHAHI [RELATED TO ITEMS C-11, U-40-99; C-13, U-42-99 AND B-4, Z-25-98(1)]

Request for a Special Use Permit on property located on the southeast corner of Lake Mead Boulevard and Torrey Pines Drive FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 3,700 SQUARE FOOT CONVENIENCE STORE, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (McDonald), APN: 138-23-701-001.

NOTICES MAILED: 501 (Mailed with U-40-99 and U-42-99)

APPROVALS: 0

PROTESTS: 1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All development shall be in conformance with the Conditions of Approval of Z-25-98 and Z-25-98(1).
2. All City Code requirements and design standards of all City departments must be satisfied.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Galati, Moran and Quinn excused)

ANDREW REED, Planning and Development Department, stated staff has no objection to the off-premise sale of beer and wine in conjunction with a convenience store on this site. Staff feels this use is compatible with the surrounding area. Therefore, staff recommended approval, subject to the conditions.

GREG BORGEL, 300 South 4th Street, appeared to represent the applicant and property owner. He concurred with staff's conditions.

The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99.

(8:04 - 8:05) 2 - 1130

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ACTION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
C-14.	<u>U-44-99 - 1997 ANER IGLESIAS TRUST ON BEHALF OF RADSA, INC.</u> Request for a Special Use Permit on property located at 804 North Decatur Boulevard FOR THE ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A 1,339 SQUARE FOOT RESTAURANT, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 139-30-301-005. <u>NOTICES MAILED:</u> 320 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Approval of this request does not constitute approval of a liquor license. 2. All City Code requirements and design standards of all City departments must be satisfied.
	Mack - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Galati, Moran and Quinn excused) ANDREW REED, Planning and Development Department, stated the applicant is proposing to sell beer and wine in conjunction with a restaurant proposed to occupy a suite within the south portion of an existing shopping center. Access is provided by driveways to Washington Avenue and Decatur Boulevard. There is existing landscaping along the street frontage. The proposed use is compatible with existing and future surrounding land uses. The subject site is physically suited for the type and intensity of land use being proposed. Staff recommended approval, subject to the conditions. SANDRA COBOS, Radsa, Inc., 5806 Dana Rodgers Drive, appeared to represent the application. She concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present in opposition. CHAIRMAN BUCKLEY declared the Public Hearing closed. The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99. (7:12 - 7:14) 1 - 2690

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ITEM	ACTION
C-15.	
<u>U-45-99 - CHEYENNE BUFFALO, LIMITED ON BEHALF OF HIDEK OTSUKA</u> Request for a Special Use Permit on property located at 7450 West Cheyenne Avenue FOR THE ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A 2,000 SQUARE FOOT RESTAURANT; AND A WAIVER OF THE MINIMUM 400 FOOT SEPARATION FROM A CHURCH, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-10-413-004. <u>NOTICES MAILED:</u> 426 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 1 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. This approval constitutes a waiver of the separation requirement from a church. 2. This approval does not constitute approval of a liquor license 3. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted. 4. A Resolution of Intent. 5. All City Code requirements and design standards of all City departments must be satisfied.	Skaar - APPROVED, SUBJECT TO STAFF'S CONDITIONS, CONDITION NO. 4 DELETED, AND ADDITIONAL CONDITION THAT DOORS ON THE TRASH DUMPSTER BE EITHER REPAIRED OR REMOVED. Unanimous (Galati, Moran and Qulnn excused) ANDREW REED, Planning and Development Department, stated that on July 15, 1997 the City Council approved a Special Use Permit for the on-premise sale of beer and wine in conjunction with a restaurant (U-43-97). At the time of this approval, separation of alcohol-related uses from churches, parks and schools was measured from primary public entrance to primary public entrance. Therefore, that application did not require a waiver of the separation requirement. Access to this site is provided by two driveways to Cheyenne Avenue. The proposed restaurant will occupy two suites in the east portion of the site. The applicant indicates the restaurant will be open from 11:00 A.M. through 1:00 A.M. and will serve beer and wine only in conjunction with meals. There is a church approximately 380 feet to the north, addressed as 3300 North Buffalo Drive. Staff finds there is adequate justification to warrant waiving the required separation distance from the church for the following reasons: 1) The subject site is 20 feet short of meeting the required distance separation; 2) There is an existing restaurant (approved under previous door-to-door method of measurement) in the shopping center that also sells beer and wine, and 3) The restaurant accesses from Cheyenne Avenue where the church accesses from Buffalo Drive.

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U-45-99 - CHEYENNE BUFFALO, LIMITED ON
BEHALF OF HIDEK OTSUKA

In addition, staff finds that the proposed use is compatible with existing surrounding land uses. The subject site is physically suited for the type and intensity of land use being proposed.

Staff recommended approval, subject to the conditions with Condition No. 4 deleted.

HIDEK OTSUKA, 9462 Lightning Bay Court, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR commented that in front of the restaurant is a trash dumpster. The owner of the mall has ripped the gates off the trash enclosure area and left them in the landscaping. Therefore, she requested a condition requiring the owner of the mall to either repair or remove the doors to the dumpster.

The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99.

(7:14 - 7:18) 1 - 2785

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ITEM	ACTION
C-16.	<u>U-46-99 - SAM FELDMAN TRUST ON BEHALF OF SAM & BASIL HAMIKA</u> Request for a Special Use Permit on property located at 800 North Rainbow Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 1,952 SQUARE FOOT MARKET, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 138-26-301-003. ON MAY 13, 1999 THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE MAY 27TH PLANNING COMMISSION MEETING
	Skaar - ABEYANCE TO THE 5/27/99 PLANNING COMMISSION MEETING. 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. (Galati, Moran and Quinn excused) ANDREW REED, Planning and Development Department, stated the applicant requested abeyance to the May 27, 1999 meeting in order to meet with staff and resolve some of staff's concerns with this application ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 7th Floor, 3800 Howard Hughes Parkway, appeared to represent the applicant. He requested a two-week abeyance to address staff's concerns. In addition, they want to meet with the neighbors. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present in opposition. CHAIRMAN BUCKLEY declared the Public Hearing closed. To be heard by the Planning Commission on 5/27/99. (6:10 - 6:12) 1 - 400

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ITEM	ACTION
C-17.	
<u>U-47-99 - STERLING SAHARA LIMITED LIABILITY COMPANY ON BEHALF OF GRACELYN, INC.</u>	
Request for a Special Use Permit on property located at 7548 West Sahara Avenue FOR HYPNOTHERAPY, P-R (Professional Office and Parking) Zone, Ward 1 (McDonald), APN: 163-03-412-006.	
<u>NOTICES MAILED:</u> 57	
<u>APPROVALS:</u> 0	
<u>PROTESTS:</u> 0	
<u>STAFF RECOMMENDATION:</u> APPROVAL, subject to:	
1. All City Code requirements and design standards of all City departments must be satisfied.	
	Mack - APPROVED, SUBJECT TO STAFF'S CONDITION. Unanimous (Galati, Moran and Quinn excused) JOEL McCULLOCH, Planning and Development Department, stated access to this property is provided by driveways to Sahara Avenue. The proposed use is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. Staff recommended approval, subject to the conditions. EVELYN SCHIFF, Gracelyn, Inc., 7548 West Sahara Avenue, appeared to represent the application. She concurred with staff's condition. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present in opposition. CHAIRMAN BUCKLEY declared the Public Hearing closed.
	The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99.
	(7:18 - 7:20) 1 - 3015

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ITEM	ACTION
C-18.	<u>U-48-99 - SUMMERGATE, INC. ON BEHALF OF BUCA, INC.</u> Request for a Special Use Permit and Site Development Plan Review on property located north of Lake Mead Boulevard, east of Mariner Drive, FOR A PROPOSED 7,440 SQUARE FOOT SUPPER CLUB; AND FOR A WAIVER OF THE MINIMUM 400 FOOT SEPARATION REQUIREMENT FROM A CITY PARK, C-1 (Limited Commercial) Zone, Size: 1.17 Acres, Ward 2 (Adamsen), APN: 138-21-622-007. <u>NOTICES MAILED:</u> 1291 <u>APPROVALS:</u> 1 Speaker <u>PROTESTS:</u> 9 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. This Special Use Permit shall expire one year from the date of approval if it has not been exercised or an Extension of Time is not granted. 2. Submit for staff approval a revised landscape plan indicating 24 inch box trees 20 feet on center in the western landscape planter, and adding one landscape finger planter at the mid-point of the northern parking rows. 3. Submit for staff approval revised elevations depicting an 18 inch wide cornice around the top of the structure that matches the simulated stone panel. 4. This use shall comply with all applicable requirements of Title 6.50 of the Las Vegas Municipal Code.
	Gordon - APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH ADDITIONAL CONDITION THAT THE LANDSCAPE PLAN BE BROUGHT BACK FOR AN ADMINISTRATIVE REVIEW, AND CONDITION NO. 3 AMENDED TO ALLOW STAFF TO WORK WITH THE APPLICANT ON ENHANCING THE BUILDING ELEVATIONS. Unanimous (Galati, Moran and Quinn excused) JOEL McCULLOCH, Planning and Development Department, stated that on July 11, 1998 the Planning Commission held in abeyance indefinitely a request for a Special Use Permit for a tavern on the subject site. Access to the site is provided by one shared access drive within the adjacent office complex. The proposed supper club is located in the southwest corner of a larger commercial property. The building is located mid-site, with parking to the north and east. Staff finds that a supper club at this location can be conducted in a manner that is harmonious and compatible with the existing land uses and those future uses proposed by the General Plan. Staff had recommended denial of the previous Special Use Permit request for a tavern on this site, but feels that there is an inherent difference between this request and the previous one. A tavern is primarily a liquor establishment that may or may not include food in the course of doing business. A supper club is primarily a food serving business that serves alcohol. For that fundamental reason, staff can support this request for a family-style restaurant. Although this project is deficient in parking when it stands alone, the hours of operation (5:00 P.M. to 2:00 A.M.) are virtually the opposite of the office complex, and allow the reciprocal parking agreement to function appropriately. Thus, the project has sufficient parking to function properly.

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U-48-99 - SUMMERGATE, INC. ON BEHALF OF BUCA, INC.

5. Meet with the Traffic Engineer 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.

6. Provide an update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.

7. Site development to comply with all applicable Conditions of Approval for Z-3-89, the Summergate Commercial Subdivision, and all other site-related actions as required by the Department of Public Works.

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

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

10. 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.

Staff has two concerns with the submitted site plan and elevations. The applicant needs to comply with the requirement of 24 inch box trees along the western development line placed within the existing landscape planter at intervals of 20 feet on center. Also, one landscape planter finger will need to be placed at the mid-point of the parking rows to the north of the structure. The handicap parking spaces need to be reconfigured to meet the City of Las Vegas standards.

Regarding the elevations, staff would request that the applicant incorporate the simulated stone panel in an 18 inch wide cornice along the top of the building.

Staff recommended approval, subject to the conditions.

MICHAEL SILVAGGIO, JKJS Consulting, 2121 East Tropicana Avenue, Suite 200, appeared to represent the applicant. He concurred with staff's conditions, but was concerned about Condition No. 8.

STEVE HALE, Buca, Inc., 1048 Peppertree Drive, Fairfield, California 94533, appeared to represent the application. He objected to the simulated stone panel as requested in Condition No. 3 and suggested a more appropriate material that could be painted to match the simulated stone, but of a foam fiberglass material. Simulated stone is difficult to install and would not be aesthetically pleasing.

MR. GENZER responded that staff would be willing to work with the applicant on the cornice.

CHAIRMAN BUCKLEY declared the Public Hearing open.

LARRY STAPLES, 4292 South Maryland Parkway, appeared in protest representing the Community Bank of Nevada, who is the adjacent property owner. The bank does not feel a supper club is an appropriate facility in this corporate park.

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U-48-99 - SUMMERGATE, INC. ON BEHALF OF BUCA, INC.

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. 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.

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. 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.

FRANK LaCONTE, 1901 Villa Palms Court, No. 102, appeared in favor. He lives across the street from this subject property. A meeting was to be held with his homeowners association, but it never took place. If the supper club decides to go out of business at this location, could this property become a pub and grill with slot machines?

COMMISSIONER SKAAR responded that a tavern, or business with slot machines, cannot come onto this property unless they made a request for a Special Use Permit.

MR. LaCONTE was concerned about the traffic on Mariner Drive and making a right turn. Perhaps there could be a sign indicating No U-Turn on the corner.

MICHELLE ZWIEG, 1808 Battle Born Drive, appeared in protest. The only way to get into the Pueblo Park entrance on Lake Mead traveling west is to make a U-turn at the light to come into the park.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

MR. SILVAGGIO commented that they met with the residents directly to the west of the proposed project. In regard to the traffic, this proposal should not have an impact on it. He was unaware the bank was in opposition.

TERRY CAUDILL, 7042 West Terra Avenue, appeared to represent this application. He has owned this property for about 4.5 years and they have looked at numerous uses. This is the best use for this property.

COMMISSIONER GORDON thought this is a good plan and idea. There is a traffic signal at Mariner Drive. There should not be a problem with access off the Mariner driveway or Lake Mead driveway.

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ACTION

U-48-99 - SUMMERGATE, INC. ON BEHALF
OF BUCA, INC.

COMMISSIONER SKAAR thought the west side of the building facing the homes is bare. She did not think 18 inches of some type of material at the top of the building will solve that appearance, but did not object to the use for this property.

MR. SILVAGGIO noted there is landscaping on the west side of this property. They told the homeowners they would be willing to put in additional landscaping. When the landscaping matures, it will buffer that side of the building. Also, they have put everything to the east, which more directly faces the commercial uses in the corporate center. They have tried to stay away from anything that is not aesthetically pleasing.

COMMISSIONER GORDON commented that there is a significant setback from Mariner to the building. There could be more landscaping to hide the west wall.

STEVE HALE responded that the President of Buca, Inc. is moving to Summerlin so he can devote full time to this supper club. The amount of visible area on the west wall will approach zero in the near future because it is the intent to mask that portion of the building. The trees will cover the facade almost immediately. They plan to plant oak, ash, silk and cherry plum trees in the 24 inch box size.

COMMISSIONER SKAAR responded that the ash trees are deciduous so they will not provide much cover in the winter months. She would prefer a broad leaf tree on the west side that is not deciduous.

MR. HALE said they would be willing to have the broad leaf type trees on their landscape plan.

The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99.

(7:20 - 7:41) 1 - 3129

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
C-19.	
<u>U-50-99 - DOLORES FISHER ON BEHALF OF KATHRYN OLSEN</u> Request for a Special Use Permit on property located at 601 Mayfield Street FOR A CHILD CARE- GROUP HOME (7 TO 12 CHILDREN), R-1 (Single Family Residential) Zone, Ward 1 (McDonald), APN: 138-25-712-063. <u>NOTICES MAILED:</u> 262 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Provide additional landscaping adjacent to outdoor activity areas to mitigate noise impacts as required by the Planning and Development Department. 2. Meet with the Traffic Engineering Division of the Department of Public Works for assistance in mitigating the impact of the introduction of additional vehicular traffic, i.e. child pick-up and drop-off, into this residential neighborhood prior to the issuance of a license for this use as required by the Department of Public Works. Comply with the recommendations of the Traffic Engineering Division. 3. All City Code requirements and design standards of all City departments must be satisfied.	Skaar - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Galati, Moran and Quinn excused) JOEL McCULLOCH, Planning and Development Department, stated this is a request for a Special Use Permit on property located at 601 Mayfield Street for a group day care - 7 to 12 children. The applicant indicates the hours of operation will be 7:30 A.M. to 5:30 P.M., with outdoor activities taking place on-site. The submitted site plan indicates the on-site driveway can accommodate three vehicles. Staff has concerns regarding the noise impact associated with a day care facility for 12 children, and believes additional landscaping should be provided adjacent to the outdoor recreation areas. Staff recommended approval, subject to the conditions. KATHRYN OLSEN, 601 Mayfield Street, appeared to represent the application. She concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present in opposition. CHAIRMAN BUCKLEY declared the Public Hearing closed. MS. OLSEN said she is licensed for six children at the present time. There will only be two more children outside. The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99. (8:18 - 8:22) 2 - 1170

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-20.

U-51-99 - S.L.E. INVESTMENTS, LIMITED
LIABILITY COMPANY [RELATED TO ITEM C-21,
U-52-99]

Request for a Special Use Permit on property located east of Cimarron Road, north of Skypointe Drive, FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED 3,783 SQUARE FOOT CONVENIENCE STORE; AND A WAIVER OF THE MINIMUM 330 FOOT SEPARATION REQUIREMENT FROM A SINGLE FAMILY DWELLING, TC (Town Center) Zone, Ward 4 (Brown), APN: 125-21-701-007.

NOTICES MAILED: 73 (Mailed with U-52-99)

APPROVALS: 1

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. This approval does not constitute approval of a smog check facility.
3. Approval of this request constitutes approval of a waiver of the 330 foot distance requirement between a convenience store and a single family home.
4. Pump islands shall be located a minimum of 20 feet from a street right-of-way line.
5. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
6. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION THAT THE GAS CANOPY BE REDESIGNED TO INCLUDE CULTURED STONE AT THE BASE OF THE COLUMNS AND SLOPED ROOF MATCHING THE CONVENIENCE STORE.

Unanimous

(Galati, Moran and Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated access to the site is provided by one driveway from each Sky Pointe Drive and Cimarron Road. The convenience store is oriented away from the public right-of-way, with the parking and gasoline islands provided to the interior of the site. Landscaping is provided along the exterior street frontages in excess of 20 feet in width.

The proposed use can be conducted in a manner that is harmonious and compatible with the existing land uses and those proposed by the General Plan. The applicant has requested a waiver of the 330 foot distance requirement between a convenience store and a single family home. Staff can support this request because the proposed store is on one large lot, and in actuality is considerably farther from a single family home than 330 feet.

A smog check facility is not currently a permitted use in the TC (Town Center) zoning district. If the applicant wishes to place a smog kiosk on this site, a text amendment to the Town Center development standards must be submitted.

Staff recommended approval, subject to the conditions.

ROBERT MORTON, S.L.E. Investments, 50 South Jones Boulevard, Suite 100, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-51-99 - S.L.E. INVESTMENTS, LIMITED
LIABILITY COMPANY [RELATED TO ITEM C-21,
U-52-99]

7. The installation of LPG tanks shall only be permitted as allowed in Section 19A.04.060 (B).

8. Conformance to all Conditions of Approval for Z-76-98 and Z-76-98(3) and any other site-related actions.

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

STEPHEN REILLY, 7000 Steeple Court, appeared in favor. This is the first commercial development in Town Center. He welcomed a convenience store and gas station in his area. However, he was concerned whether this is an appropriate site to sell beer and wine. It will be sold in some of the stores in the shopping center, as well as in other stores in the area. He objected to the sale of singles, quarts and wine coolers. He requested a one year review of this application. The sale of beer and wine will be close to a park and schools. Approximately a mile away is a convenience store where Metro has received many calls for service. About a mile north is a parcel that has already been approved for a tavern, convenience store, and gas station.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

MR. MORTON appeared in rebuttal. There is a condition being placed on this application that they cannot sell individual containers of any size beer, wine coolers or screw cap wine.

COMMISSIONER GORDON noted that historically convenience stores sell packaged liquor. In addition, he would not want to drive over a mile to purchase gasoline. By having motorists travel farther to get gasoline that creates more traffic.

COMMISSIONER SKAAR felt the gas canopy has no design elements that match the convenience store. It is very plain. She requested the gas canopy be redesigned to be more aesthetically pleasing.

MR. MORTON responded that they went above and beyond with the building. The canopy is the typical type of gas canopy which is what the oil companies prefer. However, he would be willing to redesign the canopy to try and capture the architectural elements that are prevalent in the development.

MR. GENZER responded that there is a strict set of design standards in Town Center. Staff would be willing to work with the applicant on the design of the gas canopy.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-51-99 - S.L.E. INVESTMENTS, LIMITED
LIABILITY COMPANY [RELATED TO ITEM C-21,
U-52-99]

COMMISSIONER SKAAR noted that the elevations on the building are a combination of stucco and cultured stone veneer with a canopy over the convenience store.

MR. MORTON added that the roof is metal and protrudes out over the apron in the front of the store.

The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99.

(8:22 - 8:22) 2 - 1335

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
C-21. U-52-99 - S.L.E. INVESTMENTS, LIMITED LIABILITY COMPANY [RELATED TO ITEM C-20, U-51-99] Request for a Special Use Permit on property located east of Cimarron Road, north of Skypointe Drive, FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 3,783 SQUARE FOOT CONVENIENCE STORE; AND A WAIVER OF THE MINIMUM 400 FOOT SEPARATION REQUIREMENT FROM A PROPOSED CITY PARK, TC (Town Center) Zone, Ward 4 (Brown), APN: 125-21-701-007. NOTICES MAILED: 73 (Mailed with U-51-99) APPROVALS: 1 PROTESTS: 0 STAFF RECOMMENDATION: APPROVAL, subject to: - If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted. - This approval constitutes approval of a waiver of the 400 foot separation requirement between a proposed City park and a liquor establishment. - Approval of this Special Use Permit does not constitute approval of a liquor license. - The sale of individual containers of any size beer, wine coolers or screw cap wine shall be prohibited. - Conformance to all relevant sections of the Municipal Code.	Skaar - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Galati, Moran and Quinn excused) JOEL McCULLOCH, Planning and Development Department, stated this Special Use Permit for the off-premise sale of beer and wine should be able to be conducted in a manner that is harmonious and compatible with existing land uses and those proposed by the General Plan. Staff has no objection to the waiver of the 400 foot separation requirement between a business that sells alcohol and a City park. The convenience store is sited on the western edge of a large parcel and is actually a considerably farther distance from the proposed park than 400 feet. Staff recommended approval, subject to the conditions. ROBERT MORTON, S.L.E. Investments, 50 South Jones Boulevard, Suite 100, appeared to represent the application. He concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. STEPHEN REILLY, 7000 Steeple Court, appeared in favor. This is the first commercial development in Town Center. He welcomed a convenience store and gas station in his area. However, he was concerned whether this is an appropriate site to sell beer and wine. It will be sold in some of the stores in the shopping center, as well as in other stores in the area. He objected to the sale of singles, quarts and wine coolers. He requested a one year review of this application. The sale of beer and wine will be close to a park and schools. Approximately a mile away is a convenience store where Metro has received many calls for service. About a mile north is a parcel that has already been approved for a tavern, convenience store, and gas station. CHAIRMAN BUCKLEY declared the Public Hearing closed. MR. MORTON appeared in rebuttal. There is a condition being placed on this application that they cannot sell individual containers of any size beer, wine coolers or screw cap wine.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-52-99 - S.L.E. INVESTMENTS, LIMITED
LIABILITY COMPANY [RELATED TO ITEM C-20,
U-51-99]

6. Conformance to all Conditions of Approval for Z-76-98 and Z-76-98(3) and any other site-related actions.

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

COMMISSIONER GORDON noted that historically convenience stores sell packaged liquor. In addition, he would not want to drive over a mile to purchase gasoline. By having motorists travel farther to get gasoline that creates more traffic.

COMMISSIONER SKAAR felt the gas canopy has no design elements that match the convenience store. It is very plain. She requested the gas canopy be redesigned to be more aesthetically pleasing.

MR. MORTON responded that they went above and beyond with the building. The canopy is the typical type of gas canopy which is what the oil companies prefer. However, he would be willing to redesign the canopy to try and capture the architectural elements that are prevalent in the development.

MR. GENZER responded that there is a strict set of design standards in Town Center. Staff would be willing to work with the applicant on the design of the gas canopy.

COMMISSIONER SKAAR noted that the elevations on the building are a combination of stucco and cultured stone veneer with a canopy over the convenience store.

MR. MORTON added that the roof is metal and protrudes out over the apron in the front of the store.

The City Council will set a date for a Public Hearing on this item at their 5/24/99 meeting. The Public Hearing will be heard by the City Council on 6/14/99.

(8:22 - 8:39) 2 - 1335

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-22.

U-53-99 - AMERICAN STORES PROPERTIES
ON BEHALF OF TERRIBLE HERBST [RELATED
TO ITEM C-23, U-54-99]

Request for a Special Use Permit and Site Development Plan Review on property located on the southeast corner of Buffalo Drive and Sea Spray Avenue TO ALLOW GASOLINE SALES, A MINOR AUTO REPAIR FACILITY WITH SERVICE BAYS FACING THE PUBLIC RIGHT-OF-WAY, AND A CAR WASH IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Size: 13.53 Acres, Ward 2 (Adamsen), APN: 138-22-418-001.

NOTICES MAILED: 703 (Mailed with U-54-99)

APPROVALS: 0

PROTESTS: 202

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. A revised site plan that:

Depicts no paved areas between the street side landscape planters and any structures;

Shows the lube facility bays oriented away from public rights-of-way

Addresses staff's concerns regarding traffic flow; and

orients the car wash facility in such a way as to mitigate noise impact upon the surrounding residential properties shall be submitted to the Planning and Development Department for administrative review and approval prior to the issuance of permits.

**Skaar -
DENIED**

**Motion carried with Gordon abstaining from voting because his company will be developing this shopping center and Mack voting "No."
(Galati, Moran and Quinn excused)**

ANDREW REED, Planning and Development Department, stated the applicant proposes to construct a convenience store, car wash, and auto lube facility in the north portion of a shopping center proposed for the east side of Buffalo Drive, between Sea Spray Avenue and Vegas Drive. A four island gasoline sales canopy is shown west of the convenience store. Vacuums and gasoline sales areas are also provided at the entrance to the car wash. An auto lube facility is shown in the south portion of the site, with the service bays oriented toward Buffalo Drive. Access to the site is provided by a 44 foot wide driveway to Buffalo Drive and a 32 foot wide driveway to Sea Spray Avenue. Fifteen foot wide landscape planters with trees, shrubs and ground cover are shown along the street frontages. Additional landscaping is shown within planters adjacent to all on-site buildings.

The elevation drawings depict stucco exteriors and concrete tile roofs on all structures.

Staff has a concern regarding the width of many of the access points shown on the site plan, and if this request is approved, believes they should be redesigned to provide a coherent traffic flow. Additionally, the car wash bay should be oriented away from the residential properties in such a way as to mitigate noise impacts.

The Urban Design Guidelines and Standards states that buildings that are part of a large retail center should be located near the street perimeter whenever possible. Such siting aesthetically enhances the streetscape and screens large parking areas from adjacent streets. Additionally, both the Urban Design Guidelines and the Zoning Code require auto service bays to face away from the public right-of-way. Staff has reviewed the submitted site plan, and determined that it could be redesigned to address these issues if this request were to be approved.

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ITEM

ACTION

U-53-99 - AMERICAN STORES PROPERTIES
ON BEHALF OF TERRIBLE HERBST [RELATED
TO ITEM C-23, U-54-99]

2. Grant appropriate chord easements for traffic control devices and their appurtenances at the existing driveway aligned opposite to Cielo Vista Avenue prior to the issuance of building permits as required by the Department of Public Works. Coordinate with the Right-of-Way Section of the Department of Public Works for document preparation for this easement.

3. Construct all incomplete half-street improvements on Sea Spray Avenue (sidewalk) adjacent to this site concurrent with development of this site as required by the Department of Public Works.

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

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

6. 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.

Staff finds a convenience store with gasoline sales, car wash and auto lube facility will adversely impact the residential development located immediately to the north and west. Those uses are too intense for Sea Spray Avenue which is a 60 foot wide street in which two access drives are proposed.

Staff recommended denial.

GENERAL COUNSEL SEAN HIGGINS, Terrible Herbst, Inc., appeared to represent the application. He showed photos of a similar facility that was just completed a month ago at the corner of Pecos and Windmill in Henderson, Nevada. The only difference is that this subject site has a lube facility. They have met with staff several times and revised the site plan at their request, including the parking. The lube was revised to angle it away from the street. In addition, the canopy was moved. There was a meeting with approximately 35 neighbors.

CHAIRMAN BUCKLEY declared the Public Hearing open.

MICHELLE ULICK, 1740 Pacific Terrace Drive, appeared in protest. She represented three developments and **presented a petition with 177 signatures in opposition**. This proposal is inharmonious for the neighborhood. It would be located at one of only two entrances to the neighborhood. Sea Spray is a quiet residential neighborhood. This proposal would change that area from residential to a major arterial increasing traffic. In addition, she was concerned that traffic would be cutting through Pacific Terrace. This intensity is too high compared to the adjacent residential neighborhoods. She was concerned about crime because of this being a 24-hour business selling alcohol. A school bus stop is near this convenience store. There will be chemical odors created from this facility. There are three gas stations within a one mile radius, six within a two mile radius and eight within a three mile radius. There are three car washes within a three mile radius and two auto repair facilities around the corner. There are six convenience stores located within a two mile radius. Lucky's will be on-site so there is no need to sell packaged alcohol so close to residential properties.

There were approximately 35 persons in the audience in protest.

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ITEM

ACTION

U-53-99 - AMERICAN STORES PROPERTIES
ON BEHALF OF TERRIBLE HERBST [RELATED
TO ITEM C-23, U-54-99]

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

8. Site development to comply with all applicable Conditions of Approval for Z-97-90, the Pacific Legends Commercial Subdivision, and all other applicable site-related actions as required by the Planning and Development Department and the Department of Public Works.

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

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

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

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

KAREN WEBER, 1830 North Buffalo Drive, appeared in protest. In 1997 the City of Las Vegas completed the widening of Buffalo Drive and constructed a median in the middle of the street blocking the entrance to her home. The median has forced all the residents in her condominium complex traveling south on Buffalo Drive to proceed to Sea Spray, which has a left turn lane. Selling liquor is not conducive to her neighborhood, nor the lights, signs, flag, trash, etc. This proposal will decrease the residents' property values. There is a Terrible Herbst in close proximity.

JIM SALLEE, 1808 Battle Born Drive, appeared in protest. The predominant access to the facility will be on Buffalo Drive with exiting on Sea Spray. He felt that would create a big traffic jam on Sea Spray. Locations of convenience stores should be oriented to where Metro can see into them. This project would be better at the corner of Vegas Drive and Buffalo Drive, two major streets. This is an inappropriate use for this site.

RICHARD SENECA, 7508 Sea Spray Avenue, appeared in protest. He was concerned about the traffic going through his neighborhood.

NATALIE SENECA, 7508 Sea Spray Avenue, appeared in protest. This gas station will create noise and odors. They have lived in the area without this facility and can continue to do so.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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U-53-99 - AMERICAN STORES PROPERTIES
ON BEHALF OF TERRIBLE HERBST [RELATED
TO ITEM C-23, U-54-99]

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

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

15. 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.

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

GENERAL COUNSEL HIGGINS appeared in rebuttal. This entire 13 acres was zoned C-1 before any homes were built. In regard to the sale of beer and wine, this request is no more than what similar type facilities have requested. Terrible Herbst attempts to build these facilities in locations where the traffic is already there in sufficient number to warrant a service station. Terrible Herbst is contributing towards a traffic signal at Buffalo and Cielo Vista. The main entrance is 44 feet wide. The entry off Sea Spray is 32 feet wide. The car wash and lube facility are oriented towards the interior of the center so the access to those uses is in the interior of the center. The only additional noise is the blower inside the car wash tunnel. Along Sea Spray is a 15 foot landscape buffer. The only part of the building to face the residents is the side of the car wash, which is a stucco wall with a tile roof. There will not be any maintenance, etc. to take place on that side of the property. The two nearest convenience stores are at Buffalo and Washington, and Buffalo and Lake Mead, on the west side of Buffalo. The lights can be shielded by putting on baffles and pointing them in a downward position. They comply with the Nevada EPA and the Federal EPA standards, which includes vapor recovery systems on all the pumps. This is a manned car wash.

HANK GORDON, Laurich Properties, 2500 West Sahara Avenue, appeared to represent the shopping center. His company has been involved with this property for three years. Sav-on will be breaking ground shortly on the south end of the property. Lucky would have broken ground last November, but due to the fact they were going to merge with Albertson's, that was held up. That merger should be finalized very soon. There will be a traffic signal at Cielo Vista to mitigate the concern.

RICHARD SCHRODER, Public Works, advised that the traffic signal at Cielo Vista and Buffalo is planned to be constructed at the beginning of the year 2000 or sooner.

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ITEM

ACTION

U-53-99 - AMERICAN STORES PROPERTIES
ON BEHALF OF TERRIBLE HERBST [RELATED
TO ITEM C-23, U-54-99]

MR. GENZER noted that the only use permitted in the C-1 zone pertaining to this request is the convenience store.

COMMISSIONER SKAAR felt she would have to agree with the neighbors. She was concerned that there is no landscaping adjacent to the driveway in and out of the mall along the east side. She felt this will be a noisy operation as she patronizes a car wash and finds that to be the case. Some of the outside PA systems are loud at car wash facilities so it can be heard over the car wash equipment. She felt the car wash is too close to the existing residences. When the cars are in the drying area and then heading south onto Buffalo at Cielo Vista it would mean they are in conflict with the traffic at the gas pumps. There is a light at Buffalo and Vegas Drive which will cause motorists to make a right-hand turn onto Sea Spray, go to Pacific Terrace, and then down to Vegas Drive to avoid waiting for traffic lights. That will greatly increase the traffic on Pacific Terrace.

GENERAL COUNSEL HIGGINS responded that the noise will not be like the car wash at Westcliff and Rainbow because that is a twenty year old tunnel. This proposed facility is completely enclosed. The PA system is not a necessity. There is a 38 foot drive aisle next to the convenience store so there is ample space for the cars to go in both directions. With a light at Cielo Vista it will facilitate motorists getting across Buffalo Drive.

CHAIRMAN BUCKLEY felt that whatever is developed on this property will generate more traffic since it is a shopping center on a corner. The appropriate location for the car wash is at the corner of Vegas and Buffalo rather than next to the condominiums.

This is final action. (If appealed, this application will be a Time Certain item on the City Council agenda.)

(8:37 - 8:39) 2 - 1990

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ITEM	ACTION
C-23. <u>U-54-99 - AMERICAN STORES PROPERTIES ON BEHALF OF TERRIBLE HERBST [RELATED TO ITEM C-22, U-53-99]</u> Request for a Special Use Permit on property located on the southeast corner of Buffalo Drive and Sea Spray Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 3,200 SQUARE FOOT CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 2 (Adamsen), APN: 138-22-418-001. <u>NOTICES MAILED:</u> 703 (Mailed with U-53-99) <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 202 <u>STAFF RECOMMENDATION:</u> DENIAL. If Approved, subject to: 1. Site development to comply with all applicable Conditions of Approval for Z-97-90, the Pacific Legends Commercial Subdivision, and all other applicable site-related actions as required by the Planning and Development Department and the Department of Public Works. 2. All City Code requirements and design standards of all City departments must be satisfied.	Skaar - DENIED Motion carried with Gordon abstaining from voting because his company is developing the shopping center and Mack voting "No." (Galati, Moran and Quinn excused) ANDREW REED, Planning and Development Department, stated staff would recommend denial because of the denial recommendation for U-53-99 for the gasoline sales, auto repair facility and car wash in conjunction with a convenience store. GENERAL COUNSEL SEAN HIGGINS, Terrible Herbst, Inc., appeared to represent the application. He showed photos of a similar facility that was just completed a month ago at the corner of Pecos and Windmill in Henderson, Nevada. The only difference is that this subject site has a lube facility. They have met with staff several times and revised the site plan at their request, including the parking. The lube was revised to angle it away from the street. In addition, the canopy was moved. There was a meeting with approximately 35 neighbors. CHAIRMAN BUCKLEY declared the Public Hearing open. MICHELLE ULICK, 1740 Pacific Terrace Drive, appeared in protest. She represented three developments and presented a petition with 177 signatures in opposition. This proposal is inharmonious for the neighborhood. It would be located at one of only two entrances to the neighborhood. Sea Spray is a quiet residential neighborhood. This proposal would change that area from residential to a major arterial increasing traffic. In addition, she was concerned that traffic would be cutting through Pacific Terrace. This intensity is too high compared to the adjacent residential neighborhoods. She was concerned about crime because of this being a 24-hour business selling alcohol. A school bus stop is near this convenience store. There will be chemical odors created from this facility. There are three gas stations within a one mile radius, six within a two mile radius and eight within a three mile radius. There are three car washes within a three mile radius and two auto repair facilities around the corner. There are six convenience stores located within a two mile radius. Lucky's will be on-site so there is no need to sell packaged alcohol so close to residential properties.

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ON BEHALF OF TERRIBLE HERBST [RELATED
TO ITEM C-22, U-53-99]

There were approximately 35 persons in the audience in protest.

KAREN WEBER, 1830 North Buffalo Drive, appeared in protest. In 1997 the City of Las Vegas completed the widening of Buffalo Drive and constructed a median in the middle of the street blocking the entrance to her home. The median has forced all the residents in her condominium complex traveling south on Buffalo Drive to proceed to Sea Spray, which has a left turn lane. Selling liquor is not conducive to her neighborhood, nor the lights, signs, flag, trash, etc. This proposal will decrease the residents' property values. There is a Terrible Herbst in close proximity.

JIM SALLEE, 1808 Battle Born Drive, appeared in protest. The predominant access to the facility will be on Buffalo Drive with exiting on Sea Spray. He felt that would create a big traffic jam on Sea Spray. Locations of convenience stores should be oriented to where Metro can see into them. This project would be better at the corner of Vegas Drive and Buffalo Drive, two major streets. This is an inappropriate use for this site.

RICHARD SENEAL, 7508 Sea Spray Avenue, appeared in protest. He was concerned about the traffic going through his neighborhood.

NATALIE SENEAL, 7508 Sea Spray Avenue, appeared in protest. This gas station will create noise and odors. They have lived in the area without this facility and can continue to do so.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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GENERAL COUNSEL HIGGINS appeared in rebuttal. This entire 13 acres was zoned C-1 before any homes were built. In regard to the sale of beer and wine, this request is no more than what similar type facilities have requested. Terrible Herbst attempts to build these facilities in locations where the traffic is already there in sufficient number to warrant a service station. Terrible Herbst is contributing towards a traffic signal at Buffalo and Cielo Vista. The main entrance is 44 feet wide. The entry off Sea Spray is 32 feet wide. The car wash and lube facility are oriented towards the interior of the center so the access to those uses is in the interior of the center. The only additional noise is the blower inside the car wash tunnel. Along Sea Spray is a 15 foot landscape buffer. The only part of the building to face the residents is the side of the car wash, which is a stucco wall with a tile roof. There will not be any maintenance, etc. to take place on that side of the property. The two nearest convenience stores are at Buffalo and Washington, and Buffalo and Lake Mead, on the west side of Buffalo. The lights can be shielded by putting on baffles and pointing them in a downward position. They comply with the Nevada EPA and the Federal EPA standards, which includes vapor recovery systems on all the pumps. This is a manned car wash.

HANK GORDON, Laurich Properties, 2500 West Sahara Avenue, appeared to represent the shopping center. His company has been involved with this property for three years. Sav-on will be breaking ground shortly on the south end of the property. Lucky would have broken ground last November, but due to the fact they were going to merge with Albertson's, that was held up. That merger should be finalized very soon. There will be a traffic signal at Cielo Vista to mitigate the concern.

RICHARD SCHRODER, Public Works, advised that the traffic signal at Cielo Vista and Buffalo is planned to be constructed at the beginning of the year 2000 or sooner.

MR. GENZER noted that the only use permitted in the C-1 zone pertaining to this request is the convenience store.

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U-54-99 - AMERICAN STORES PROPERTIES
ON BEHALF OF TERRIBLE HERBST [RELATED
TO ITEM C-22, U-53-99]

COMMISSIONER SKAAR felt she would have to agree with the neighbors. She was concerned that there is no landscaping adjacent to the driveway in and out of the mall along the east side. She felt this will be a noisy operation as she patronizes a car wash and finds that to be the case. Some of the outside PA systems are loud at car wash facilities so it can be heard over the car wash equipment. She felt the car wash is too close to the existing residences. When the cars are in the drying area and then heading south onto Buffalo at Cielo Vista it would mean they are in conflict with the traffic at the gas pumps. There is a light at Buffalo and Vegas Drive which will cause motorists to make a right-hand turn onto Sea Spray, go to Pacific Terrace, and then down to Vegas Drive to avoid waiting for traffic lights. That will greatly increase the traffic on Pacific Terrace.

GENERAL COUNSEL HIGGINS responded that the noise will not be like the car wash at Westcliff and Rainbow because that is a twenty year old tunnel. This proposed facility is completely enclosed. The PA system is not a necessity. There is a 38 foot drive aisle next to the convenience store so there is ample space for the cars to go in both directions. With a light at Cielo Vista it will facilitate motorists getting across Buffalo Drive.

CHAIRMAN BUCKLEY felt that whatever is developed on this property will generate more traffic since it is a shopping center on a corner. The appropriate location for the car wash is at the corner of Vegas and Buffalo rather than next to the condominiums.

This is final action. (If appealed, this application will be a Time Certain item on the City Council agenda.)

(8:39 - 9:11) 2 - 1990

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ITEM	ACTION
C-24. <u>Z-102-96(2) - CUMORAH CREDIT UNION ON BEHALF OF JJW DEVELOPMENT, LIMITED LIABILITY COMPANY</u> Request for a Site Development Plan Review on property located on the north side of Sahara Avenue, approximately 850 feet east of Buffalo Drive, TO ALLOW A 9,972 SQUARE FOOT OFFICE BUILDING, C-1 (Limited Commercial) Zone, Size: 3.45 Acres, Ward 1 (McDonald), APN: 163-03-415-002. <u>NOTICES MAILED:</u> 67 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study. 2. Site development to comply with all applicable Conditions of Approval for Z-102-96, the Cumorah Center (A Commercial Subdivision) and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works. 3. All development shall be in conformance with the Site Development plan and building elevations.	Gordon - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Galati, Moran and Quinn excused) JOEL McCULLOCH, Planning and Development Department, stated access to this site is provided by one interior driveway from an interior cul-de-sac. The overall project is on a five acre parcel with a central cul-de-sac running north and south through the center of the parcel. This site is located in the southwest corner of the site with frontage to Sahara Avenue. The building is closest to Sahara Avenue with the parking located to the rear of the structure. A 20 foot wide landscape planter is proposed along Sahara Avenue with 24 inch box trees on center. The elevations depict a 21 foot high structure with a smooth stucco finish, reflective glazing, and a flat roof. The submitted plot plan meets the requirements of the Las Vegas Zoning Code and Las Vegas Urban Design Guidelines and Standards. Staff recommended approval, subject to the conditions. JEFFREY DACKS, Architect, P. O. BOX 370002, appeared to represent JJW Development. He concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present in opposition. CHAIRMAN BUCKLEY declared the Public Hearing closed. This is final action. (9:11 - 9:13) 2 - 3580

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ITEM

ACTION

Z-102-96(2) - CUMORAH CREDIT UNION ON
BEHALF OF JJW DEVELOPMENT, LIMITED
LIABILITY COMPANY

APPROVED

4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

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

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

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

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

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

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Z-102-96(2) - CUMORAH CREDIT UNION ON
BEHALF OF JJW DEVELOPMENT, LIMITED
LIABILITY COMPANY

APPROVED

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

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

13. 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-25.	
<u>Z-93-98(1) - STEPHANIE HURLEY 1996 LIVING TRUST ON BEHALF OF 5 STAR PROPERTIES</u> Request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, approximately 130 feet east of Rancho Drive, TO ALLOW AN ATTACHED PARKING DECK TO AN APPROVED MEDICAL CLINIC, R-E (Residence Estates) Zone under Resolution of Intent to O (Office), Ward 1 (McDonald), APN: 162-04-101-002. <u>NOTICES MAILED:</u> 70 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. The exterior of the parking deck shall be finished and painted to match the exterior of the clinic. 2. Reduce the parking deck 4.5 feet on the east and west so as not to impede the growth of the trees in the landscape planters. 3. Conformance to all applicable Conditions of Approval of Z-93-98 and any other site related actions as required by the Planning and Development Department. 4. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions 5. All City Code requirements and design standards of all City departments must be satisfied.	Skaar - APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH AN ADDITIONAL CONDITION THAT THE APPLICANT WORK WITH STAFF FOR A MORE SOLID SCREENING ALONG THE SOUTH SIDE OF THE UPPER LEVEL. 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. (Galati, Moran and Quinn excused) JOEL McCULLOCH, Planning and Development Department stated access to the proposed parking deck will be a ramp located on the eastern edge of the parcel. The deck is proposed to provide an additional 32 parking spaces for the site. A bridge is also proposed from the deck to the second floor of the approved medical clinic. The parking deck will be 27 feet from the rear property line, eight feet from the west property line, and six feet from the east property line. Approval of this Site Development Plan for a parking deck in conjunction with a medical clinic should be harmonious and compatible with existing land uses as those proposed by the General Plan. Staff has no major objections to the site plan or elevations as submitted, but would request that the deck have the same finished exterior (stucco) and color as the medical clinic. Also, staff would request that the deck be reduced 4.5 feet from the east and west, in order to not impede the growth of the trees in the landscape planters. This will result in a loss of two of the proposed parking spaces on the deck. Staff recommended approval, subject to the conditions. ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner and Renshaw, 7th Floor, 3800 Howard Hughes Parkway, appeared and represented the applicant. The UMC building was approved for this location on Charleston just east of Rancho. It is between the Chevron station to the west and the mortuary to the east. This is a site plan review for the parking structure that goes behind. He concurred with staff's conditions. It was designed with mesh, but the issue has been raised as to whether it should be more solid to prohibit lights from cars going through. They will work with staff on the design to prevent light from getting through.

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Z-93-98(1) - STEPHANIE HURLEY 1996 LIVING
TRUST ON BEHALF OF 5 STAR PROPERTIES

6. 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.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR felt this parking deck is fairly attractive, so she made a motion for approval, subject to staff's conditions, with an additional condition that the applicant work with staff for a more solid screening along the south side of the upper level.

To be heard by the City Council on 6/14/99.

(9:13 - 9:18) 3 - 15

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ITEM	ACTION
C-26.	Gordon - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Galati, Moran and QuINN excused)
<u>Z-20-99 - CITY OF LAS VEGAS</u> Request for a Rezoning on property located on the northwest corner of Lake Mead Boulevard and Tenaya Way, From: U (Undeveloped) Zone [P (Park) General Plan Designation] to C-V (Civic), PROPOSED USE: A PROPOSED SOCCER COMPLEX, Size: 67 Acres, Ward 4 (Brown), APN's: 138-22-201-004 and 138-22-201-005. <u>NOTICES MAILED:</u> 235 <u>APPROVALS:</u> 2 <u>PROTESTS:</u> 3 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. All fencing on this site shall be decorative as determined by the Planning and Development Department, with chain link fencing specifically prohibited. 2. All on-site parking shall be paved and marked as required by Title 19A. 3. All lighting proposed for this park be shielded in such a way as to not adversely impact nearby residential properties as required by the Planning and Development Department.. 4. Dedicate 25.5 feet of right-of-way adjacent to this site for Caliche Way and for the remaining portion of the Caliche Way cul-de-sac bulb. 5. Meet with the Traffic Engineering Representative in Land Development to determine what additional rights-of-way, if any, per Standard Drawings #201.1, #234.1, and #234.2 will be required adjacent to this site. Comply with the recommendations of the Traffic Engineering Representative as required by the Department of Public Works.	ANDREW REED, Planning and Development Department, stated the submitted site plan depicts two park sites connected via one pedestrian bridge which crosses over the drainage channel. The west park site includes one practice baseball field, two soccer fields, and one lighted playground area. The east park has ten soccer fields, and one concession and restroom facility. Landscaping is provided along Lake Mead Boulevard, Tenaya Way and all parking areas. An eight foot high chain link fence is shown along the Lake Mead Boulevard and Tenaya Way street frontages. Parking areas are depicted adjacent to Caliche Way and Eugene Avenue which provide 181 parking spaces. The Caliche Way parking area is shown as not being paved. The open school policy will allow utilization of the Cimarron Memorial High School parking areas as well. This site is designated PF (Public Facilities) and P (Park) on the Southwest Sector Map of the General Plan. This rezoning request is in conformance with these designations. The rezoning of this property is compatible with the existing school site, single family dwellings, condominiums, and apartments located in the immediate vicinity. Staff had two concerns with the site plan. An eight foot high chain link fence is shown along the Lake Mead Boulevard and Tenaya Way street frontages. The Urban Design Guidelines and Standards discourage this type of fencing. Staff has addressed this concern in Condition No. 1. The Caliche Way parking area is shown as not being paved. The Zoning Code requires all parking areas to be improved. This issue has been addressed in Condition No. 2. Staff recommended the lighting to be shielded in such a way as to not adversely impact nearby residential properties. Staff recommended approval, subject to the conditions. However, in Condition No. 14, the second sentence should be deleted.

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Z-20-99 - CITY OF LAS VEGAS

6. Construct all incomplete half-street improvements on Caliche Way, Eugene Avenue and Tenaya Way 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. The access drive from Lake Mead Boulevard adjacent to the outfall channel must be gated for limited access at both Lake Mead and at the Eugene Avenue cul-de-sac adjacent to the parking lot, unless otherwise allowed by the Traffic Engineer, as required by the Department of Public Works.

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

9. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site, such as the proposed park monumentation, prior to occupancy of this site as required by the Department of Public Works.

10. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections and the proposed signage shall not be located within any rights-of-way as required by the Department of Public Works.

CLAIR LEWIS, City of Las Vegas, appeared to represent the application. He concurred with staff's conditions.

CHRIS ATTANASIO, Consultant, Cella Barr Associates, 1771 East Flamingo Road, appeared to represent the City of Las Vegas.

CHAIRMAN BUCKLEY declared the Public Hearing open.

JACKIE GRATTON, 7217 Lonesome Circle, appeared in protest. She was concerned about Lake Mead being a major thoroughfare of six lanes with a 45 mph speed limit and Tenaya Way being four lanes with a 35 mph speed limit. The traffic situation on those streets is not conducive to a park area on the corner of that intersection. The parking area on the plan does not seem adequate. She was in favor of an eight foot high perimeter fence of solid construction. She likes the solid wall that extends to the corner and eliminates the use on the corner. She was concerned about the ingress/egress along Tenaya Way and coming out on Lake Mead. Going west on Lake Mead it is very busy. To get out of this complex will block traffic on Tenaya and Lake Mead. There is a driveway going into the shopping center and then Caliche Way. All the parking and access routes should be paved to reduce the dust.

JOHN BONGIORNO, 7536 West Holloran Court, appeared in favor. He likes the project, but was concerned that the children going to the park will vandalize the neighbors' properties. He wondered if there will be any Metro patrol.

JOHN O'SULLIVAN, American Legion, 7876 Skiff Lane, appeared in protest. Over a year ago they approached the Bureau of Land Management advising them they needed a site for a new post in the northwest area. The BLM informed them there were two sites available, one was not yet released, but they would be notified when it was released. The second site was 10 acres west of Durango and north of Centennial. They put an application in for that 10 acres. Subsequently, they found that the Federal Government had given the land to Clark County. The other site was at the corner of Tenaya and Lake Mead. He contacted the BLM only to find out the Federal Government had made a deal with the City of Las Vegas over two years ago for that property. There are over 300 members in their post. He would like to have 10 acres of this property

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Z-20-99 - CITY OF LAS VEGAS

11. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section 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. This study shall address the improvement of the existing 15 foot wide access easement providing access to the Buffalo Drainage Channel from Lake Mead Boulevard and shall also address the proposed pedestrian bridge across the Buffalo Channel. Provide and improve all drainageways recommended in the approved Drainage Plan/Study.

12. A Resolution of Intent.

13. All development shall be in conformance with the site plan, as amended by the above conditions.

14. Landscaping and a permanent underground sprinkler system shall be provided in a satisfactory manner.

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.

be set aside for the American Legion with a combined use for the public and that the park be named the American Legion Veterans' Memorial Soccer Stadium.

CHAIRMAN BUCKLEY explained that the only issue on this agenda is whether this use is acceptable. The use of an American Legion Post is not part of the notice. The Planning Commission does not have any control over BLM land.

DEPUTY CITY ATTORNEY GEORGE responded that the Planning Commission is limited to what has been agendaed. Local governments enter into land acquisitions with the BLM on a regular basis. This issue is the zone change request.

CASEY MARTIN, American Legion, 4109 Browndeer Circle, appeared in protest. She did not feel the parcel they are interested in would have to be rezoned for a park and recreation facility.

AVERY AUSTIN, 7508 Holloran Court, appeared in favor. He is in favor of a soccer field. However, he was disturbed that the City is making a soccer field, basically for the County, and don't have any amenities for the local neighborhood.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

CLAIR LEWIS appeared in rebuttal. The City will work with the American Legion Post to find them a site. The neighborhood park is a taxpayer project and the funds are limited. They had to eliminate some of the amenities. This is not a park, but a sports complex. In regard to security, there will be lighting and park rangers. There is an open policy with the school in regard to parking. Egress will only be accessed off Lake Mead.

COMMISSIONER GORDON thought the wall should be chain link for security purposes.

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Z-20-99 - CITY OF LAS VEGAS

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. 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.

MR. LEWIS said they are planning a chain link fence bordering Lake Mead and Tenaya. It will probably be a steel tube, but will be open.

COMMISSIONER GORDON added that the main access will be off Eugene Avenue with another access off Caliche Way to get into the parking area on the north side of the Von's shopping center.

CHAIRMAN BUCKLEY felt this is an ideal situation next to the high school.

To be heard by the City Council on 6/14/99.

(9:18 - 9:37) 3 - 165

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ITEM

ACTION

C-27.

Z-21-99 - PAUL ROBARTS

Request for a Rezoning on property located at 4011 West Sahara Avenue, From: R-3 (Medium Family Residential) To: C-1 (Limited Commercial), PROPOSED USE: None, Size: 0.07 Acre, Ward 1 (McDonald), APN: 162-07-511-011.

NOTICES MAILED: 186

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

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

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITION.

Unanimous

(Galati, Moran and Quinn excused)

ANDREW REED, Planning and Development Department, stated staff believes this site was inadvertently left out when the adjacent parcels were rezoned to C-1 (Limited Commercial). This property is currently developed with parking areas. The proposed rezoning is compatible with the existing development of this site and with the parcels SC (Service Commercial) General Plan designation. Staff recommended approval, subject to the condition.

PAUL ROBARTS, 6450 Spring Mountain Road, #12, appeared to represent the application. They have an approved Variance and as a result are required to submit a Site Development Plan for review. He suggested amending Condition No. 1 as follows: "All City Building Code requirements must be satisfied"; and an additional condition of: "Applicant to conform to V-30-99, including all conditions."

BOB GENZER, Planning and Development Department, stated that Condition No. 1 is a standard condition. If a Variance is approved, the applicant would only be held to whatever is allowed by that variance, plus any other standards.

DEPUTY CITY ATTORNEY GEORGE added that the applicant would have to follow the standards of the law as to whatever is involved with the Variance.

MR. ROBARTS agreed to leaving Condition No. 1 as written by staff.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the City Council on 6/14/99.

(9:37 - 9:40) 3 - 788

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ITEM	ACTION
C-28. <u>Z-22-99 - FORT ALEXANDER REAL ESTATE TRUST</u> Request for a Rezoning on property located on the northeast corner of Gilmore Avenue and Chieftain Street, From: U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] To: R-PD6 (Residential Planned Development - 6 Units per Acre) PROPOSED USE: 30 SINGLE FAMILY DWELLINGS, Size: 5.17 Acres, Ward 4 (Brown), APN: 138-07-501-013. <u>NOTICES MAILED:</u> 163 <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. Submittal of a revised site plan showing the required open space prior to submittal of a Tentative Map unless a Variance is approved by the Board of Zoning Adjustment for the open space requirements. 2. Dedicate 30 feet of right-of-way adjacent to this site for Gilmore Avenue and 25.5 feet for Chieftain Street, including the appropriate radius adjacent to Lot 13 for the proposed curve indicated on the submitted site plan, and a 15 foot radius on the northeast corner of Gilmore Avenue and Chieftain Street. Also, prior to the issuance of any building or grading permits, obtain dedication or roadway easement rights for the west half of Chieftain Street to allow full-width pavement construction, unless an alternative plan is submitted to and approved by the City Planning Engineer, as required by the Department of Public Works.	Skaar - APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH CONDITION NO. 1 AMENDED TO STATE THE SUBMITTAL OF THE REVISED SITE PLAN BE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP. Unanimous (Galati, Moran and Quinn excused) JOEL McCULLOCH, Planning and Development Department, stated access to the site is provided by Gilmore Avenue and Chieftain Street. The minimum lot size is 3,800 square feet. Twenty-seven of the lots are oriented onto 51 foot wide public right-of ways. Three lots face onto Gilmore Avenue, which is a 60 foot wide right-of-way. The subject property is designated ML (Medium-Low Density Residential) on the Northwest Amendment to the General Plan. The request to R-PD6 (Residential Planned Development - 6 Units Per Acre) is in conformance with that designation. Program B1.3 of the Northwest Amendment of the General Plan encourages the infilling of random vacant lots in substantially developed, single family neighborhoods at densities similar to existing development. Program B1.4 of the Northwest Amendment to the General Plan states that section interiors should be developed with higher density single family development and compatible uses such as parks and schools. There is no open space shown on the site plan. Approximately ½ acre is required. The applicant has submitted an application for a Variance that will have to be approved by the Board of Zoning Adjustment. If the Variance is denied the applicant will have to submit a revised site plan showing the required open space. Staff recommended approval, subject to the conditions.

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3. Construct half-street improvements including appropriate overpaving on Gilmore Avenue and construct half-street improvements on Chieftain Street (but with full-width paving on the 51 foot wide Chieftain Street) adjacent to this site concurrent with development of this site. Additionally, if not already constructed at the time of development, construct two lanes of temporary access pavement on Gilmore Avenue from this site eastward to Fort Apache Road and on Foxcraft Avenue westward from this site to the existing pavement on Foxcraft Avenue 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.

4. Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map. 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 building or grading permits or recommendation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact

RICK MAGNESS, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He requested Condition No. 1 be amended to state that submittal of the revised site plan be conditioned upon Tentative Map approval, rather than the submittal of the Tentative Map.

BOB GENZER, Planning and Development, said staff would not object to amending Condition No. 1 as requested by the applicant's representative.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the City Council on 6/14/99.

(9:40 - 9:43) 3 - 911

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APPROVED

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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$7,500 to partially fund a traffic signal system at the intersection of Alexander Road and Fort Apache Road prior to the issuance of building or off-site permits or the recordation of a Final Map 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 other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

5. 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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APPROVED

6. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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

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

9. 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 transportation hazards.

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

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C-29.

Z-24-99 - STANPARK HOMES, ET AL

Request for Rezoning on property located west of the proposed Beltway, between Cheyenne Avenue and Lone Mountain Road, From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], To: P-D (Planned Development), PROPOSED USE: MIXED USE PLANNED DEVELOPMENT, Size: 227 Acres, Ward 4 (Brown), APN: Multiple.

NOTICES MAILED: 239

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Resolution of Intent with a two-year time limit.
2. The Lone Mountain West Master Development Plan Map shall be revised to show the property located south of Alexander Road, approximately 330 feet east of the Puli Road alignment as NC (Neighborhood Commercial).
3. The Land Use Table shall be revised to indicate the following changes to the Neighborhood Commercial Land Use Category, prior to the adoption of the Ordinance to create the PD district:

The following uses require a Special Use Permit: Animal Hospital, Convenience Store, Gasoline Sales; Rest Home, Supper Clubs, and Veterinary Services.

Skaar -

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. (Galati, Moran and Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated this request is for a Rezoning on property generally located west of the proposed western beltway, between Cheyenne Avenue and Lone Mountain Road. There were four meetings held with the applicant and staff and one meeting with the property owners, staff, and applicant.

The Lone Mountain West Master Development Plan is designed to be the extension of the Lone Mountain Master Plan. Many of the same objectives and design standards have been incorporated from that previously adopted Master Plan, however, there have been several substantive changes in the Lone Mountain West Plan. For example, the land use chart is much more extensive covering virtually every possible land use.

The overall density of the project is 7.46 units per acre. There are two types of commercial development. One is Neighborhood Commercial, which is primarily for parcels five acres or less in size. The function of that category is to provide retail and service areas for the neighborhood residents. The other commercial development type is Village Commercial, which allows low to medium intensity uses that serve primarily local residents and does not include more intense general commercial characteristics.

The Lone Mountain West Master Development Plan is required to have a total of 22.14 acres of open space. The applicant is requested to provide this acreage through development of a 10.5 acre trail system that will link with the trails provided in the Lone Mountain Master Plan and the City of Las Vegas Master Trails Plan. Five and one-half acres will be constructed as a City park and dedicated to the City of Las Vegas. The remaining 6.14 acres will be developed as "pocket parks" throughout the overall residential development.

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The following uses are prohibited: Automobile Maintenance, Automobile Rental, Banquet Facility; Congregate Care; Convention Facility, Cooperative Apartments, Gunsmiths, Laboratories, Mini-Warehouses, Parking Lots/Garages, Plant Nurseries; Recreational Facilities (Private), Swap Meets; Taxidermist, and Tire Sales and; Unrestricted Gaming.

4. A revised Land Use table indicating the following changes to the Village Commercial Land Use Category:

The following uses are prohibited: Unrestricted Gaming.

The following uses will require a Special Use Permit: Animal Hospital, Automobile Maintenance, Bars, Car Rental Agencies, Car Washes, Congregate Care, Convenience Store, Gasoline Sales, Hotels, Inns, Mini-Warehouse, Rest Homes, Supper Clubs, Taverns, Upholstery Shops, and Veterinary Services..

5. A Master Traffic Impact Analysis for the overall 222 acres covered by this Rezoning Application shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the submittal of any Tentative Maps anywhere within this site as required by the Department of Public Works. The Master Traffic Impact Analysis shall identify roadway infrastructure, including any required infrastructure improvements adjacent to the Not-a-Part parcels that may be needed to ensure the continuity of paving and/or other improvements, and Traffic Signalization requirements created by the proposed PD zone, and shall propose an implementation program for the dedication of right-of-way and construction of

There are 22 acres designated for schools.

This Master Development Plan is for approximately 520 acres, of which about 222 acres are part of this rezoning application. That leaves approximately 298 acres that will have a land use designation, but will not be annexed to the City of Las Vegas or have a zoning designation as part of this application.

The subject parcels are designated PCD (Planned Community Development) on the Northwest Amendment to the General Plan. That category allows for a mix of residential uses which maintain an average overall density ranging from 2 to 8 dwelling units per gross acre. In addition, commercial and office projects can be used as buffers within the PCD.

This application fulfills many of the goals and objectives of the Northwest Amendment to the General Plan. Staff has no objection to this request if the following concerns are addressed as Conditions of Approval imposed on this rezoning action:

1. Approval of a Master Drainage Plan.
2. Approval of a Master Traffic Impact Analysis.
3. Clarification of multi-purpose pathways, trails and open space not a part of the Northwest Plan Amendment to the General Plan be built and maintained by the developers of this project, unless accepted for dedication by the City.

Several of the applicant's requests for allowable land uses within the commercial land use categories were less stringent in requirements than in the Las Vegas Zoning Code. Staff recommended the following changes to the Neighborhood Commercial Land Use Table:

Prohibited Uses: Automobile Maintenance, Automobile Rental, Banquet Facility; Congregate Care; Convention Facility, Cooperative Apartments, Gunsmiths, Laboratories, Mini-Warehouses, Parking Lots/Garages, Plant Nurseries; Recreational Facilities (Private), Swap Meets; Taxidermist, and Tire Sales and; Unrestricted Gaming.

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such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are needed. The Master Traffic Impact Analysis shall clearly identify the parties responsible for each phase of construction and shall establish a Master Traffic Signal Participation Schedule defining each individual development's responsibility on a per-acre or per-development basis. The Master Traffic Impact Analysis shall also identify possible noise mitigation measures due to the close proximity to the Las Vegas Beltway alignment.

6. Submit an application to amend the Master Plan of Streets and Highways to comply with the overall street network as approved in the Master Traffic Impact Analysis prior to the issuance of any permits or the submittal of any Tentative Maps anywhere within this site as required by the Department of Public Works.

7. A Master Drainage Plan for the 222 acres covered by this Rezoning Application shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the submittal of any Tentative Maps anywhere within this site as required by the Department of Public Works. The Master Drainage Plan shall identify necessary drainage infrastructure improvements within the proposed PD Zone, particularly the South Channel and the Gilmore Channel, and shall propose an implementation program for the construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are needed.

Special Use Permit Uses: Animal Hospital, Convenience Store, Gasoline Sales; Rest Home, Supper Clubs, and Veterinary Services.

Changes to the Village Commercial Land Use Table: Unrestricted gaming prohibited.

Special Use Permit Uses: Animal Hospital, Automobile Maintenance, Bars, Car Rental Agencies, Car Washes, Congregate Care, Convenience Store, Gasoline Sales, Hotels, Inns, Mini-Warehouse, Rest Homes, Supper Clubs, Taverns, Upholstery Shops, and Veterinary Services

Staff recommended one change to the Land Use Map: That being the parcel located on the south side of Alexander Road, approximately 330 feet east of the Puli Road alignment, be changed from ML (Medium-Low Density Residential) to NC (Neighborhood Commercial).

The property owners of the ten acres at the southeast corner of the Puli Road and Craig Road alignments would like their properties changed from low density residential to either commercial or multi-family. The proper designation is low density residential for those properties because those roads are not planned to be more than 60 foot right-of-ways. Another property owner had a concern regarding the location of the Spine Road that runs north and south through the center of the project. That issue should be addressed during a public hearing regarding the amendment to the Master Plan of Streets and Highways.

Staff recommended approval, subject to the conditions.

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The Master Drainage Plan shall clearly identify the parties responsible for each phase of construction and those parties responsible for future maintenance thereof; subsequent maintenance agreements may be required. Also, because the proposed PD Zone area establishes development densities in excess of those assumed by the Lone Mountain Detention Basin Report, the Master Drainage Plan shall address the interim impact of these higher densities on the available storage volume of the Lone Mountain Detention Basin and mitigate the impacts thereof, including on-site retention if necessary. Excavation and/or modification of the Lone Mountain Detention Basin shall be the responsibility of the developers of the proposed PD Zone area, and shall be included in the overall Phasing Plan required above.

8. Site-specific Drainage Plans and Traffic Impact Analyses may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.

9. Submit a Master Public Sewer Service Phasing Plan for approval by the City to establish public sewer alignments to service this overall site. Extend public sewer to the west edge of the overall PD area along alignments and to locations acceptable to the City Planning Engineer as required by the Department of Public Works.

10. Each "pod" site within this development shall have paved, legal access along a logical route prior to the final inspection of any units in that "pod" site as required by the Department of Public Works.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared and represented the applicant. He thanked staff for working so long on this project. This is an extension of the Lone Mountain Plan that has been approved by the City. That was the first planned development zoning done by the City after they adopted the Plan Development Zoning Ordinance. They have taken the elements of that Plan and carried them forward through to this Plan for the properties west of the Beltway. All the good items were carried forward and those that needed improvement were done. This zoning accomplishes all the goals the City set forth when the PD zoning as approved. That allows for orderly and coordinated development for large parcels of land and established all at one time the land uses, transportation plan, public facility plan, etc. He concurred with staff's conditions.

CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo Drive, Suite 205, appeared to represent the applicant.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR thanked the applicant for explaining how the PD standards and design standards are put together.

To be head by the City Council on 7/12/99.

(9:43 - 9:53) 3 - 1024

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APPROVED

11. The final layout of each development within the Planned Development Area shall be determined at the time of approval of individual Tentative Maps and/or Site Development Plan Reviews for each pod site as required by the Planning and Development Department and the Department of Public Works.

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

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

14. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the 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
D.	<u>DIRECTOR'S BUSINESS:</u>
D-1.	<u>DB-5-99</u> - Director's Business to discuss the role and authority of the Architectural Subcommittee. DOUG POWELL, Deputy Director, Planning & Development Department, said the Architectural Subcommittee has met twice. The name has been changed to the Design Subcommittee, which more fully explains their role. They would like to accomplish the following: 1. Develop design guidelines for projects within the City. 2. Improve the submittal requirements upon which to base decisions related to design. 3. Look at major projects, specifically master plans. There was a discussion at the last Architectural Subcommittee meeting in regard to reviewing site plans. Staff believes that in some instances site plans should be referred to the Subcommittee, but that by and large their time would not be best spent looking at individual site plans. Prior to this Subcommittee being established, staff would work with the applicants and interested Planning Commission members. Perhaps that policy could go back into effect where site plans are not routinely referred to the Subcommittee. CHAIRMAN BUCKLEY thought the purpose of the Architectural Subcommittee should be put in writing, as well as the input from those meetings. The members of the Committee are Commissioners Galati and Moran. COMMISSIONER SKAAR explained that Commissioners Galati and Moran became aware that neither one would be attending this Planning Commission meeting so there would not be anyone from the Subcommittee to answer any questions. As a consequence, she was contacted to attend the Architectural Subcommittee meeting on a short notice so that someone from that Subcommittee would be in attendance tonight. Perhaps there should be an alternate member to that committee. CHAIRMAN BUCKLEY appointed Commissioner Skaar as the Alternate Architectural Subcommittee member. MR. POWELL said this item on the agenda is just for information. (9:53 - 9:59) 3 - 1370

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E.

CITIZENS PARTICIPATION:

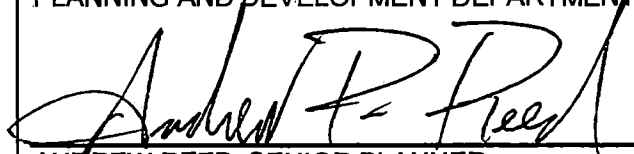
ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:59 p.m.

PLANNING AND DEVELOPMENT DEPARTMENT



ANDREW REED, SENIOR PLANNER

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