

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 27, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 1

COMMISSIONERS

MICHAEL BUCKLEY, CHAIRMAN

CRAIG GALATI, VICE CHAIRMAN

HANK GORDON

MICHAEL MACK

MARILYN MORAN

STEPHEN QUINN

LENI SKAAR

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

COMMISSIONERS BRIEFING:

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 15, 1999 Quarterly Planning Commission Meeting
Approval of the minutes of the April 22, 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.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 27, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 2

A. CONSENT ITEMS:

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

- A-1. ABEYANCE - TM-13-99 - UPTOWN COMMERCIAL CENTER - UPTOWN LIMITED PARTNERSHIP - Request for a Tentative Map on property located on the southeast corner of Durango Drive and Sunny Springs, SC - TC (Service Commercial - Town Center) Zone, Size: 17.75 Acres, No. of Lots: 1, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-2. TM-21-99 - STAMPEDE ESTATES UNIT 3 - VALENTINE FAMILY TRUST - Request for a Tentative Map on property located on the southwest corner of Pioneer Way and Elkhorn Road, U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 9.22 Acres, No. of Lots: 29, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-3. TM-22-99 - MARBELLA RIDGE - NIGRO MARBELLA LIMITED LIABILITY COMPANY - Request for a Tentative Map on property located on the southwest corner of Alta Drive and Pavilion Center Drive, PC (Planned Community) Zone, Size: 12.27 Acres, No. of Lots: 96, Ward 2 (Adamsen).

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 24, 1999 PLANNING COMMISSION MEETING

- A-4. TM-23-99 - IRON MOUNTAIN RANCH VILLAGE 4 - PARCEL 11 - IRON MOUNTAIN RANCH LIMITED LIABILITY COMPANY - Request for a Tentative Map on property located north of Grand Teton Drive, between Decatur Boulevard and Thom Boulevard, R-E (Residence Estates) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Size: 30.42 Acres, No. of Lots: 146, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-5. FM-32-99 - ELKHORN/ LEON - UNIT 1 - CONCORDIA HOMES OF NEVADA - Request for a Final Map on property located on the northeast corner of Elkhorn Road and Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 11.38 Acres, No. of Lots: 45, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-6. FM-33-99 - EAGLE CREEK II PHASE 1 - PN II, INC. - Request for a Final Map on property located on the north side of Azure Drive between Leon Avenue and Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Size: 13.51 Acres, No. of Lots: 74, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 27, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 3

- A-7. FM-34-99 - ELKHORN/ LEON - UNIT 2 - CONCORDIA HOMES OF NEVADA - Request for a Final Map on property located on the southeast corner of Severance Lane and Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 8.29 Acres, No. of Lots: 31, Ward 4 (Brown).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-8. TM-22-98(1) - QUAIL RUN AT ELKHORN SPRINGS - D & B HOLDINGS GENERAL PARTNERSHIP - Request for an Extension of Time on an approved Tentative Map on property located on the southwest corner of Grand Teton Drive and Cimarron Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Size: 28.43, No. of Lots: 120, Ward 4 (Brown).

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 24, 1999 PLANNING COMMISSION MEETING

- A-9. TM-23-98(1) - WILLOWS AT ELKHORN SPRINGS - D & B HOLDINGS GENERAL PARTNERSHIP - Request for an Extension of Time on an approved Tentative Map on property located on the southeast corner of Grand Teton Drive and Cimarron Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Size: 31.21 Acres, No. of Lots: 135, Ward 4 (Brown).

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 24, 1999 PLANNING COMMISSION MEETING

- A-10. VAC-30-98(1) - ANDREW TOMPKINS - Request for an Extension of Time on an approved Vacation to vacate 3rd Street, between Stewart Avenue and Ogden Avenue, Ward 3 (Reese).

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

- A-11. A-29-99(A) - S & W INVESTMENTS, INC. - Petition to Annex property generally located on the east side of Cypress Trail, south of Coran Lane, containing approximately 0.25 acres of land, Ward 4 (Brown), APN: 139-19-703-013.

NOT A PUBLIC HEARING

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

- A-12. A-30-99(A) - BOTT 1983 REVOCABLE TRUST - Petition to Annex property located at 5834 Rowland Avenue, containing approximately 1 acre of land, Ward 4 (Brown), APN: 125-25-310-020.

NOT A PUBLIC HEARING

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 27, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 4

B. NON PUBLIC HEARING ITEMS:

- B-1. U-142-97(2) - CLESTER AND ODESSA NELSON - Request for a Site Development Plan Review on property located at 1164 West Lake Mead Boulevard FOR A 1,600 SQUARE FOOT ADDITION TO AN EXISTING THRIFT STORE, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-21-610-283 and 284.

NOT A PUBLIC HEARING C.C.: 6/28/99

- B-2. Z-62-60(2) - CREEL FAMILY TRUST - Request for a Site Development Plan Review on property located at 2701 Westwood Drive FOR A PROPOSED 23,148 SQUARE FOOT ADDITION TO AN EXISTING PRINT SHOP, M (Industrial) Zone, Size: 1.45 Acres, Ward 1 (McDonald), APN: 162-09-102-002.

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- B-3. Z-17-90(30) - PECCOLE 1982 TRUST [RELATED TO ITEMS C-12, U-60-99 AND C-13, U-61-99] - Request for a Site Development Plan Review on property located on the southeast corner of Charleston Boulevard and Hualapai Way FOR A PROPOSED 2,507 SQUARE FOOT CONVENIENCE STORE; AND FOR A 2,093 SQUARE FOOT FAST FOOD RESTAURANT, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 0.92 Acres, Ward 2 (Adamsen), APN: 163-06-111-001.

NOT A PUBLIC HEARING C.C.: 6/28/99

- B-4. Z-145-90(3) - WILD BILL'S, INC. - Request for a Site Development Plan Review on property located on the west side of 25th Street, between Eastern Avenue and Fremont Street FOR A PROPOSED 58,030 SQUARE FOOT RETAIL SHOPPING CENTER, C-2 (General Commercial) Zone, Size: 4.1 Acres, Ward 3 (Reese), APN: 139-35-815-002.

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- B-5. SD-11-99 - JOHN D. FIELD - Request for a Site Development Plan Review on property located on the northeast corner of Vegas Drive and Mountain Trail FOR A PROPOSED 2,800 SQUARE FOOT, TWO-STORY OFFICE BUILDING, C-1 (Limited Commercial) Zone, Size: 0.65 Acres, Ward 1 (McDonald), APN: 139-19-812-047 and 048.

NOT A PUBLIC HEARING P.C.: FINAL ACTION

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: 138-13-701-032, 037 and 038.

PUBLIC HEARING C.C.: 6/28/99

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 27, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 5

- C-2. ABEYANCE - RENOTIFICATION - 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 in the area bounded by Iron Mountain Road on the north, Decatur Boulevard on the east, Grand Teton Drive on the south and Jones Boulevard on the west, Ward 4 (Brown).

PUBLIC HEARING SET DATE: 6/14/99 C.C.: 6/28/99

- C-3. ABEYANCE - U-46-99 - SAM FELDMAN TRUST ON BEHALF OF SAM & BASIL HAMIKA - 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.: 6/28/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-4. VAC-17-99 - HARMON/KOVAL LIMITED LIABILITY COMPANY - Petition to Vacate Solar Avenue, east of Unicorn Street, Ward 4 (Brown).

PUBLIC HEARING SET DATE: 6/14/99 C.C.: 6/28/99

- C-5. U-238-91(2) - UNION PACIFIC RAILROAD COMPANY ON BEHALF OF GENERAL OUTDOOR ADVERTISING - Two Year Required Review on an approved Special Use Permit on property located on the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, M (Industrial) Zone, Ward 3 (Reese), APN: 139-27-401-025.

PUBLIC HEARING IF APPROVED, C.C.: 6/28/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-6. U-55-99 - MARIA ENAMORADO ON BEHALF OF TALAL NAFSO [RELATED TO ITEM C-7, U-62-99] - Request for a Special Use Permit on property located at 720 West Owens Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 2,500 SQUARE FOOT CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-22-402-005.

PUBLIC HEARING IF APPROVED, C.C.: 6/28/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-7. U-62-99 - MARIA ENAMORADO ON BEHALF OF TALAL NAFSO [RELATED TO ITEM C-6, U-55-99] - Request for a Special Use Permit on property located at 720 West Owens Avenue FOR A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH AN EXISTING 2,500 SQUARE FOOT CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-22-402-005.

PUBLIC HEARING IF APPROVED, C.C.: 6/28/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 27, 1999

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 6

- C-8. U-56-99 - DALE AND LESLEY HOWARD ON BEHALF OF VOLT ELECTRIC - Request for a Special Use Permit on property located at 5220 West Charleston Boulevard FOR A 39 FOOT 6 INCH HIGH, 10 FOOT 6 INCH X 36 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 138-36-803-013.

PUBLIC HEARING IF APPROVED, C.C.: 6/28/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-9. U-57-99 - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST - Request for a Special Use Permit on property located at 604, 610 and 614 Jefferson Avenue FOR AN ADDITION TO THE EXISTING CHILD DEVELOPMENT CENTER, R-3 (Medium Density Residential and Apartment) Zone, Ward 3 (Reese), APN: 139-27-210-046, 047 and 048.

PUBLIC HEARING IF APPROVED, C.C.: 6/28/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-10. U-58-99 - LAS VEGAS RANCHO PARTNERS LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located at 4588 North Rancho Drive FOR A PROPOSED CAR RENTAL BUSINESS, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-02-203-001 and 002.

PUBLIC HEARING IF APPROVED, C.C.: 6/28/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-11. U-59-99 - LONE MOUNTAIN DEVELOPERS, INC. - Request for a Special Use Permit on property located on the east side of Jones Boulevard and the north side of Lone Mountain Road FOR A PROPOSED MINI-STORAGE FACILITY, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 2.69 Acres, Ward 4 (Brown), APN: 125-36-403-001 and 004.

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE DUE TO A PENDING VARIANCE ON THE SITE TO BE HEARD BY THE BOARD OF ZONING ADJUSTMENT ON JUNE 1, 1999

- C-12. U-60-99 - PECCOLE 1982 TRUST [RELATED TO ITEMS B-3, Z-17-90(30) AND C-13, U-61-99] - Request for a Special Use Permit on property located on the southeast corner of Charleston Boulevard and Hualapai Way FOR A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH A PROPOSED 2,507 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN: 163-06-111-001.

PUBLIC HEARING IF APPROVED, C.C.: 6/28/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

- C-13. U-61-99 - PECCOLE 1982 TRUST [RELATED TO ITEMS B-3, Z-17-90(30) AND C-12, U-60-99] - Request for a Special Use Permit on property located on the southeast corner of Charleston Boulevard and Hualapai Way FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 2,507 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN: 163-06-111-001.

PUBLIC HEARING IF APPROVED, C.C.: 6/28/99 IF DENIED, P.C.: FINAL ACTION (unless appealed within 10 days)

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 27, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 7

- C-14. Z-99-98 - WELLINGTON BUILDERS OF NORTH AMERICA - Request for a Rezoning on property located on the south side of Craig Road, approximately 990 feet west of Vegas Vista Trail, FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development), PROPOSED USE: ADDITION TO THE LONE MOUNTAIN MASTER PLAN, Size: 2.85 Acres, Ward 4 (Brown), APN: 137-01-701-001.

PUBLIC HEARING

C.C.: 6/14/99

- C-15. Z-25-99 - CHARLES TARR, JR. UNITRUST - Request for a Rezoning on property located at 22 North Pecos Road and 3505 East Charleston Boulevard, FROM: R-1 (Single-Family Residential), R-2 (Medium-Low Density Residential) and C-1 (Limited Commercial) TO: C-1 (Limited Commercial), PROPOSED USE: FUTURE COMMERCIAL, Size: 2.86 Acres, Ward 3 (Reese), APN: 140-31-401-027 and 034.

PUBLIC HEARING

C.C.: 6/28/99

- C-16. Z-26-99 - MARY GRACE HARPER - Request for Rezoning on property located on the west side of Rainbow Boulevard, approximately 270 feet north of Craig Road, FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial), PROPOSED USE: 7,980 SQUARE FOOT ANIMAL HOSPITAL, Size: 1.02 Acres, Ward 4 (Brown), APN: 138-03-602-014.

PUBLIC HEARING

C.C.: 6/28/99

D. CITIZENS PARTICIPATION:

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

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
5:15 PM	
<u>COMMISSIONERS BRIEFING:</u>	
<u>PRESENT:</u>	
Craig Galati - Vice Chairman Hank Gordon Michael Mack (Arrived 5:46 P.M.) Stephen Quinn Leni Skaar	
<u>EXCUSED:</u>	
Michael Buckley - Chairman Marilyn Moran	
<u>STAFF PRESENT:</u>	
Tim Chow - Planning & Development Dept. Tambri Heyden - Planning & Development Dept. Matt Pinjuv - Planning & Development Dept. Hillevi Davis - Planning & Development Dept. David Petrovich - Planning & Development Dept. Cheri Edelman - Public Works Mark Escobedo - Public Works Steve George - City Attorney's Office Linda Owens - City Clerk's Office	
	MATT PINJUUV, Planning and Development Department, called the Briefing to order at 5:31 P.M.
	<u>Item No. A-1, TM-13-99:</u> Mr. Pinjuv began the Briefing by saying this item was held in abeyance from the April 23, 1999 meeting. The applicant is requesting another abeyance to June 24 th .
	Cheri Edelman, Public Works, added that the applicant wants the City to pay for their right-of-way. Public Works has met with the applicant and advised them that the City will not be paying for the right-of-way. Right-of-way will have to be dedicated and off-sites done at the time of development.
	<u>Item No. A-3, TM-22-99:</u> Mr. Pinjuv continued the Briefing by saying that staff is requesting abeyance because of the issue of the private streets.
	Ms. Edelman responded that normally Summerlin standards have 30 foot wide streets. They have new design standards which have not been adopted by the City. Summerlin was concerned they will lose lots if they have wider streets. Also, private streets are not required to have streetlights. Public Works would also like to have wider sidewalks and the street furniture put behind the sidewalk that is above ground.
	Vice Chairman Galati thought this should come off the Consent agenda for discussion.
	Commissioner Quinn was concerned about a wheelchair maneuvering on the sidewalks.
	<u>Item Nos. A-8, TM-22-98(1), and A-9, TM-23-98(1):</u> Ms. Edelman noted that a condition of this zoning was that the applicant submit construction drawings within a certain period of time, which has not been done. If they disagreed with that condition, they should have discussed it when they were before the City Council. The applicant has requested abeyance indefinitely so they can go back before the City Council.
	<u>Item No. A-10, VAC-30-98(1):</u> Mr. Pinjuv requested a condition be added to this Vacation to have it expire on September 14, 2000.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 2

20753

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item Nos. B-3, Z-17-90(30), C-12, U-60-99, and C-13, U-61-99:

Mr. Pinjuv said staff received a letter the day of the meeting requesting abeyance to June 10th relating to Item Nos. C-12 and C-13. Staff would like Item B-3 also held to June 24th because it involves the same property. Item C-13 will have to be re-notified and then all three items can be heard in a group.

Item Nos. C-6, U-55-99, and C-7, U-62-99:

Mr. Pinjuv stated the applicant has requested abeyance of these items to the June 10th meeting so they can meet with the West Las Vegas Neighborhood Executive Board on June 1st.

Item No. C-8, U-56-99:

Mr. Pinjuv said the applicant has requested abeyance of this item because there is another permitted sign within 300 feet of this proposed sign.

Vice Chairman Galati thought the applicant should withdraw this request.

Item No. C-10, U-58-99:

Mr. Pinjuv explained this application is for a car rental business in a building that is about to be occupied. There have been a lot of calls from the neighbors in regard to the mini storage. A review is on the next meeting addressing the height of the buildings.

Commissioner Quinn added that car rental businesses usually don't have cars parked in the front.

Item No. C-11, U-59-99:

Mr. Pinjuv said staff would like to have this item held in abeyance for 30 days.

Item No. C-15, Z-25-99:

Mr. Pinjuv said the applicant will have to go through the Site Development Plan Review process in the future.

Mr. Pinjuv adjourned the Briefing at 5:49 P.M.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION														
6:00 PM															
ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.	VICE CHAIRMAN GALATI called the meeting to order at 6:04 P.M.														
CALL TO ORDER:	STAFF PRESENT:														
6:04 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.	<p>Tim Chow, Director, Planning and Development Department Doug Powell, Deputy Director, Planning and Development Department Tambri Heyden, Current Planning Manager, Planning and Development Department Matt Pinjuv, Planner II, Planning and Development Department Hillevi Davis, Planner I, Planning and Development Department David Petrovich, Planning Supervisor, Planning and Development Department Tracey Thiros, Planning Technician, Planning and Development Department Cheri Edelman, Project Engineer, Public Works Mark Escobedo, Project Engineer, Public Works Steve George, Deputy City Attorney Linda Owens, Deputy City Clerk</p>														
ROLL CALL:															
<table border="0"> <tr> <td>Michael Buckley - Chairman</td> <td>Excused</td> </tr> <tr> <td>Craig Galati - Vice Chairman</td> <td>Present</td> </tr> <tr> <td>Hank Gordon</td> <td>Present</td> </tr> <tr> <td>Michael Mack</td> <td>Present</td> </tr> <tr> <td>Marilyn Moran</td> <td>Excused</td> </tr> <tr> <td>Stephen Quinn</td> <td>Present</td> </tr> <tr> <td>Leni Skaar</td> <td>Present</td> </tr> </table>	Michael Buckley - Chairman	Excused	Craig Galati - Vice Chairman	Present	Hank Gordon	Present	Michael Mack	Present	Marilyn Moran	Excused	Stephen Quinn	Present	Leni Skaar	Present	
Michael Buckley - Chairman	Excused														
Craig Galati - Vice Chairman	Present														
Hank Gordon	Present														
Michael Mack	Present														
Marilyn Moran	Excused														
Stephen Quinn	Present														
Leni Skaar	Present														
ANNOUNCEMENT:															
Satisfaction of Open Meeting Law Requirements.															
This meeting has been properly noticed and posted at the following locations:															
<p>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</p>	MR. PINJUV announced this meeting is in compliance with the Open Meeting Law.														
MINUTES:															
Approval of the minutes of the April 15, 1999 Quarterly Planning Commission Meeting.	<p>Quinn - APPROVED APRIL 15, 1999 MINUTES Unanimous (Buckley and Moran excused)</p>														
Approval of the minutes of the April 22, 1999 Planning Commission Meeting.	<p>Skaar - APPROVED APRIL 22, 1999 MINUTES Motion carried with Quinn abstaining from voting because he was not in attendance at that meeting. Unanimous (Buckley and Moran excused)</p>														

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

20754

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.

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

A-1.

ABEYANCE - TM-13-99 - UPTOWN COMMERCIAL CENTER - UPTOWN LIMITED PARTNERSHIP

Request for a Tentative Map on property located on the southeast corner of Durango Drive and Sunny Springs, SC - TC (Service Commercial - Town Center) Zone, Size: 17.75 Acres, No. of Lots: 1, Ward 4 (Brown).

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

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road as required by the Department of Public Works. Also, dedicate any additional rights-of-way required for the Elkhorn Road overpass adjacent to this site as required by the Department of Public Works.

NOTE: COMMISSIONER GORDON made a prior motion to remove Item A-1, TM-13-99, from the Consent agenda.
Unanimous
(Buckley and Moran excused)

2. Construct half-street improvements including appropriate overpaving on Durango Drive (a.k.a. Tule Springs Road) and Elkhorn Road adjacent to this site and construct all incomplete half-street improvements on Sunny Springs Lane adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or

MATT PINJUV, Planning and Development Department, stated the applicant has requested this item be held in abeyance to the 6/24/99 meeting.

CHERI EDELMAN, Public Works, explained that there have been meetings with the applicant, but staff would be willing to meet with the applicant again in regard to the dedication and construction of off-sites that are being required.

COMMISSIONER GORDON felt this Tentative Map should be taken off the Consent agenda and voted on for either approval or denial.

VICE CHAIRMAN GALATI opened this item after the Consent items were voted on that. It had been taken off the Consent agenda for further discussion.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - TM-13-99 - UPTOWN
COMMERCIAL CENTER - UPTOWN LIMITED
PARTNERSHIP

removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction of all required off-site improvements adjacent to this site shall commence, or appropriate guarantees of future construction (i.e. bonds) made within one year of approval by the City. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

3. A site-specific Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved

MR. PINJUV stated this item was on the agenda at the 4/23/99 Planning Commission meeting. The applicant requested abeyance to this meeting. This is a request for a Tentative Map on a one lot commercial subdivision located in the Town Center area. The commercial subdivision is in compliance with the design guidelines of Town Center. Staff had no objections to the Tentative Map and recommended approval, subject to the conditions.

MS. EDELMAN said staff has met with the applicant since the last Planning Commission meeting. The concerns are the dedication of the right-of-way and the construction of the off-sites. The applicant was told those are standard conditions for any Tentative Map.

There was no one present to represent this application.

This is final action.

(6:08 - 6:09) 1 - 116

(6:23 - 6:24) 1 - 522

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - TM-13-99 - UPTOWN
COMMERCIAL CENTER - UPTOWN LIMITED
PARTNERSHIP

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.

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

5. 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.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - TM-13-99 - UPTOWN
COMMERCIAL CENTER - UPTOWN LIMITED
PARTNERSHIP

APPROVED

6. Site development to comply with all applicable Conditions of Approval for Z-75-90, all other site-related actions and all subsequent ordinance amendments as required by the Planning and Development Department and the Department of Public Works.

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

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

9. 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.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

TM-21-99 - STAMPEDE ESTATES UNIT 3 -
VALENTINE FAMILY TRUST

Request for a Tentative Map on property located on the southwest corner of Pioneer Way and Elkhorn Road, U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 9.22 Acres, No. of Lots: 29, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Per Condition #12 of Z-98-98, the entrance to this subdivision (Sundance Drive) shall either align with the opposing entrance on Pioneer Way or be offset a distance acceptable to the City Traffic Engineer as required by the Department of Public Works.
2. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City. Coordinate the proposed public sewer alignment to service this site with the Collection Systems Planning Section of the Department of Public Works prior to the submittal of sewer construction drawings as required by the Department of Public Works.

Quinn -

APPROVED ITEM NOS. A-2, A-4 THROUGH A-7, A-11 AND A-12, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Buckley and Moran excused)

VICE CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(6:24 - 6:27) 1- 568

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-21-99 - STAMPEDE ESTATES UNIT 3 -
VALENTINE FAMILY TRUST

APPROVED

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

4. Site development to comply with all applicable Conditions of Approval for Z-98-98, all other site-related actions and all subsequent ordinance amendments as required by the Planning and Development Department and the Department of Public Works.

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

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

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

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 10

20737

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-21-99 - STAMPEDE ESTATES UNIT 3 -
VALENTINE FAMILY TRUST

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

TM-22-99 - MARBELLA RIDGE - NIGRO
MARBELLA LIMITED LIABILITY COMPANY

Request for a Tentative Map on property located on the southwest corner of Alta Drive and Pavilion Center Drive, PC (Planned Community) Zone, Size: 12.27 Acres, No. of Lots: 96, Ward 2 (Adamsen).

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. If not already constructed or guaranteed by the Master Developer, construct all incomplete half-street improvements (sidewalk) on Alta Drive, Pavilion Center Drive, and Palo Brea Road adjacent to this site concurrent with development as required by the Department of Public Works.
2. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
3. 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.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION REQUIRING THE SIDEWALKS TO BE FOUR FEET WIDE AND CLEAR OF ANY OBSTRUCTIONS.

**Motion carried with Mack abstaining from voting due to his relationship with the applicant.
(Buckley and Moran excused)**

NOTE: COMMISSIONER QUINN made a motion to remove this item from the Consent agenda.

**Motion carried with Mack abstaining from voting because of his relationship with the applicant.
(Buckley and Moran excused)**

MATT PINJUV, Planning and Development Department, stated that originally staff had requested abeyance on this item to resolve issues regarding the street design. The applicant would like to go forward and discuss this item.

VICE CHAIRMAN GALATI recalled this item after Item A-1 was discussed and voted on.

MR. PINJUV stated this project is located in Summerlin. In addition to the Tentative Map, the applicant has requested a deviation from the Summerlin Standards that have been adopted by the City. Staff had originally recommended abeyance, but the applicant would like to go forward with this application. Therefore, staff is recommending denial of the map in its current configuration.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-22-99 - MARBELLA RIDGE - NIGRO
MARBELLA LIMITED LIABILITY COMPANY

4. 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.

5. 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 approval of this Tentative Map or the approval of subdivision-related construction plans, whichever may occur first.

TODD NIGRO, Nigro Marbella L.L.C., 4545 Spring Mountain Road, Suite 105, and GARY BUSBY, Summit Engineering Corporation, 3684 South Highland Drive, appeared to represent the application. MR. NIGRO requested the item be heard at this meeting because they have received an approval letter from Summerlin stating they are in agreement with the street configuration. The Fire Department does not have any problem with the width of the streets. They are private streets that will be maintained by the Homeowners Association. There are many projects in Summerlin that have parking on one side of the street or parking on both sides of the street. When parking is only on one side of the street, it is usually a narrower street.

CHERI EDELMAN, Public Works, responded that the reason for holding this item in abeyance is because there is no standard that has this type of deviation at the present time. The main difference between this deviation and the proposed Summerlin Standards is that the sidewalk width being proposed by the applicant is four feet and those in the Summerlin Standards is five feet. If this map is approved, a condition should be added that all street furniture be outside the four feet so the ADA requirements can be met.

MR. NIGRO agreed to having the sidewalk width condition added to this Tentative Map.

COMMISSIONER SKAAR said this would include fire hydrants, light poles, etc. ; anything that would interfere with a wheelchair maneuvering down the sidewalk.

MR. NIGRO felt they could meet the additional condition.

COMMISSIONER QUINN said he has spoken with the applicant concerning this issue and thought a little space could be lost in the planter area.

MR. NIGRO said they could put light poles on the opposite side of the street since there is parking and sidewalks only on one side of the street.

This is final action.

(6:09 - 6:10) 1 - 173

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-22-99 - MARBELLA RIDGE - NIGRO
MARBELLA LIMITED LIABILITY COMPANY

APPROVED

6. Site development to comply with all applicable Conditions of Approval for Z-135-93, all other site-related actions and all subsequent ordinance amendments as required by the Planning and Development Department and the Department of Public Works.

7. 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.

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 14

20759

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

TM-23-99 - IRON MOUNTAIN RANCH VILLAGE
4 - PARCEL 11 - IRON MOUNTAIN RANCH
LIMITED LIABILITY COMPANY

Request for a Tentative Map on property located north of Grand Teton Drive, between Decatur Boulevard and Thom Boulevard, R-E (Residence Estates) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Size: 30.42 Acres, No. of Lots: 146, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Site development to comply with all applicable Conditions of Approval for Z-16-98, all other site-related actions and all subsequent ordinance amendments as required by the Planning and Development Department and the Department of Public Works.
2. Vacation Applications VAC-33-98, VAC-34-98, and VAC-8-99 must record prior to the recordation of any Final Maps on this site as required by the Department of Public Works.
3. Reversionary Parcel Map PM-37-98 must record prior to the recordation of any Final Maps on this site as required by the Department of Public Works.
4. Dedicate 10 feet of additional right-of-way for a total half street right-of-way width of 60 feet for Grand Teton Drive adjacent to this site as required by the Department of Public Works.

Quinn -

APPROVED ITEM NOS. A-2, A-4 THROUGH A-7, A-11 AND A-12, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Buckley and Moran excused)

VICE CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(6:24 - 6:27) 1- 568

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-23-99 - IRON MOUNTAIN RANCH VILLAGE
4 - PARCEL 11 - IRON MOUNTAIN RANCH
LIMITED LIABILITY COMPANY

APPROVED

5. Provide and construct concurrent with development of this site, a minimum 20 foot wide multi-use trail (15 feet must be outside the public right-of-way) on the north side of Grand Teton Drive, with the exception that the portion of the multi-use trail along the right-turn at Decatur Boulevard shall be a minimum of 15 feet. Landscaping shall be as required by the Planning and Development Department and shall be maintained by the homeowner's association.

6. Construct and landscape the median depicted in Grand Teton Drive which shall be maintained by the homeowner's association.

7. Construct half-street improvements, including medians, on Grand Teton Drive and Decatur Boulevard and construct half-street improvements and full-width paving on Thom Boulevard adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also construct widened paving on Grand Teton Drive and on Decatur Boulevard adjacent to the Not A Part parcel at the northwest corner of Decatur Boulevard and Grand Teton Drive concurrent with development of this site; temporary "Goecke" paving may be used for the construction of such widened paving. 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. Extend the public sewer in Grand Teton to the west edge of this site to a location acceptable to the Collection Systems Planning Section as required by the Department of Public Works.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-23-99 - IRON MOUNTAIN RANCH VILLAGE
4 - PARCEL 11 - IRON MOUNTAIN RANCH
LIMITED LIABILITY COMPANY

APPROVED

9. 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.

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

11. 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.

12. 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.

20740

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-23-99 - IRON MOUNTAIN RANCH VILLAGE
4 - PARCEL 11 - IRON MOUNTAIN RANCH
LIMITED LIABILITY COMPANY

APPROVED

13. 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.

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

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

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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 18

20741

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

FM-32-99 - ELKHORN/ LEON - UNIT 1 -
CONCORDIA HOMES OF NEVADA

Request for a Final Map on property located on the northeast corner of Elkhorn Road and Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 11.38 Acres, No. of Lots: 45, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

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

2. Site development to comply with all previous Conditions of Approval for the Elkhorn - Leon Tentative Map.

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

4. The Final Map shall be in conformance with the approved Tentative Map (TM-6-99).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Quinn -

APPROVED ITEM NOS. A-2, A-4 THROUGH A-7, A-11 AND A-12, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Buckley and Moran excused)

VICE CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(6:24 - 6:27) 1- 568

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

FM-33-99 - EAGLE CREEK II PHASE 1 - PN II, INC.

Request for a Final Map on property located on the north side of Azure Drive between Leon Avenue and Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Size: 13.51 Acres, No. of Lots: 74, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

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

Quinn -

APPROVED ITEM NOS. A-2, A-4 THROUGH A-7, A-11 AND A-12, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Buckley and Moran excused)

VICE CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(6:24 - 6:27) 1- 568

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 20

20742

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-33-99 - EAGLE CREEK II PHASE 1 - PN
II, INC.

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-7.

FM-34-99 - ELKHORN/ LEON - UNIT 2 -
CONCORDIA HOMES OF NEVADA

Request for a Final Map on property located on the southeast corner of Severance Lane and Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 8.29 Acres, No. of Lots: 31, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

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

2. Site development to comply with all previous Conditions of Approval for the Elkhorn/Leon Tentative Map.

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

4. Final Maps shall be in conformance with the approved Tentative Map (TM-6-99).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Quinn -

APPROVED ITEM NOS. A-2, A-4 THROUGH A-7, A-11 AND A-12, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Buckley and Moran excused)

VICE CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(6:24 - 6:27) 1- 568

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 22

20743

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8.

TM-22-98(1) - QUAIL RUN AT ELKHORN SPRINGS - D & B HOLDINGS GENERAL PARTNERSHIP

Request for an Extension of Time on an approved Tentative Map on property located on the southwest corner of Grand Teton Drive and Cimarron Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Size: 28.43 Acres, No. of Lots: 120, Ward 4 (Brown).

**Gordon -
ABEYANCE TO THE 7/8/99 PLANNING COMMISSION MEETING.**

**Unanimous
(Buckley and Moran excused)**

MATT PINJUV, Planning and Development Department, stated staff is requesting Item A-8, TM-22-98(1), and Item A-9, TM-23-98(1), be held in abeyance indefinitely in order to allow the Rezoning application for these two sites to go back before the City Council.

DEPUTY CITY ATTORNEY GEORGE suggested holding these two items in abeyance to a specific date. There is a 65 day period of time in which action has to be taken on Tentative and Final Maps.

CHERI EDELMAN, Public Works, thought that these items should be held until after the 6/28/99 City Council meeting.

To be heard by the Planning Commission on 7/8/99.

(6:10-6:12) 1 - 217

NOTE: After this item was heard there was a recess in order to adjust the voting system.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 23

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-9.

TM-23-98(1) - WILLOWS AT ELKHORN
SPRINGS - D & B HOLDINGS GENERAL
PARTNERSHIP

Request for an Extension of Time on an approved Tentative Map on property located on the southeast corner of Grand Teton Drive and Cimarron Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Size: 31.21 Acres, No. of Lots: 135, Ward 4 (Brown).

**Mack -
ABEYANCE TO THE 7/8/99 PLANNING COMMISSION
MEETING.**

**Unanimous
(Buckley and Moran excused)**

MATT PINJUV, Planning and Development, stated staff is requesting Item A-8 and Item A-9 be held in abeyance indefinitely in order to allow the Rezoning application for these two sites to go back before the City Council.

DEPUTY CITY ATTORNEY GEORGE suggested holding these two items in abeyance to a specific date. There is a 65 day period in which action has to be taken on Tentative and Final Maps.

CHERI EDELMAN, Public Works, thought that these items should be held until after the 6/28/99 City Council meeting.

To be heard by the Planning Commission on 7/8/99.

(6:10 - 6:12) 1 - 217 - 290

(6:16 - 6:17) 1 - 290 - 300

NOTE: Voting on this item was taken after the recess, but had been discussed prior to the recess.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 24

20744

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-10.

VAC-30-98(1) - ANDREW TOMPKINS

Request for an Extension of Time on an approved Vacation to vacate 3rd Street, between Stewart Avenue and Ogden Avenue, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Conformance to all original Conditions of Approval of VAC-30-98.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITION AND ADDITIONAL CONDITION REQUIRING AN EXPIRATION DATE OF SEPTEMBER 14, 2000.

Unanimous
(Buckley and Moran excused)

NOTE: COMMISSIONER QUINN made a motion to hear this item separately from the Consent items.

Unanimous
(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated staff would like to have this item taken off the Consent agenda. A condition needs to be added regarding the expiration date.

VICE CHAIRMAN GALATI recalled this item after Item A-3 was heard.

MATT PINJUV, Planning and Development Department, stated the reason staff had requested this item be taken off the Consent agenda and heard was to add a condition indicating the expiration date of this Vacation would be 9/14/2000.

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

This is final action.

(6:17 - 6:18) 1 - 300

(6:33 - 6:34) 1 - 854

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 25

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-11.

A-29-99(A) - S & W INVESTMENTS, INC.

Petition to Annex property generally located on the east side of Cypress Trail, south of Coran Lane, containing approximately 0.25 acres of land, Ward 4 (Brown), APN: 139-19-703-013.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Quinn -

APPROVED ITEM NOS. A-2, A-4 THROUGH A-7, A-11 AND A-12, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Buckley and Moran excused)

VICE CHAIRMAN GALATI stated this is a Consent item.

This item will be forwarded to City Council in Ordinance form.

(6:24 - 6:27) 1- 568

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 26

20745

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-12.

A-30-99(A) - BOTT 1983 REVOCABLE TRUST

Petition to Annex property located at 5834 Rowland Avenue, containing approximately 1 acre of land, Ward 4 (Brown), APN: 125-25-310-020.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Quinn -

APPROVED ITEM NOS. A-2, A-4 THROUGH A-7, A-11 AND A-12, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Buckley and Moran excused)

VICE CHAIRMAN GALATI stated this is a Consent item.

This item will be forwarded to City Council in Ordinance form.

(6:24 - 6:27) 1- 568

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B.

NON PUBLIC HEARING ITEMS:

B-1.

U-142-97(2) - CLESTER AND ODESSA NELSON

Request for a Site Development Plan Review on property located at 1164 West Lake Mead Boulevard FOR A 1,600 SQUARE FOOT ADDITION TO AN EXISTING THRIFT STORE, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN's: 139-21-610-283 and 284.

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. Provide minimum 5 foot wide landscape planters along the north, east and west property lines and a minimum 10 foot wide planter along Lake Mead Boulevard consisting of 24 inch box trees 20 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.

2. The roll-up door on the south side of the building facing Lake Mead Boulevard shall be relocated so that it is not visible from Lake Mead Boulevard as required by the Planning and Development Department.

3. The elevations of the new building shall be aesthetically enhanced with stucco or similar type of decorative feature as required by the Planning and Development Department.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Skaar abstaining from voting because this item is within the borders of her West Las Vegas Neighborhood Executive Board.
(Buckley and Moran excused)

NOTE: COMMISSIONER QUINN made a motion for approval, subject to staff's conditions, with additional conditions that the landscaping be waived on the east and west property lines, a 10 foot planter waived along Lake Mead Boulevard, a small planter strip in front of the building, and different exterior treatment such as painted split faced block on the front elevation. Motion did not carry with Galati, Gordon and Mack voting "No" and Skaar abstaining from voting because this item is within the borders of her West Las Vegas Neighborhood Executive Board.

(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated the applicant is proposing to construct a new free-standing building that is 1,600 square feet which will be operated by the thrift store. The applicant has requested a waiver of all the landscaping requirements. Staff has no objection to the expanded use of the thrift store operation. However, when development is involved with a new building there should be some landscaping. In this case, staff would like to see five foot wide planters along the west, north and east property lines and a 10 foot wide planter along Lake Mead Boulevard consisting of 24 inch box trees 20 feet on center. The addition of landscaping will require a slight redesign of the site. Adequate parking can still be provided.

Staff has concerns regarding the building elevations. The south elevation facing Lake Mead indicates a roll-up door. The floor plan does not indicate what that area will be used for. The elevation depicts an exposed concrete masonry exterior. Staff would like stucco or similar treatment. Staff recommended denial.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 28

20746

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-142-97(2) - CLESTER AND ODESSA NELSON

4. The applicant shall combine the three lots underlying this development into one parcel prior to the approval of any building permits on this site as required by the Planning and Development Department.

5. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway 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.

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. Site development to comply with all applicable Conditions of Approval for U-142-97 and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.

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

CLESTER NELSON, 420 Gilday Avenue, North Las Vegas, owner of the thrift store, appeared to represent the application. This addition is needed because they have run out of space. He feels the landscaping and curb cut would create a hardship because those items would cost at least \$35,000. The addition is going to cost close to \$100,000 to construct. His wife and he have used their own money for this business. He wants to help the community and is not looking to make a lot of money with this business. He would like to have the landscaping waived. On April 13th he met with the West Las Vegas Neighborhood Executive Board. He read a letter from that Board stating they felt the existing driveway should be left intact and not changed. The Board voted to waive the driveway requirements and leave the existing driveway in its present state. They also voted to waive the landscaping requirement and requested the addition match the existing building in appearance.

SAM GALLAGHER, Gallagher and Associates, 8090 Giles Street, appeared to represent the applicant. The front of the existing building does not have any landscaping. It would be almost impossible to put landscaping on the west side because it is a driveway that goes around the existing building. There is a ten foot setback on the east side and a vacant lot. He did not know where the roll-up door could be moved to. Space is needed to back a truck up to a roll-up door to unload the merchandise. They cannot move the roll-up door to the west side because that is where all the parking is located.

COMMISSIONER QUINN suggested four foot wide metal doors eight feet high that swing to the exterior.

COMMISSIONER GORDON commented that Mr. Nelson says he wants to help the community, but does not want to put in any landscaping. The Planning Commission is trying to improve the appearance of the city. Perhaps he could obtain additional funds to help him afford the landscaping.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-142-97(2) - CLESTER AND ODESSA NELSON

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

MR. NELSON clarified that he wants to put in landscaping, but cannot afford it at this time. Four storage rooms are being leased for the excess merchandise.

COMMISSIONER QUINN made a motion for approval, subject to staff's conditions, and additional conditions regarding landscaping and exterior elevations, which did not carry.

COMMISSIONER GORDON then made a motion for approval, subject to staff's conditions, and urged the applicant to find a source to assist in financing the landscaping.

To be heard by the City Council on 6/28/99.

(6:34 - 6:52) 1 - 900

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 30

20747

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-2.

Z-62-60(2) - CREEL FAMILY TRUST

Request for a Site Development Plan Review on property located at 2701 Westwood Drive FOR A PROPOSED 23,148 SQUARE FOOT ADDITION TO AN EXISTING PRINT SHOP, M (Industrial) Zone, Size: 1.45 Acres, Ward 1 (McDonald), APN: 162-09-102-002.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to all applicable Conditions of Approval for Rezoning application Z-62-60, Plot Plan and Building Elevation Review application Z-62-60(1) and Variance application V-112-97.
2. 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.
3. All development shall be in conformance with the Site Development Plan and building elevations.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
5. All City Code requirements and design standards of all City departments must be satisfied.
6. 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.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION THAT BOTTOM 10 FEET OF THE WEST ELEVATION HAVE TWO COATS OF ANTI-GRAFFITI SEALANT.

Unanimous

(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated that in 1998 the applicant received a Variance to allow an addition to have the existing building go to the property line along the south, north, and west sides. At that time the proposed addition was approximately 16,000 square feet. The applicant is proposing to increase the addition to about 6,000 square feet and to add parking on the roof. The parking is to be screened with a six foot by six foot parapet. Staff recommended approval, subject to the conditions.

DAVID RODRIGUEZ, 6014 Maryland Parkway, appeared and represented the applicant.

RUSS BUTTON, Creel Printing, 2701 Westwood Drive, appeared to represent the application.

COMMISSIONER SKAAR asked if the west side of this building is directly across the freeway from Palace Station and if it will be built close to the property line.

MR. RODRIGUEZ said they have gotten a Variance to go within six inches off the property line.

COMMISSIONER SKAAR was concerned that this building will be covered with graffiti like other buildings in the immediate area. She does not want to have the west side of the building turn into a billboard.

MR. BUTTON responded that at the present time there is a freeway fence with razor wire on top about three feet from the building.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 31

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-62-60(2) - CREEL FAMILY TRUST

7. 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.

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

COMMISSIONER GORDON suggested in cases of excess graffiti that the applicant deposit \$5,000 with the City and if the applicant does not clean off the graffiti that money could be used for that purpose.

MR. BUTTON did not feel there is going to be a problem with keeping this property clean.

COMMISSIONER SKAAR suggested there could be an additional condition that from 10 feet down on top of the paint there would be two coats of clear anti-graffiti sealant.

MR. BUTTON agreed to putting anti-graffiti sealant on the building.

This is final action.

(6:52 - 6:58) 1 - 1560

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 32

20748

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-3.

Z-17-90(30) - PECCOLE 1982 TRUST
[RELATED TO ITEMS C-12, U-60-99 AND C-13,
U-61-99]

Request for a Site Development Plan Review on property located on the southeast corner of Charleston Boulevard and Hualapai Way FOR A PROPOSED 2,507 SQUARE FOOT CONVENIENCE STORE; AND FOR A 2,093 SQUARE FOOT FAST FOOD RESTAURANT, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 0.92 Acres, Ward 2 (Adamsen), APN: 163-06-111-001.

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The fuel island canopy shall be divided into smaller sections, shall utilize the same architectural features and colors of the proposed building, and shall incorporate recessed lighting.
2. Provide landscaping as required by Title 19A and the Las Vegas Urban Design Guidelines and Standards.
3. The floor plan shall be revised to include a permanent physical barrier between the fast food restaurant and the convenience store.
4. Submit revised site, elevation, landscape and floor plans for review and approval by the Planning and Development Department.
5. City of Las Vegas Parcel Map PM-48-98 must record prior to the issuance of any grading or building permits for this site as required by the Department of Public Works.

Quinn -

ABEYANCE TO THE 6/24/99 PLANNING COMMISSION MEETING.

Unanimous

(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated this request involves Item C-12, U-60-99, and C-13, U-61-99. The applicant has requested these items be held in abeyance to the 6/10/99 meeting because Item C-13 would require re-notification. Therefore, staff would like to have the three items held to the 6/24/99 meeting.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared to represent the applicant. These three items should be held to the 6/24/99 meeting.

To be heard by the Planning Commission on 6/24/99.

(6:18 - 6:19) 1 - 360

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 33

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-17-90(30) - PECCOLE 1982 TRUST
[RELATED TO ITEMS C-12, U-60-99 AND C-13,
U-61-99]

ABEYANCE

6. 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-17-90 and all other site-related actions as required by the Department of Public Works.

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

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

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

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 34

20749

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-17-90(30) - Peccole 1982 Trust [RELATED TO ITEMS C-12, U-60-99 and C-13, U-61-99]

ABEYANCE

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

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

13. 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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 1

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 35

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4.

Z-145-90(3) - WILD BILL'S, INC.

Request for a Site Development Plan Review on property located on the west side of 25th Street, between Eastern Avenue and Fremont Street, FOR A PROPOSED 58,030 SQUARE FOOT RETAIL SHOPPING CENTER, C-2 (General Commercial) Zone, Size: 4.1 Acres, Ward 3 (Reese), APN: 139-35-815-002.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Provide 24 inch box trees 20 feet on center along Eastern Avenue, 25th Street and Fremont Street frontages in the minimum 10 foot wide landscape planters with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. Provide one 24 inch box tree for every six (6) parking spaces in minimum 5 foot wide planters as required by the Urban Design Guidelines and Standards.
3. Prior to submittal of any construction drawings or the issuance of any permits, the applicant shall provide to the City a revised site plan showing the correct configuration of the proposed site in relation to the existing rights-of-way as required by the Department of Public Works. The applicant's engineer/architect should reference recorded documents #632:508705 and #55:46605 for existing conditions.
4. Dedicate, or provide proof of dedication, of a 25 foot radius on the northwest corner of 25th Street and Charleston Boulevard prior to the issuance of any permits as required by the Department of Public Works.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION THAT THE SOUTHERN BUILDING ELEVATION MATCH THE REMAINDER OF THE SHOPPING CENTER.

Motion carried with Gordon voting "No." (Buckley and Moran excused)

NOTE: COMMISSIONER GORDON made a motion for approval, subject to staff's conditions, and removal of enough buildings to obtain the required parking according to the City Code. Motion did not carry with Galati, Mack and Quinn voting 'No.'" (Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated the applicant is proposing to construct a retail shopping center consisting of a major retail building with a grocery store, retail shops, and four pad sites. Three of the pad sites are on the east side adjacent to 25th Street, with one pad site near the intersection of Eastern and 25th Street. There is also being proposed a 10,000 square foot banquet facility on the second floor of the major retail building. Access to the site is via one driveway from Eastern Avenue, one driveway from Fremont Street, and one driveway from 25th Street. Parking is located throughout the site oriented at 90 degrees with 24 foot wide drive aisles. Landscaping is shown around the perimeter of the site and consists of a minimum of 10 foot wide planters with trees and ground cover. Landscaping is also in the parking area and adjacent to the proposed buildings. The building elevations depict stucco exteriors with tile roofs. The major building also has a pyramid shaped architectural feature at each end of the building.

The original site plan showed a 10 foot setback along 25th Street. The plan was revised to provide the minimum 15 foot setback required by code. That results in a reduction of the pad sites.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 36

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-145-90(3) - WILD BILL'S, INC.

5. Construct a handicap ramp, if not already constructed, on the southwest corner of Eastern Avenue and 25th Street prior to occupancy of this site as required by 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. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation, the parking lot layout, and any additional rights-of-way required by Standard Drawing #201.1 prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any rights-of-way required shall be dedicated prior to the issuance of any permits for this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

8. Comply with the recommendations of the previously approved Traffic Impact Analysis prior to occupancy of this site as required by the Department of Public Works.

9. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Fremont Street and Eastern Avenue public rights-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

The applicant is also requesting, because this site is in the central business district, a waiver of parking that would be required. The code allows the Planning Commission to waive parking requirements for properties in the central business district. The applicant's justification is the 10,000 square foot banquet facility would operate in the evening hours and non-peak hours for the rest of the center. Staff feels the parking would be adequate.

The applicant has asked to reduce the landscape planters along the street frontages from 15 feet to 10 feet. Staff has no objection to that request. The additional 5 feet would result in a significant redesign of the project. However, those planters should consist of 24 inch box trees 20 feet on center along all street frontages with shrubs and ground cover.

Staff has some questions in regard to the pad site to the north because it is laid out in a way that could allow for a drive-up use. If there is some sort of automotive use with roll-up doors facing the street, it would require a Use Permit. The applicant would have to come back to the City if there are any changes to this proposal.

Staff recommended approval, subject to the conditions.

RON BALEWSKI, A.D.& D. Architects, 2160 West Charleston Boulevard, Suite J, appeared to represent the applicant. The site plan along 25th Street has been altered from 10 feet to 15 feet and has a 24 inch box tree at 20 feet on center with shrubs and ground cover as was required. The use of the pad at the far north of the property is unknown. They will apply for the appropriate use once that use is determined. He concurred with staff's conditions.

COMMISSIONER QUINN suggested the applicant be allowed to go through Express Plans Check since this property has been a blight for many years.

COMMISSIONER GORDON felt this property should not be expedited until it is designed properly even though it has been undeveloped for a long period of time.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 37

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-145-90(3) - WILD BILL'S, INC.

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

11. 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 moneys for the construction of neighborhood or local drainage improvements. The amount of such moneys 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.

12. Conformance to the Site Plan as amended by the above conditions.

13. Conformance to the Building Elevations.

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

COMMISSIONER SKAAR asked to see the elevations for the medical building.

MR. BALEWSKI showed those elevations on the monitor. He would be willing to have a condition added that the medical building is to continue with the theme of the rest of the mall.

COMMISSIONER SKAAR clarified that the elevations on the pads to the north and south are to follow the theme of the shopping center. The applicant will have to come back for a review of the site plan or review of condition if the use on one of the buildings is changed.

MR. BALEWSKI concurred with that additional condition.

COMMISSIONER GORDON asked where the main entrance is for the grocery market as he felt there may not be sufficient parking for the customers. There does not seem to be a location for the shopping carts indicated on the site plan. He also wondered how the trucks will be maneuvering to go to the receiving area.

MR. BALEWSKI explained that the main entrance is on the east side of the building facing 25th Street. There is a secondary entrance on the south. He felt there will be adequate parking and the grocery carts could be placed near the main entrance. Perhaps Building B could be moved farther north which would allow for more parking closer to the grocery market.

JOHN McDONALD, JWM Investments, Inc., 3301 Spring Mountain Road, Suite 12, appeared to represent the application. They will be sharing a driveway with Rite-Aid on the south side coming in off Fremont Street and have a cross access agreement with Rite Aid. Behind their grocery market is a 25 foot setback, plus the temporary curb will be removed.

MR. BALEWSKI further explained that there is a continuous service drive that opens up to the northerly part of the parking lot.

CHERI EDELMAN, Public Works, responded that Condition 7 indicates the applicant has to meet with the Traffic Engineer to review the on-site circulation.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 38

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-145-90(3) - WILD BILL'S, INC.

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

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

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

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

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

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

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

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

COMMISSIONER SKAAR felt the amount of parking in front of the main entrances is inadequate. She encouraged the applicant to further review their application and instead of having two sets of double doors along the east side, take either one and move it down to a double set of doors on the southeast corner where the majority of the parking is located. In addition, the cashiers and grocery carts should be moved farther south so they are located between the middle set of double doors and those that are farther south on the corner. That would be close to the entrance where people will be coming in off 25th Street.

MR. McDONALD said the shopping center is 90% leased. They have a grocery store anchor lined up.

COMMISSIONER GORDON said from his experience this grocery store should have 88 parking spaces near the front door. He made a motion for approval, subject to removal of an adequate amount of buildings so they comply with the City Code for parking.

VICE CHAIRMAN GALATI pointed out that this is in a CBD (Central Business District) area where there is no parking requirement, except for the banquet facility.

COMMISSIONER QUINN felt that a lot of the customers that will be shopping at the grocery store will not own a car.

DOUG POWELL, Planning and Development Department, explained that Title 19A states the Director of the Planning and Development Department or the City Council may waive the parking requirements for businesses located in the central business district.

This is final action.

(6:58 - 7:21) 1 - 1797

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 39

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-145-90(3) - WILD BILL'S, INC.

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 40

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-5.

SD-11-99 - JOHN D. FIELD

Request for a Site Development Plan Review on property located on the northeast corner of Vegas Drive and Mountain Trail FOR A PROPOSED 2,800 SQUARE FOOT, TWO-STORY OFFICE BUILDING, C-1 (Limited Commercial) Zone, Size: 0.65 Acres, Ward 1 (McDonald), APN's: 139-19-812-047 and 048.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The two legal parcels underlying this application site shall be reverted to acreage or administratively joined into a single parcel prior to the issuance of any permits for this site as required by the Department of Public Works.
2. Construct all incomplete half-street improvements on Vegas Drive and on Mountain Trail adjacent to this site as required by the Department of Public Works. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
3. 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.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION THAT THE EAST PROPERTY LINE HAVE A FIVE FOOT WIDE PLANTER WITH THE NORTHERN LANDSCAPING GOING TO THE PROPERTY LINE AND FINGER ISLAND REMOVED.

Unanimous

(Buckley and Moran excused)

HILLEVI DAVIS, Planning and Development Department, stated the original site plan submitted by the applicant did not meet code. It was deficient in parking and landscaping. A pre-application meeting was held with the applicant where he was advised of the various deficiencies, but the applicant wanted to move forward with his request. However, since then a revised site plan has been submitted which complies with all the requirements of Title 19A and the Las Vegas Urban Design Guidelines and Standards. The only vehicles that will be parked on the site will be light trucks and passenger vehicles. Staff recommended approval, subject to the conditions.

JOHN D. FIELD, 4527 Amber Canyon Drive, appeared to represent the application. On the back and side where the parking is located there is a requirement for landscaping. He has a construction business and wants to have the building in front with the parking in the back. It is secured on all three sides with a block wall and gate because it is imperative to have security where the trucks are parked since they carry a lot of tools. The design makes it difficult to see the landscaping on the back behind the block wall. This is not a retail business so they don't have many persons coming to the property. Landscaping requires extra maintenance and water.

MS. DAVIS responded that to the north is a commercial property that resembles residential. To the east are residential uses. The design of this subject building is residential in nature and the added landscaping will help to maintain that character. Additionally, the applicant has approximately 57 feet from the rear of the building to the parking spaces so there is adequate space available for landscaping planters. As the vegetation matures it will add to securing the site and protecting the tools and vehicles.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 41

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-11-99 - JOHN D. FIELD

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. 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 submitting a Traffic Impact Analysis, the applicant may contribute \$1,000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.-

COMMISSIONER SKAAR asked where the six foot high block walls will be located.

MR. FIELD explained that he plans to add a side wall on Mountain Trail from the back to the building. Where the main entrance is located will be a block wall and a gate so the property can be locked up at night. If the gate were open it may be possible to see a couple of trees and bushes.

COMMISSIONER QUINN made a motion for approval, subject to the rear landscaping and small finger island being removed and the remainder of the landscaping enhanced.

COMMISSIONER SKAAR wondered about having the trash enclosure located behind the block wall as it may be difficult for Silver State Disposal to pick up the trash.

MR. FIELD felt they will be able to set up a time when Silver State Disposal will pick up the trash. He was willing to relocate the trash enclosure, but had placed it in the back for aesthetic reasons. Perhaps a key can be provided to Silver State so they can get in and out.

COMMISSIONER SKAAR was in support of removing the landscaping on the northern portion of the property. However, the landscaping on the east property line will still be visible from the street.

COMMISSIONER QUINN amended his motion that the east property line have a five foot wide planter with the northern landscaping going to the property line and finger island removed.

This is final action.

(7:21 - 7:31) 1 - 2830

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

20753

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-11-99 - JOHN D. FIELD

APPROVED

5. Landscape and maintain all unimproved right-of-way on Vegas Drive adjacent to this site as required by the Department of Public Works.

6. Submit an Encroachment Agreement for all landscaping and private improvements located in the Vegas Drive public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 43

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C.

C-1.

PUBLIC HEARING ITEMS:

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's: 138-13-701-032, 037 and 038.

NOTICES MAILED: 111 (5/27/99 PC)
111 (5/13/99 PC)
111 (4/15/99 QPC)

APPROVALS: 0 (5/27/99 PC)

PROTESTS: 0 (5/27/99 PC)
0 (5/13/99 PC)
0 (5/13/99 PC)
0 (4/15/99 QPC)
1 (4/15/99 QPC)

STAFF RECOMMENDATION: APPROVAL

**Gordon -
APPROVED
Unanimous
(Buckley and Moran excused)**

DAVID PETROVICH, Planning and Development Department, stated this General Plan Amendment is the result of an Extension of Time approved by the City Council in June of last year for a Rezoning done by the County. It was conditioned that the City amend the General Plan designation on this site, unless the applicant applies for a new designation. The amendment will bring the future land use designations of Medium Density Residential and Service Commercial into consistency with the current zoning of R-3 and C-1, as well as in consistency of the approved development of an apartment complex or retail center and mini-warehouse facility. Staff recommended approval.

GREG BORGEL, 300 South 4th Street, said the developer consents to the amendment.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

MR. PETROVICH felt there should be a condition that the debris on the property be removed.

MR. BORGEL said he will get the developer to remove the debris prior to this application appearing before the City Council.

DEPUTY CITY ATTORNEY GEORGE noted that the vote was already recorded so a condition could not be added.

To be heard by the City Council on 6/28/99.

(7:31 - 7:34) 1 - 3380

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 44

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-2.

**ABEYANCE - RENOTIFICATION - 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 in the area bounded by Iron Mountain Road on the north, Decatur Boulevard on the east, Grand Teton Drive on the south and Jones Boulevard on the west, Ward 4 (Brown).

NOTICES MAILED: 53 (5/27/99 PC)
 53 (5/13/99 PC)

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. *The drainage study submitted for Z-16-98 is sufficient to satisfy this condition.*

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.

**Skaar -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Buckley and Moran excused)**

MATT PINJUV, Planning and Development Department, stated this item was on the May 13th Planning Commission meeting agenda. However, it was held in abeyance to allow for re-notification because the map was incorrect. That map has been corrected and a new notification sent to the property owners. The rights-of-way being eliminated or reduced as part of this application will be incorporated into the Iron Mountain Ranch development plan. Staff recommended approval, subject to the conditions.

VAN MARTIN, Champion Homes, 444 East Spring Mountain Road, Suite 120, appeared to represent the applicant. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 6/14/99 meeting. The Public Hearing will be heard by the City Council on 6/28/99.

(7:34 - 7:36) 1 - 3584

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 45

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

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

5. The Order of Vacation shall not be recorded until all of the above conditions have been met 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.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 46

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3.

ABEYANCE - U-46-99 - SAM FELDMAN
TRUST ON BEHALF OF SAM & BASIL HAMIKA

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.

NOTICES MAILED: 435 5/13/99 PC

APPROVALS: 184 Petition

PROTESTS: 1 Speaker
811 Petition

STAFF RECOMMENDATION: DENIAL; If Approved, subject to:

1. The sale of individual containers or any size beer, wine coolers or screw cap wine is prohibited.
2. Approval of this request does not constitute approval of a liquor license.
3. Conformance to Chapter 6.50 of the Zoning Code
4. All City Code requirements and design standards of all City departments must be satisfied.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND SALE OF BEER AND WINE NOT EXCEED 200 SQUARE FEET OF DISPLAY AREA.

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.

Unanimous

(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated this item was before the Planning Commission at the May 13th meeting. The applicant had requested abeyance. Staff has been unsuccessful in reaching the applicant to ascertain whether additional time is needed to finalize this request. The City's Zoning Code establishes the minimum distance requirements for this type of use from protected uses such as churches, schools, child care facilities, parks, etc. This request is in conformance with those requirements. However, staff believes this area has already reached the saturation point for businesses that sell alcohol. There are currently three businesses within 300 feet of the proposed location that sell alcohol. Staff recommended denial.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. The sale of beer and wine is in conjunction with a small neighborhood market. This market is not open 24 hours a day, no gasoline sales, and there will be a larger variety of products in the store than a 7-Eleven with a fresh produce section. This is compatible and harmonious with the surrounding area. It is an existing building off Rainbow and Washington, which are heavily traveled streets. Commercial has been developed to the north and south of this site. They have a petition with 184 signatures in support.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - U-46-99 - SAM FELDMAN
TRUST ON BEHALF OF SAM & BASIL HAMIKA

VICE CHAIRMAN GALATI declared the Public Hearing open.

MARK HARPER, 6324 Copperfield Avenue, appeared in protest. He submitted a petition with 811 signatures in protest. There are enough stores in the area where beer and wine is sold. The parking area is too small.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY BOB GRONAUER appeared in rebuttal. The neighbors who are in support of this request felt it would be an asset to the area because there are persons living in apartments who do not have transportation. There will not be a significant impact on the parking.

COMMISSIONER SKAAR pointed out that close to the east side of the property there are seven parking spaces and a trash enclosure. There is an electrical box and directly south is the trash enclosure for the retail center and the doors swing out to the south. She wondered if the trash enclosure will be moved or the parking spaces and finger planter removed.

MICHAEL FELDMAN, Sam Feldman Trust, 820 South Shadow Lane, Suite 200, appeared to represent the application. The trash enclosure is to the east of where it is shown on the site plan. They have an agreement with the adjoining property owner, The Lorenzi Center, where he has his trash dumpster in a larger enclosure along the south side of The Lorenzi Center. They are maintaining that area which has not been previously maintained. There is a recorded easement which covers Lots 1 and 2, the 7-Eleven and Lorenzi Center, for parking ingress and egress.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 48

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - U-46-99 - SAM FELDMAN
TRUST ON BEHALF OF SAM & BASIL HAMIKA

VICE CHAIRMAN GALATI asked if a certain percentage of the stock shelves is being allocated for beer and wine. He was concerned that the store is set so far back that it will just become a liquor store and not a market.

DEPUTY CITY ATTORNEY GEORGE said that could be a Condition of Approval.

ATTORNEY GRONAUER responded that less than 10% of the square footage of the store will be allocated to the sale of beer and wine.

VICE CHAIRMAN GALATI felt a lot of the customers will be walking to this market.

ATTORNEY GRONAUER suggested allocating 200 square feet for the sale of beer and wine.

COMMISSIONER SKAAR noted that 10% would be 195 square feet. She wondered how much storage area is in the back.

ATTORNEY GRONAUER said there is approximately 200 square feet in the back storage area.

The City Council will set a date for a Public Hearing on this item at their 6/14/99 meeting. The Public Hearing will be heard by the City Council on 6/28/99.

(7:36 - 7:54) 2 - 40

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 49

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4.

VAC-17-99 - HARMON/KOVAL LIMITED
LIABILITY COMPANY

Petition to Vacate Solar Avenue, east of Unicorn Street, Ward 4 (Brown).

NOTICES MAILED: 24

APPROVALS: 1 Letter

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Plan/Study required with Z-4-99 may be used for this if allowed by the Flood Control Section of 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.

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

(Buckley and Moran excused)

HILLEVI DAVIS, Planning and Development Department, stated that if this Vacation were approved, the applicant would not have to put Solar Avenue through a proposed development located to the north and east. Staff recommended approval, subject to the conditions.

ED TANEY, Alpha Engineering, 50 South Jones Boulevard, Suite 202, appeared to represent the applicant. He concurred with staff's conditions. He submitted a letter of concurrence signed by the affected property owner.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 6/14/99 meeting. The Public Hearing will be heard by the City Council on 6/28/99.

(7:54 - 7:56) 2 - 600

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 50

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VAC-17-99 - HARMON/KOVAL LIMITED
LIABILITY COMPANY

APPROVED

3. 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.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 51

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-5.

U-238-91(2) - UNION PACIFIC RAILROAD
COMPANY ON BEHALF OF GENERAL
OUTDOOR ADVERTISING

Two Year Required Review on an approved Special Use Permit on property located on the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, M (Industrial) Zone, Ward 3 (Reese), APN: 139-27-401-025.

NOTICES MAILED: 37

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This use shall be reviewed in November, 2000, at which time the City Council may require the signs top be removed.

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

Skaar -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated the City of Las Vegas Zoning Code permits the removal of off-premise signs if the conditions in the surrounding area have changed in a manner which no longer meets the standards for a Special Use Permit. In this case, little or no change has occurred in the area around the subject sign and the surrounding area remains primarily highway and railway right-of-way. Staff would like to have the item be reviewed in November of 2000 at the same time the signs on the Union Pacific site return for a review. Staff recommended approval.

BILL WYNN, General Outdoor Advertising, 632 South Hope Street, Ontario, California, appeared to represent the application. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER SKAAR commended staff for tying this with the other billboards on the site.

The City Council will set a date for a Public Hearing on this item at their 6/14/99 meeting. The Public Hearing will be heard by the City Council on 6/28/99.

(7:56 - 7:58) 2 - 665

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 52

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6.

U-55-99 - MARIA ENAMORADO ON BEHALF OF TALAL NAFSO [RELATED TO ITEM C-7, U-62-99]

Request for a Special Use Permit on property located at 720 West Owens Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 2,500 SQUARE FOOT CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-22-402-005.

Gordon -

ABEYANCE OF ITEM C-6 [U-55-99] AND C-7 [U-62-99] TO THE 6/10/99 PLANNING COMMISSION MEETING.

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

MATT PINJUV, Planning and Development Department, stated the applicant has requested abeyance for Item C-6 [U-55-99] and Item C-7 [U-62-99] in order to meet with the West Las Vegas Neighborhood Executive Board on 6/1/99. Staff would like these items held to the 6/10/99 meeting.

TONY AMATO, 1725 East Warm Springs Road, Suite 11, appeared and represented the applicant. These items should be held to the 6/10/99 meeting.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

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

(6:20 - 6:21) 1 - 416

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 53

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-7.

U-62-99 - MARIA ENAMORADO ON BEHALF OF TALAL NAFSO [RELATED TO ITEM C-6, U-55-99]

Request for a Special Use Permit on property located at 720 West Owens Avenue FOR A SERVICE STATION (GASOLINE SALES) IN CONJUNCTION WITH AN EXISTING 2,500 SQUARE FOOT CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-22-402-005.

Gordon -

ABEYANCE ITEM C-6, [U-55-99] AND C-7, [U-62-99] TO THE 6/10/99 PLANNING COMMISSION MEETING.

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

(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated the applicant has requested abeyance on Item C-6 [U-55-99] and Item C-7 [U-62-99] in order to meet with the West Las Vegas Neighborhood Executive Board on 6/1/99. Staff would like these items held to the 6/10/99 meeting.

TONY AMATO, 1725 East Warm Springs Road, Suite 11, appeared and represented the applicant. These items should be held to the 6/10/99 meeting.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

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

(6:20 - 6:21) 1 - 416

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 54

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-8.

U-56-99 - DALE AND LESLEY HOWARD ON
BEHALF OF VOLT ELECTRIC

Request for a Special Use Permit on property located at 5220 West Charleston Boulevard FOR A 39 FOOT 6 INCH HIGH, 10 FOOT 6 INCH X 36 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 138-36-803-013.

Quinn -
WITHDRAWN WITH PREJUDICE.
Unanimous
(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated that upon a site inspection, staff discovered there is another off-premise sign closer than 300 feet of this sign. At the time the applicant made the request for abeyance, it was unknown that the sign in question was a legal sign. Action should be taken on this application as it cannot be approved.

VICE CHAIRMAN GALATI recalled this item after Item No. C-5 [u-238-91(2)] was heard.

MR. PINJUV said the applicant had required this item be held in abeyance. Upon site inspection it was determined there is another off-premise sign less than 300 feet from this sign. The sign portion of the Zoning Code does not allow approval of this sign because of its close proximity to another sign. The reason for the abeyance was to determine whether the sign on the other side of the street had been permitted. It was determined it had been permitted in 1974.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

(6:21 - 6:22) 1 - 456
(7:58 - 8:01) 2 - 740

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 55

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-9.

U-57-99 - PENTECOSTAL TEMPLE CHURCH
OF GOD IN CHRIST

Request for a Special Use Permit on property located at 604, 610 and 614 Jefferson Avenue FOR AN ADDITION TO THE EXISTING CHILD DEVELOPMENT CENTER, R-3 (Medium Density Residential and Apartment) Zone, Ward 3 (Reese), APN's: 139-27-210-046, 047 and 048.

NOTICES MAILED: 163

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Provide minimum 8 foot wide landscape planters along the north, east and west property lines and a minimum 15 foot wide planter along Jefferson Avenue consisting of 24 inch box trees 20 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. The applicant must submit revised site and landscaping plans demonstrating compliance with the City of Las Vegas Zoning Code and the Urban Design Guidelines for administrative approval as required by the Planning and Development Department.
3. The applicant shall combine the three lots underlying this development into one parcel prior to the approval of any building permits on this site as required by the Planning and Development Department.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH APPLICANT TO WORK WITH STAFF ON THE LANDSCAPING ON THE NORTH SIDE.

**Motion carried with Skaar abstaining from voting because this application is within the borders of her West Las Vegas Neighborhood Executive Board.
(Buckley and Moran excused)**

MATT PINJUV, Planning and Development Department, stated the addition to this existing child development center will result in four additional classrooms. Access to the site is via one driveway from Jefferson Avenue. Parking is located on the east side of this site and oriented at 90 degrees with a 32 foot wide drive aisle. Landscaping is shown along Jefferson Avenue frontage with 15 gallon trees 20 feet on center and along the west property line with 15 gallon trees 30 feet on center. No landscaping is shown along the north and east property lines. The applicant is also proposing to retain the existing chain link fence along the front property line. Staff finds this expansion is compatible with the surrounding land uses and development and the proposed addition does not extend the existing structure closer to the adjacent right-of-way. Approval of this request would not result in the introduction of new uses to this site. Staff feels the minimum landscaping standards should be applied, which includes planters along the north and east property lines eight feet wide and the fence back 15 feet from the street frontage with the landscaping outside the fence with 24 inch box trees on center along all the property lines. Staff recommended approval, subject to the conditions.

JAMES CHAPMAN, Pentecostal Temple Church of God in Christ, 3366 Fandanso Place, appeared to represent the church. On the north side is a 140' x 50' green lawn already existing. They would like consideration of the eight feet of landscaping on that side. They have always put fences up for security reasons.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 56

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-57-99 - PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST

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

5. 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 as required by the Department of Public Works. Driveways, including gated driveways, shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Comply with the recommendations of the Traffic Engineering representative as required by the Department of Public Works.

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

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

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

MR. PINJUV said staff's primary concern along the north property line is where the parking area extends to the alley. Staff would like a landscape planter in the parking area, but is not as concerned about landscaping in the playground area.

MR. CHAPMAN agreed to putting in a landscape planter in the parking area but stopping it at the green lawn. He wants to make sure they have enough square footage allocated for each child.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 6/14/99 meeting. The Public Hearing will be heard by the City Council on 6/28/99.

(8:01 - 8:08) 2 - 820

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 57

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-57-99 - PENTECOSTAL TEMPLE CHURCH
OF GOD IN CHRIST

APPROVED

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

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

11. 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.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 58

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-10.

U-58-99 - LAS VEGAS RANCHO PARTNERS
LIMITED LIABILITY COMPANY

Request for a Special Use Permit on property located at 4588 North Rancho Drive FOR A PROPOSED CAR RENTAL BUSINESS, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN's: 138-02-203-001 and 002.

NOTICES MAILED: 342

APPROVALS: 0

PROTESTS: 0

CONCERNS: 52

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. No more than five (5) passenger automobiles for rental purposes shall be located on this site at any one time.
2. All rental vehicles shall be stored in the rear parking area only.
3. Cleaning and maintenance of all rental vehicles shall take place off-site at appropriate facilities.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. 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.

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

HILLEVI DAVIS, Planning and Development Department, stated this is a request for a rental car agency within a shopping center that is currently under construction. There was a concern by the surrounding property owners of a previously approved mini storage facility that has not yet been built which will surround this center. However, the car rental business is the only use to be considered at this meeting. It is not unusual to have a small car rental facility in this area. A couple of months ago a similar facility was approved south of this location along North Rancho Drive. The applicant is proposing to park five vehicles behind the building so they will not be as visible from the right-of-way. Staff recommended approval.

RICHARD PURVIS, Las Vegas Rancho Partners, L.L.C., 6345 Balboa Boulevard, Suite 145, Encino, California, appeared to represent the application. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 6/14/99 meeting. The Public Hearing will be heard by the City Council on 6/28/99.

(8:08 - 8:10) 2 - 1063

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 59

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-11.

U-59-99 - LONE MOUNTAIN DEVELOPERS, INC.

Request for a Special Use Permit on property located on the east side of Jones Boulevard and the north side of Lone Mountain Road FOR A PROPOSED MINI-STORAGE FACILITY, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 2.69 Acres, Ward 4 (Brown), APN: 125-36-403-001 and 004.

Quinn - ABEYANCE TO THE 6/24/99 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. (Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated staff would like to have this item held in abeyance to allow a Variance on this site to be heard by the Board of Zoning Adjustment. The applicant had no objection to having this heard by the Planning Commission on 6/24/99.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 7th Floor, 3800 Howard Hughes Parkway, appeared to represent the applicant. It would be acceptable to have this item held in abeyance.

To be heard by the Planning Commission on 6/24/99.

(6:22 - 6:23) 1 - 500

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 60

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-12.

U-60-99 - PECCOLE 1982 TRUST [RELATED TO ITEMS B-3, Z-17-90(30) AND C-13, U-61-99]

Request for a Special Use Permit on property located on the southeast corner of Charleston Boulevard and Hualapai Way FOR a service station (gasoline sales) IN CONJUNCTION WITH A PROPOSED 2,507 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN: 163-06-111-001.

NOTICES MAILED: 528 (Mailed with U-61-99)

APPROVALS: 0

PROTESTS: 1

Quinn -

ABEYANCE OF ITEM C-12 [U-60-99] AND C-13 [U-61-99] TO THE 6/24/99 PLANNING COMMISSION MEETING.

Unanimous

(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated this request involves Item B-3 [Z-17-90(30)] and C-13 [U-61-99]. The applicant has requested these items be held in abeyance to the 6/10/99 meeting. Because Item C-13 would require re-notification, staff would like to have the three items held to the 6/24/99 meeting.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared to represent the applicant. These items should be held to the 6/24/99 meeting.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on 6/24/99.

(6:19 - 6:20) 1 - 400

20762

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 61

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-13.

U-61-99 - PECCOLE 1982 TRUST [RELATED TO ITEMS B-3, Z-17-90(30) AND C-12, U-60-99]

Request for a Special Use Permit on property located on the southeast corner of Charleston Boulevard and Hualapai Way FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 2,507 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Adamsen), APN: 163-06-111-001.

NOTICES MAILED: 528 (Mailed with U-60-99)

APPROVALS: 0

PROTESTS: 1

Quinn -

ABEYANCE OF ITEM C-12 [U-60-99] AND C-13 [U-61-99] TO THE 6/24/99 PLANNING COMMISSION MEETING.

Unanimous

(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated this request involves Item B-3 [Z-17-90(30)] and C-12 [U-60-99]. The applicant has requested these items be held in abeyance to the 6/10/99 meeting. Because this item would require re-notification, staff would like to have the three items held to the 6/24/99 meeting.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared to represent the applicant. These items should be held to the 6/24/99 meeting.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on 6/24/99.

(6:19 - 6:20) 1 - 400

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

20763

City of Las Vegas

AGENDA & MINUTES

Page 62

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-14:

Z-99-98 - WELLINGTON BUILDERS OF NORTH AMERICA

Request for a Rezoning on property located on the south side of Craig Road, approximately 990 feet west of Vegas Vista Trail, FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development), PROPOSED USE: ADDITION TO THE LONE MOUNTAIN MASTER PLAN, Size: 2.85 Acres, Ward 4 (Brown), APN: 137-01-701-001.

NOTICES MAILED: 13

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Revised plans incorporating this area into Site Development Plan Review application Z-33-97(9) must be submitted for administrative approval prior to the submittal of a Tentative Map on this site as required by the Planning and Development Department.
2. Provide paved, legal access to this site along a logical route prior to occupancy of any units on this site as required by the Department of Public Works. If such access requires the use of patent easement corridors, coordinate with the City to obtain Declarations of Utilization for such corridors.
3. Coordinate the extension and oversizing of public sewer servicing this site with the Department of Public Works prior to the submittal of any sewer construction plans or the issuance of any permits as required by the Department of Public Works.

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

MATT PINJUV, Planning and Development Department, stated this property is being rezoned to incorporate it into a 58 acre, 234 lot single family development, that is part of the Lone Mountain Master Plan. The layout of the subdivision is being reviewed under a separate Site Development Plan Review, Z-33-97(9). This site is designed PCD on the Northwest Amendment to the General Plan, which allows for mixed use developments. The proposed PD zoning is compatible with the Planned Development to the south and east.

With regard to the site plan, there are no conditions to imposed on this small site. However, the applicant is being required to submit revised plans for administrative approval under the above-mentioned Site Development Plan Review. Staff recommended approval, subject to the conditions.

CHERYL BEEMAN, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent Wellington Builders. She concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

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

(8:10 - 8:13) 2 - 1145

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 63

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-99-98 - WELLINGTON BUILDERS OF NORTH AMERICA

APPROVED

4. 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, 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. The Drainage Plan/Study required with the Z-33-97(2) may fulfill this requirement if it incorporates the area proposed to be rezoned with this action.

5. A resolution of intent with a twelve month time limit.

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.

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

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

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

20764

City of Las Vegas

AGENDA & MINUTES

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-15.

Z-25-99 - CHARLES TARR, JR. UNITRUST

Request for a Rezoning on property located at 22 North Pecos Road and 3505 East Charleston Boulevard, FROM: R-1 (Single-Family Residential), R-2 (Medium-Low Density Residential) and C-1 (Limited Commercial) TO: C-1 (Limited Commercial), PROPOSED USE: FUTURE COMMERCIAL, Size: 2.86 Acres, Ward 3 (Reese), APN's: 140-31-401-027 and 034.

NOTICES MAILED: 159

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Site Development Plan Review must be approved by the Planning Commission prior to the approval of any permits on this site as required by the Planning and Development Department.

2. Dedicate or Quit-Claim to the City (or provide proof of previous dedication or quit-claim) 30 feet of right-of-way adjacent to the northernmost "finger" of the overall legal parcel (labeled as "not-a-part on this site-plan) for Johnson Street prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in this dedication.

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

MATT PINJUV, Planning and Development Department, stated the purpose of this Rezoning is to take the multiple zonings on this site and bring them under one zoning district. The site is designated SC (Service Commercial) on the Southeast Sector of the General Plan. That category allows for office, retail, or other low intensity commercial uses. The proposed C-1 zoning is compatible with this General Plan designation. C-1 is compatible with the surrounding zonings and land uses in the area. At this time the applicant has no site plan, so staff would require that any development will have to come back for a Site Development Plan Review prior to issuance or approval of any permits. Staff recommended approval, subject to the conditions.

ASHLEY HALL, 4651 White Rock, appeared to represent the applicant. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

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

(8:13 - 8:17) 2 - 1240

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 65

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-25-99 - CHARLES TARR, JR. UNITRUST

APPROVED

3. Construct all incomplete half-street improvements (sidewalk) on Charleston Boulevard adjacent to the entire legal parcel of which this site is a part concurrent with development of this site as required by the Department of Public Works.

4. 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.

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

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 66

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-25-99 - CHARLES TARR, JR. UNITRUST

APPROVED

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 developer may contribute \$4,500 to the City of Las Vegas for general traffic mitigation within this neighborhood 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 moneys for the installation or upgrading 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. A Drainage Plan and Technical Drainage Study covering both legal parcels of which this site is a part must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute moneys for the construction of neighborhood or local drainage improvements. The amount of such moneys shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

7. A resolution of intent with a twelve month time limit.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 67

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-16.

Z-26-99 - MARY GRACE HARPER

Request for a Rezoning on property located on the west side of Rainbow Boulevard, approximately 270 feet north of Craig Road, FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial), PROPOSED USE: 7,980 SQUARE FOOT ANIMAL HOSPITAL, Size: 1.02 Acres, Ward 4 (Brown), APN: 138-03-602-014.

NOTICES MAILED: 200

APPROVALS: 0

PROTESTS: 1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Site Development Plan Review for the west portion of this site must be approved by the Planning and Development Department prior to the approval of any permits for that portion of the site.
2. Construct half-street improvements on Rainbow Boulevard 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.
3. Extend public sewer in Rainbow Boulevard to the north edge of this site concurrent with development of this site as required by the Department of Public Works.

Skaar -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Buckley and Moran excused)

MATT PINJUV, Planning and Development Department, stated this building is placed toward the northeast corner of the site with parking south of the building. Access to the site is via one 24 foot wide driveway from Rainbow Boulevard. Landscaping is shown around the perimeter of the site and consists of 24 inch box trees 20 feet on center along Rainbow and 30 feet on center along the north, south and west property lines. The building elevations depict a stucco exterior with metal canopy, glass block accents, and flat roof. There is no development proposed at this time for the western 22,000 square feet of the site. This site is designated as SC (Service Commercial) on the Northwest Amendment to the General Plan. The proposed C-1 zoning is compatible with that land use designation. It is compatible with the C-1 zoning to the west and south. An application has been filed to rezone the property to the north to C-1. Staff has no objection to the development of this site as proposed, subject to the applicant coming back for a Site Development Plan Review for the not-a-part portion. Staff recommended approval, subject to the conditions.

CURT CARLSON, JMA Architecture Studios, 4292 South Maryland Parkway, appeared to represent the applicant. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present in opposition.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 68

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-26-99 - MARY GRACE HARPER

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

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. 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 moneys shall be contributed prior to the issuance of any permits. 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

COMMISSIONER QUINN asked if this will be an animal hospital with outdoor dog runs.

MR. CARLSON replied that this is a specialty facility, not a general veterinary hospital. They do diagnostic work and surgery. The animals are recommended by other veterinarians to go to this facility. There are very few animal kennels because they usually don't keep animals, just those that have just come out of surgery. In addition, most of the animals are incapacitated so they are not outside.

To be heard by the City Council on 6/28/99.

(8:17 - 8:21) 2 - 1370

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 69

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-26-99 - MARY GRACE HARPER

APPROVED

contribute \$1,500.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic moneys for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.

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

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

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

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

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

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 70

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-26-99 - MARY GRACE HARPER

APPROVED

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

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

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

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

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

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

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

PLANNING COMMISSION

MEETING OF
MAY 27, 1999

City of Las Vegas

AGENDA & MINUTES

Page 71

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D.

CITIZENS PARTICIPATION:

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

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:21 p.m.

PLANNING AND DEVELOPMENT DEPARTMENT



MATT PINJUV, PLANNER II

/lo