

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 10, 1999

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

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COMMISSIONERS

MICHAEL BUCKLEY, CHAIRMAN
CRAIG GALATI, VICE CHAIRMAN
HANK GORDON
MICHAEL MACK
MARILYN MORAN
STEPHEN QUINN
LENI SKAAR

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the May 13, 1999 Planning Commission Meeting

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

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

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A. CONSENT ITEMS:

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

- A-1. TM-24-99 - ALTA MIRA COMMERCIAL - JOEL LAUB - Request for a Tentative Map on property located on the north side of Craig Road and the east side of Jones Boulevard, C-1 (Limited Commercial) Zone, Size: 9.21 Acres, No. of Lots: 2, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-2. TM-25-99 - TALON POINTE, SUMMERLIN VILLAGE 3, PARCEL N - CAPITAL PACIFIC HOMES - Request for a Tentative Map on property located on the southeast corner of Anasazi Drive and Town Center Drive, P-C (Planned Community) Zone, Size: 8.66 Acres, No. of Lots: 37, Ward 2 (Adamsen).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-3. TM-26-99 - PRAIRIE ROSE PARK - AMSTAR HOMES - Request for a Tentative Map on property located on the southwest corner of Jo Marcy Drive and Cimarron Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre), Size: 41.86 Acres, No. of Lots: 188, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-4. FM-35-99 - MADRE MESA NORTH - SAXTON, INC. - Request for a Final Map on property located on the northeast corner of Madre Mesa Drive and Michael Way U (Undeveloped) Zone [L (Low Density Residential) and LI/R (Light Industry/Research) General Plan Designations] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Size: 23.87 Acres, No. of Lots: 131, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-5. FM-36-99 - GRANDE RONDE UNIT 2 - GRANDE RONDE, INC. - Request for a Final Map on property located on the east side of Cimarron Road, 330 feet north of Ann Road FOR A SINGLE FAMILY SUBDIVISION, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), No. of Lots: 20, Size: 5.97 Acres, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-6. FM-37-99 - TULE SPRINGS RANCH NORTH UNIT 1 - WL HOMES, LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the east side of Durango Drive, north of Racel Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Size: 11.49 Acres, No of Lots: 39, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

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- A-7. FM-39-99 - TALON POINTE UNIT 3, SUMMERLIN VILLAGE 3, PARCEL N - CAPITAL PACIFIC HOMES - Request for a Final Map on property located on the southeast corner of Anasazi Drive and Town Center Drive, P-C (Planned Community) Zone, Size: 8.66 Acres, No. of Lots: 37, Ward 2 (Adamsen).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-8. TM-73-97(1) - TROPICAL/THOM - MEADOW RIDGE 35 & 55, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an Approved Tentative Map on property located on the northeast corner of Tropical Parkway and Thom Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Size: 17.6 Acres, No. of Lots: 140, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-9. TM-30-98(1) - STONE MOUNTAIN - STONE MOUNTAIN LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Tentative Map on property located on the northwest corner of Grand Teton and Buffalo Drive, From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Size: 76.78 Acres, No of Lots: 288, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-10. TM-31-98(2) - MYSTIC VALLEY - RICHMOND AMERICAN HOMES - Request for an Extension of Time on an approved Tentative Map on property located on the northwest corner of Horse Drive and Durango Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Size: 41.79 Acres, No. of Lots: 103, Ward 4 (Brown).

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- A-11. A-34-99(A) - KENNETH & MAXINE DABB - Petition to Annex property generally located on the northeast corner of Pioneer Way and Centennial Parkway, containing approximately 2.79 acres of land, Ward 4 (Brown), APN's: 125-22-407-005, 006 and 007.

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

B. NON PUBLIC HEARING ITEMS:

- B-1. Z-80-65(2) - LAULE BECKER II ON BEHALF OF McDONALD'S CORPORATION - Request for a Review of Condition on an approved Site Development Plan Review on property located at 481 South Decatur Boulevard TO REVISE CONDITIONS OF APPROVAL TO DELETE THE REQUIREMENTS FOR A RIGHT-TURN LANE, AN ACCESS DRIVE, AND A REDESIGN OF PARKING LOT (CONDITIONS 5, 7 AND 8), C-2 (General Commercial) Zone, Ward 1 (McDonald), APN: 139-31-202-007.

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- B-2. Z-102-73(10) - WOODROW AND INA WAGNER ON BEHALF OF ARTHUR ELLIOTT - Request for a Site Development Plan Review on property located at 4618 Meadows Lane FOR A 2,992 SQUARE FOOT ADDITION TO AN EXISTING OFFICE BUILDING, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 139-31-110-007.

NOT A PUBLIC HEARING P.C.: FINAL ACTION

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- B-3. Z-68-95(3) - VILLAGE BUILDERS LIMITED PARTNERSHIP - Request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, approximately 145 feet west of Torrey Pines Drive FOR A PROPOSED 6,700 SQUARE FOOT COMMERCIAL BUILDING, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 0.80 Acres, Ward 1 (McDonald), APN: 163-02-114-003.

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- B-4. SD-13-99 - ROMAN CATHOLIC BISHOP OF LAS VEGAS - Request for a Site Development Plan Review on property located at 7260 West Sahara Avenue FOR A PROPOSED 3,306 SQUARE FOOT ADDITION TO AN EXISTING CHURCH, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Size: 5.26 Acres, Ward 1 (McDonald), APN: 163-03-805-001.

NOT A PUBLIC HEARING P.C.: FINAL ACTION

- B-5. SD-14-99 - GARY CROWE ON BEHALF OF STANDARD WHOLESALE SUPPLY COMPANY - Request for a Site Development Plan Review on property located at 855 West Bonanza Road FOR A PROPOSED 14,627 SQUARE FOOT OFFICE/WAREHOUSE BUILDING, M (Industrial) Zone, Size: 3.27 Acres, Ward 3 (Reese), APN's: 139-28-801-007 and 015.

NOT A PUBLIC HEARING P.C.: FINAL ACTION

C. PUBLIC HEARING ITEMS:

- C-1. ABEYANCE - U-55-99 - MARIA ENAMORADO ON BEHALF OF TALAL NAFSO [RELATED TO ITEM C-2, 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.: 7/12/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-2. ABEYANCE - U-62-99 - MARIA ENAMORADO ON BEHALF OF TALAL NAFSO [RELATED TO ITEM C-1, 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.: 7/12/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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

PUBLIC HEARING - IF APPROVED: C.C.: 7/12/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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- C-4. FM-38-99 - TULE SPRINGS RANCH SOUTH - UNIT 1 - WL HOMES, LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the east side of Durango Drive and the north side of Racel Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 12.71 Acres, No. of Lots: 44, Ward 4 (Brown).

PUBLIC HEARING P.C.: FINAL ACTION

- C-5. SNC-1-99 - RUSSELL G. & VERLA M. KRAMER - Request for a Street Name Change from Tony Atchley Drive to Highland Falls Drive between Villa Ridge Drive and Sun City Boulevard, P-C (Planned Community) Zone, Ward 2 (Adamsen).

PUBLIC HEARING SET DATE: 6/28/99 C.C.: 7/12/99

- C-6. MSH-2-99 - STANPARK HOMES, ET AL - Request to Amend the Master Plan of Streets and Highways to delete Alexander Road, an 80 foot right-of-way, and the unnamed north-south 80 foot right-of-way, between Cheyenne Avenue and Lone Mountain Road, and to add a north-south roadway as a 80 foot right-of-way between Cheyenne Avenue and Alexander Road with appropriate transition areas and as an 80 foot right-of-way between Alexander Road and Lone Mountain Road. Also, to extend Alexander Road as an 80 foot right-of-way from the proposed Western Leg of the Beltway, westward to the proposed north-south roadway, Ward 4 (Brown).

PUBLIC HEARING SET DATE: 6/28/99 C.C.: 7/12/99

- C-7. VAC-18-99 - LAS VEGAS RESCUE MISSION AND WOMEN'S AND CHILDREN'S SHELTER - Petition to vacate "E" street (70 feet wide) and all public alleys (20 feet wide) generally located on the north side of Bonanza Road, between "F" street and "E" street, Ward 3 (Reese).

PUBLIC HEARING SET DATE: 6/28/99 C.C.: 7/12/99

- C-8. U-49-99 - ALSTATE ENTERPRISES, INC. - Request for a Special Use Permit on property located at 1901 North Rancho Drive FOR A NON-CONFORMING 14,900 SQUARE FOOT CASINO/MICROBREWERY, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 139-19-703-032.

PUBLIC HEARING - IF APPROVED: C.C.: 7/12/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-9. U-63-99 - S&S #2, LIMITED LIABILITY COMPANY ON BEHALF OF AJ'S MINI MART - Request for a Special Use Permit on property located at 400 North Eastern Avenue FOR RESTRICTED GAMING (15 SLOT MACHINES) IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE, R-3 (Medium Density Residential) under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN: 139-36-210-003.

PUBLIC HEARING - IF APPROVED: C.C.: 7/12/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-10. U-64-99 - SHAWBETH, INC. ON BEHALF OF R.D.S., INC. - Request for a Special Use Permit on property located on the north side of Sahara Avenue, approximately 330 feet west of Montessori Street, TO ALLOW USED MOTOR VEHICLE SALES, U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and PR (Professional Office and Parking), Pending C-2 (General Commercial) Zone, Ward 1 (McDonald), APN: 163-03-806-001.

PUBLIC HEARING - IF APPROVED: C.C.: 7/12/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

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- C-11. U-65-99 - ORO, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located at 908 West Monroe Avenue FOR A 2,520 SQUARE FOOT COMMERCIAL CHILD CARE CENTER, R-3 (Medium Density Residential) Zone, Ward 3 (Reese), APN: 139-28-503-023.

PUBLIC HEARING - IF APPROVED: C.C.: 7/12/99 - IF DENIED: P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

- C-12. Z-100-97(1) - UNION PACIFIC RAILROAD - Request for a Development Standard and Master Plan Review of Lot 1 of the Parkway Center Planned Development on property located on the south side of Bonneville Avenue, between Interstate 15 and Grand Central Parkway, FOR A PROPOSED MIXED USE DEVELOPMENT, PD (Planned Development) Zone, Size: 39.20 Acres, Ward 3 (Reese), APN: 139-33-710-001.

PUBLIC HEARING C.C.: 6/14/99

- C-13. Z-23-99 - J. W. M. INVESTMENTS, INC. - Request for a Rezoning on property located at 808 Sunny Place, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: A 11,173 SQUARE FOOT COMMERCIAL BUILDING, Size: 0.99 Acres, Ward 3 (Reese), APN: 139-28-304-002.

PUBLIC HEARING C.C.: 7/12/99

- C-14. Z-27-99 - BUREAU OF LAND MANAGEMENT ON BEHALF OF CITY OF LAS VEGAS - Request for a Rezoning on property located on the southwest corner of Buffalo Drive and Wittig Avenue, From: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] To: C-V (Civic), PROPOSED USE: A 10,152 SQUARE FOOT FIRE STATION AND FUTURE PARK, Size: 20 Acres, Ward 4 (Brown), APN: 125-21-601-002.

PUBLIC HEARING C.C.: 7/12/99

- C-15. Z-29-99 - RONALD AND SHIRLEY LUSCH ON BEHALF OF JW SLIGAR - Request for Rezoning on property located at 4485 North Rainbow Boulevard, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: OFFICE CONVERSION, Size: 1.22 Acres, Ward 4 (Brown), APN: 138-03-602-013.

PUBLIC HEARING C.C.: 7/12/99

- C-16. TA-3-99 - Discussion and possible recommendation to amend Title 19A.04.010 Table 2 Use Tables - Child Care Group Home (7-12 Children) to require a Special Use Permit in R-CL.

And to amend Title 19A.04.050 Special Use Permits to add the minimum requirements for a Special Use Permit for a Child Care Group Home (7-12 Children).

Also, to modify Section 19A.06.040 to allow Child Care Group Home (7-12 Children) in R-PD zoning districts by means of a Special Use Permit.

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
JUNE 10, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

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

EXCUSED:

Michael Mack
Marilyn Moran

STAFF PRESENT:

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

ANDREW REED, Planning and Development Department, called the Briefing to order at 5:36 P.M.

Item No. A-8, TM-73-97(1):

ANDREW REED, Planning and Development Department, began by saying the applicant has requested withdrawal of this item. The last Final Map associated with this Tentative Map has been recorded, rendering this application unnecessary.

Item No. A-9, TM-30-98(1):

MR. REED said this is the Stone Mountain subdivision proposed for the northwest corner of Grand Teton Drive and Buffalo Drive. Because of issues raised regarding the Conditions of Approval of the rezoning associated with this application, staff is requesting that the Tentative Map be held in abeyance until the July 8th meeting.

BOB GENZER, Planning and Development Department, added that a condition of the zoning was the applicant had to provide improvement plans to the City within 120 days, but has made no effort to satisfy that condition.

Item No. C-4, FM-38-99:

VICE CHAIRMAN GALATI asked why this item is on the Public Hearing portion of the agenda.

MR. REED answered that there was a condition applied to the Tentative Map to have it heard at a Public Hearing.

Item No. C-8, U-49-99:

MR. REED said the representative for Ernie's Casino has been unexpectedly called out of town so they requested abeyance to 6/24/99. This will be heard by the Board of Zoning Adjustment on 7/6/99.

COMMISSIONER SKAAR thought it should be held until after the Board of Zoning Adjustment meeting.

DEPUTY CITY ATTORNEY STEVE GEORGE added that the critical issue is when they can get to the City Council for the Variance.

CHAIRMAN BUCKLEY felt it could be held for two weeks and then held for another two weeks.

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

VICE CHAIRMAN GALATI asked the square footage of the gaming area.

JOEL McCULLOCH, Planning and Development Department, answered that he will contact the applicant to obtain that information.

Item No. C-14, Z-27-99:

RICK SCHRODER, Public Works, advised that his department would like to add to Condition No. 5 that the applicant is to work with the Traffic Engineer.

GENERAL DISCUSSION:

MR. GENZER introduced a new employee in the Planning and Development Department, Christopher Glore.

DOUG POWELL, Planning and Development Department, said the City sent a letter to the West Las Vegas Neighborhood Executive Board to clarify confusion in their process of zoning cases. They are a recommending board to this body. Staff has asked them to make recommendations in their area of influence, but applicants don't need a letter of approval from them. They can submit a letter to the Planning Commission and City Council, but the ultimate decision lies with the Planning Commission and City Council.

Mr. Reed adjourned the Briefing at 5:55 P.M.

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMPUTER ACCESS TO ZONING CODE

DOUG POWELL, Deputy Director, Planning and Development, gave a presentation on the new Internet computer access to the Zoning Code prior to the commence of the regular meeting.

This computer access is entitled Visual Interactive Zoning Code. It will make access to the Zoning Code and zoning information easier for customers.

In the Internet there will be a main page with an Introduction, How to Use, and Zoning Code. He showed on the monitor what the chapters contain in the Zoning Code. There are pictures, texts, definitions, and videos.

Updating the Zoning Code will be automatic, so customers will not have to continually purchase a Zoning Code booklet and then wonder if it is the most up-to-date version.

This is one of the first applications in the country using this tool.

MR. POWELL introduced MIKE GRITZ, who is a GIS Analyst in the Comprehensive Planning Division of the Planning and Development Department.

MIKE GRITZ added that this procedure will be on the Internet on June 14, 1999. The City's address on the Internet is www.ci.las-vegas.nv.us.

AL GALLEGGO appeared to voice his concern that the City does not always post meeting agendas, etc. regularly on the Internet.

MR. POWELL responded that the meeting agendas, etc. are governed by the Department of Information Technologies.

(6:06-6:10) 1 - 1

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

6:00 PM

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

CALL TO ORDER:

6:09 P.M., Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

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

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

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

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

MINUTES:

Approval of the minutes of the May 13, 1999 Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 6:09 P.M.

STAFF PRESENT:

Tim Chow, Director,
Planning and Development Department
Doug Powell, Deputy Director,
Planning and Development Department
Tambri Heyden, Planning Manager,
Planning and Development Department
Bob Genzer, Current Planning Supervisor,
Planning and Development Department
Andrew Reed, Senior Planner,
Planning and Development Department
Joel McCulloch, Planner II,
Planning and Development Department
Jason Allswang, Planning Technician,
Planning and Development Department
Bart Anderson, Project Engineer,
Public Works
Rick Schroder, Engineer,
Public Works
Steve George, Deputy City Attorney
Linda Owens, Deputy City Clerk

MR. REED announced this meeting is in compliance with the Open Meeting Law.

Skaar -

APPROVED

Motion carried with Galati and Quinn abstaining from voting since they were not in attendance at the May 13, 1999 meeting.

(Mack and Moran excused)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ACTIONS:

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

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

20097

| ITEM | ACTION |
|---|---|
| A. | CHAIRMAN BUCKLEY announced the Consent items may be discussed if a Commission Member or Applicant so desires. |
| <u>CONSENT ITEMS:</u> | |
| 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. | Galati - APPROVED ITEM NOS. A-1 THROUGH A-5, A-7, A-10 AND A-11, SUBJECT TO STAFF'S CONDITIONS, WITH REVISED CONDITIONS AND ADDITIONAL CONDITION TO ITEM NO. A-1. Motion carried with Buckley abstaining from voting on Item No. A-1 because the applicant is a client of his law firm and Item No. A-4 because his son is employed by the applicant; and Gordon abstaining from voting on Item No. A-1 as he has partnerships with the applicant and Item A-6 because the law firm that represents that application is also the firm that handles the legal work for his business. (Mack and Moran excused) |
| <u>TM-24-99 - ALTA MIRA COMMERCIAL - JOEL LAUB</u> | |
| Request for a Tentative Map on property located on the north side of Craig Road and the east side of Jones Boulevard, C-1 (Limited Commercial) Zone, Size: 9.21 Acres, No. of Lots: 2, Ward 4 (Brown). | |
| <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: | |
| 1. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. | CHAIRMAN BUCKLEY stated this is a Consent item. BART ANDERSON, Public Works, said that he distributed revised conditions on Item No. A-1 to the Members and Clerk at the Briefing session prior to this meeting. |
| 2. Construct half-street improvements including appropriate overpaving on Jones 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 as required by the Department of Public Works. Coordinate the construction of such improvements on Jones Boulevard with the City of Las Vegas Jones Boulevard capital improvement project. | CHAIRMAN BUCKLEY questioned whether Item No. A-6 should be heard after Item No. C-4. COMMISSIONER SKAAR commented that Item No. A-6 is in the northern portion and Item No. C-4 in the southern portion of this property so it is not the same parcel. BOB GENZER, Planning and Development Department, explained that the northern and southern parcels were under the same zoning action and the same Tentative Map. There was a specific condition applied to the Tentative Map that the first Final Map had to be heard as a Public Hearing. He suggested trailing Item No. A-6 until after Item No. C-4 was heard. |
| | This is final action. (6:14 - 6:18) 1 - 348 |

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-24-99 - ALTA MIRA COMMERCIAL - JOEL LAUB

APPROVED

3. Sewer service to this site shall not connect to the sewer servicing the Not-A-Part site on the northeast corner of Jones Boulevard and Craig Road; coordinate the connection of this site to public sewer system with the City Collections Systems Planning Section as required by the Department of Public Works.

4. Coordinate with the owner/developer of the Not-A-Part parcel (138-01-213-003) on the northeast corner of Jones Boulevard and Craig Road to establish reciprocal driveway access rights between these two parcels. If such is established, provide the City with a copy of a recorded agreement prior to the issuance of permits for this site as required by the Department of Public Works.

5. Submit an application for an Occupancy Permit for all private improvements in the Craig Road public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

6. Per the intent of a Commercial Subdivision all properties within this site shall have perpetual, unobstructed access to all driveways servicing this site as required by the Department of Public Works.

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20093

ITEM

ACTION

TM-24-99 - ALTA MIRA COMMERCIAL - JOEL LAUB

APPROVED

7. An update to the approved 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 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.

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ITEM

ACTION

TM-24-99 - ALTA MIRA COMMERCIAL - JOEL LAUB

APPROVED

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of building or grading permits, or the recordation of a Map dividing this site, whichever may occur first. 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.

9. 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.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-24-99 - ALTA MIRA COMMERCIAL - JOEL LAUB

APPROVED

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

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

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. Site development to comply with all applicable Conditions of Approval for Z-108-88 and all other site-related actions as required by the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

TM-25-99 - TALON POINTE, SUMMERLIN VILLAGE 3, PARCEL N - CAPITAL PACIFIC HOMES

Request for a Tentative Map on property located on the southeast corner of Anasazi Drive and Town Center Drive, P-C (Planned Community) Zone, Size: 8.66 Acres, No. of Lots: 37, Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
2. 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. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.
4. Direct vehicular access to Town Center Drive through common area from abutting lots is strictly prohibited.
5. Site development to comply with all applicable Summerlin Development and Improvement Standards, the related Conditions of Approval for Zoning Application Z-135-93 and with all applicable Conditions of Approval for Talon Pointe Summerlin Village 3 Parcel "N" Subdivision.

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-5, A-7, A-10 AND A-11, SUBJECT TO STAFF'S CONDITIONS, WITH REVISED CONDITIONS AND ADDITIONAL CONDITION TO ITEM NO. A-1.

Motion carried with Buckley abstaining from voting on Item No. A-1 because the applicant is a client of his law firm and Item No. A-4 because his son is employed by the applicant; and Gordon abstaining from voting on Item No. A-1 as he has partnerships with the applicant and Item A-6 because the law firm that represents that application is also the firm that handles the legal work for his business. (Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

BART ANDERSON, Public Works, said that he distributed revised conditions on Item No. A-1 to the Members and Clerk at the Briefing session prior to this meeting.

CHAIRMAN BUCKLEY questioned whether Item No. A-6 should be heard after Item No. C-4.

COMMISSIONER SKAAR commented that Item No. A-6 is in the northern portion and Item No. C-4 in the southern portion of the property so it is not the same parcel.

BOB GENZER, Planning and Development Department, explained that the northern and southern parcels were under the same zoning action and the same Tentative Map. There was a specific condition applied to the Tentative Map that the first Final Map had to be heard as a Public Hearing. He suggested trailing Item No. A-6 until after Item No. C-4 was heard.

This is final action.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-25-99 - TALON POINTE, SUMMERLIN VILLAGE 3, PARCEL N - CAPITAL PACIFIC HOMES

APPROVED

6. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

TM-26-99 - PRAIRIE ROSE PARK - AMSTAR HOMES

Request for a Tentative Map on property located on the southwest corner of Jo Marcy Drive and Cimarron Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre), Size: 41.86 Acres, No. of Lots: 187, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Vacation Application VAC-20-98 must record prior to the recordation of any Final Maps on this site as required by the Department of Public Works.
3. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
4. Site development to comply with all applicable Conditions of Approval for Z-17-99.

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-5, A-7, A-10 AND A-11, SUBJECT TO STAFF'S CONDITIONS, WITH REVISED CONDITIONS AND ADDITIONAL CONDITION TO ITEM NO. A-1.

Motion carried with Buckley abstaining from voting on Item No. A-1 because the applicant is a client of his law firm and Item No. A-4 because his son is employed by the applicant; and Gordon abstaining from voting on Item No. A-1 as he has partnerships with the applicant and Item A-6 because the law firm that represents that application is also the firm that handles the legal work for his business. (Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

BART ANDERSON, Public Works, said that he distributed revised conditions on Item No. A-1 to the Members and Clerk at the Briefing session prior to this meeting.

CHAIRMAN BUCKLEY questioned whether Item No. A-6 should be heard after Item No. C-4.

COMMISSIONER SKAAR commented that Item No. A-6 is in the northern portion and Item No. C-4 in the southern portion of the property so it is not the same parcel.

BOB GENZER, Planning and Development Department, explained that the northern and southern parcels were under the same zoning action and the same Tentative Map. There was a specific condition applied to the Tentative Map that the first Final Map had to be heard as a Public Hearing. He suggested trailing Item No. A-6 until after Item No. C-4 was heard.

This is final action.

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ITEM

ACTION

TM-26-99 - PRAIRIE ROSE PARK - AMSTAR HOMES

APPROVED

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.

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

| ITEM | | ACTION |
|-------------|---|---|
| <p>A-4.</p> | <p><u>FM-35-99 - MADRE MESA NORTH - SAXTON, INC.</u></p> <p>Request for a Final Map on property located on the northeast corner of Madre Mesa Drive and Michael Way U (Undeveloped) Zone [L (Low Density Residential) and LI/R (Light Industry/Research) General Plan Designations] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Size: 23.87 Acres, No. of Lots: 131, Ward 4 (Brown).</p> <p><u>STAFF RECOMMENDATION:</u> APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. Vacation Application (CLV # VAC-49-98) must be recorded prior to recordation of this Final Map as required by the Department of Public Works. 2. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map. 3. Site development to comply with all previous Conditions of Approval for the Madre Mesa North Tentative Map. | <p>Galati -</p> <p>APPROVED ITEM NOS. A-1 THROUGH A-5, A-7, A-10 AND A-11, SUBJECT TO STAFF'S CONDITIONS, WITH REVISED CONDITIONS AND ADDITIONAL CONDITION TO ITEM NO. A-1.</p> <p>Motion carried with Buckley abstaining from voting on Item No. A-1 because the applicant is a client of his law firm and Item No. A-4 because his son is employed by the applicant; and Gordon abstaining from voting on Item No. A-1 as he has partnerships with the applicant and Item A-6 because the law firm that represents that application is also the firm that handles the legal work for his business. (Mack and Moran excused)</p> <p>CHAIRMAN BUCKLEY stated this is a Consent item.</p> <p>BART ANDERSON, Public Works, said that he distributed revised conditions on Item No. A-1 to the Members and Clerk at the Briefing session prior to this meeting.</p> <p>CHAIRMAN BUCKLEY questioned whether Item No. A-6 should be heard after Item No. C-4.</p> <p>COMMISSIONER SKAAR commented that Item No. A-6 is in the northern portion and Item No. C-4 in the southern portion of the property so it is not the same parcel.</p> <p>BOB GENZER, Planning and Development Department, explained that the northern and southern parcels were under the same zoning action and the same Tentative Map. There was a specific condition applied to the Tentative Map that the first Final Map had to be heard as a Public Hearing. He suggested trailing Item No. A-6 until after Item No. C-4 was heard.</p> <p>This is final action.</p> <p>(6:14 - 6:18) 1 - 348</p> |

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-35-99 - MADRE MESA NORTH -
SAXTON, INC.

APPROVED.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

FM-36-99 - GRANDE RONDE UNIT 2 -
GRANDE RONDE, INC.

Request for a Final Map on property located on the east side of Cimarron Road, 330 feet north of Ann Road FOR A SINGLE FAMILY SUBDIVISION, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), No. of Lots: 20, Size: 5.97 Acres, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Original Condition #1 of the Tentative Map for Grande Ronde Unit 2 (TM-8-99) is hereby deleted.
2. Site development to comply with all previous Conditions of Approval for the Grande Ronde 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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-5, A-7, A-10 AND A-11, SUBJECT TO STAFF'S CONDITIONS, WITH REVISED CONDITIONS AND ADDITIONAL CONDITION TO ITEM NO. A-1.

Motion carried with Buckley abstaining from voting on Item No. A-1 because the applicant is a client of his law firm and Item No. A-4 because his son is employed by the applicant; and Gordon abstaining from voting on Item No. A-1 as he has partnerships with the applicant and Item A-6 because the law firm that represents that application is also the firm that handles the legal work for his business. (Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

BART ANDERSON, Public Works, said that he distributed revised conditions on Item No. A-1 to the Members and Clerk at the Briefing session prior to this meeting.

CHAIRMAN BUCKLEY questioned whether Item No. A-6 should be heard after Item No. C-4.

COMMISSIONER SKAAR commented that Item No. A-6 is in the northern portion and Item No. C-4 in the southern portion of this property so it is not the same parcel.

BOB GENZER, Planning and Development Department, explained that the northern and southern parcels were under the same zoning action and the same Tentative Map. There was a specific condition applied to the Tentative Map that the first Final Map had to be heard as a Public Hearing. He suggested trailing Item No. A-6 until after Item No. C-4 was heard.

This is final action.

(6:14 - 6:18) 1 - 348

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20703

| ITEM | ACTION |
|--|--|
| A-6. | |
| <u>FM-37-99 - TULE SPRINGS RANCH NORTH UNIT 1 - WL HOMES, LIMITED LIABILITY COMPANY</u> | |
| Request for a Final Map on property located on the east side of Durango Drive, north of Racel Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Size: 11.49 Acres, No of Lots: 39, Ward 4 (Brown). | |
| <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: | |
| 1. Meet with the City Collections Systems Planning Section of the Department of Public Works to determine appropriate off-site sewer routes prior to the recordation of this Final Map as required by the Department of Public Works. Final Map mylars will not be released for recordation by the City until an appropriate off-site sewer path has been approved and appropriate dedications and/or easements have been granted to the City. | |
| 2. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map. | |
| 3. Site development to comply with all previous Conditions of Approval for the Tule Springs Ranch Tentative Map. | |
| | Skaar - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Motion carried with Gordon abstaining from voting because the law firm that represents this application is also the firm that handles the legal work for his business. (Mack and Moran excused) |
| | ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7 th Floor, appeared and represented the applicant. He concurred with staff's conditions. |
| | This is final action. (7:31 - 7:33) 1 - 3530 |

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-37-99 - TULE SPRINGS RANCH NORTH
UNIT 1 - WL HOMES, LIMITED LIABILITY
COMPANY

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-7.

FM-39-99 - TALON POINTE UNIT 3,
SUMMERLIN VILLAGE 3, PARCEL N -
CAPITAL PACIFIC HOMES

Request for a Final Map on property located on the southeast corner of Anasazi Drive and Town Center Drive, P-C (Planned Community) Zone, Size: 8.66 Acres, No. of Lots: 37, Ward 2 (Adamsen).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all previous Conditions of Approval for the Talon Pointe Unit 3 Tentative Map.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-5, A-7, A-10 AND A-11, SUBJECT TO STAFF'S CONDITIONS, WITH REVISED CONDITIONS AND ADDITIONAL CONDITION TO ITEM NO. A-1.

Motion carried with Buckley abstaining from voting on Item No. A-1 because the applicant is a client of his law firm and Item No. A-4 because his son is employed by the applicant; and Gordon abstaining from voting on Item No. A-1 as he has partnerships with the applicant and Item A-6 because the law firm that represents that application is also the firm that handles the legal work for his business. (Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

BART ANDERSON, Public Works, said that he distributed revised conditions on Item No. A-1 to the Members and Clerk at the Briefing session prior to this meeting.

CHAIRMAN BUCKLEY questioned whether Item No. A-6 should be heard after Item No. C-4.

COMMISSIONER SKAAR commented that Item No. A-6 is in the northern portion and Item No. C-4 in the southern portion of the property so it is not the same parcel.

BOB GENZER, Planning and Development Department, explained that the northern and southern parcels were under the same zoning action and the same Tentative Map. There was a specific condition applied to the Tentative Map that the first Final Map had to be heard as a Public Hearing. He suggested trailing Item No. A-6 until after Item No. C-4 was heard.

This is final action.

(6:14 - 6:18) 1 - 348

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8.

TM-73-97(1) - TROPICAL/THOM - MEADOW
RIDGE 35 & 55, LIMITED LIABILITY COMPANY

Request for an Extension of Time on an Approved Tentative Map on property located on the northeast corner of Tropical Parkway and Thom Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Size: 17.6 Acres, No. of Lots: 140, Ward 4 (Brown).

**Galati -
STRICKEN
Unanimous
(Mack and Moran excused)**

ANDREW REED, Planning and Development Department, stated the applicant contacted staff in the morning prior to this meeting and indicated that all Final Maps associated with this Tentative Map have been recorded so this request is no longer necessary.

(6:10-6:11) 1 - 220

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20705

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-9.

TM-30-98(1) - STONE MOUNTAIN - STONE MOUNTAIN LIMITED LIABILITY COMPANY

Request for an Extension of Time on an approved Tentative Map on property located on the northwest corner of Grand Teton and Buffalo Drive, From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Size: 76.78 Acres, No of Lots: 288, Ward 4 (Brown).

STAFF REQUESTED ABEYANCE TO THE JULY 8, 1999 PLANNING COMMISSION MEETING. IF ACTION WAS TAKEN STAFF RECOMMENDED DENIAL.

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

**Unanimous
(Mack and Moran excused)**

ANDREW REED, Planning and Development Department, stated there are issues with the Zoning Conditions of Approval associated with this Tentative Map, so staff requested abeyance to the 7/8/99 meeting.

MR. GENZER added that he spoke with the applicant's representative late this afternoon and they have no objection to holding this item in abeyance to the first meeting in July.

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

(6:11 - 6:12) 1 - 240

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ITEM

ACTION

A-10.

TM-31-98(2) - MYSTIC VALLEY - RICHMOND
AMERICAN HOMES

Request for an Extension of Time on an approved Tentative Map on property located on the northwest corner of Horse Drive and Durango Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Size: 41.79 Acres, No. of Lots: 103, Ward 4(Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Tentative Map will expire on June 11, 2000.
2. This Extension of Time is subject to the Conditions of Approval of TM-31-98.
3. All development is subject to the conditions of City departments and State Subdivision Statutes.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-5, A-7, A-10 AND A-11, SUBJECT TO STAFF'S CONDITIONS, WITH REVISED CONDITIONS AND ADDITIONAL CONDITION TO ITEM NO. A-1.

Motion carried with Buckley abstaining from voting on Item No. A-1 because the applicant is a client of his law firm and Item No. A-4 because his son is employed by the applicant; and Gordon abstaining from voting on Item No. A-1 as he has partnerships with the applicant and Item A-6 because the law firm that represents that application is also the firm that handles the legal work for his business. (Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

BART ANDERSON, Public Works, said that he distributed revised conditions on Item No. A-1 to the Members and Clerk at the Briefing session prior to this meeting.

CHAIRMAN BUCKLEY questioned whether Item No. A-6 should be heard after Item No. C-4.

COMMISSIONER SKAAR commented that Item No. A-6 is in the northern portion and Item No. C-4 in the southern portion of this property so it is not the same parcel.

BOB GENZER, Planning and Development Department, explained that the northern and southern parcels were under the same zoning action and the same Tentative Map. There was a specific condition applied to the Tentative Map that the first Final Map had to be heard as a Public Hearing. He suggested trailing Item No. A-6 until after Item No. C-4 was heard.

This is final action.

(6:14 - 6:18) 1 - 348

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20106

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-11.

A-34-99(A) - KENNETH & MAXINE DABB

Petition to Annex property generally located on the northeast corner of Pioneer Way and Centennial Parkway, containing approximately 2.79 acres of land, Ward 4 (Brown), APN's: 125-22-407-005, 006 and 007.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-5, A-7, A-10 AND A-11, SUBJECT TO STAFF'S CONDITIONS, WITH REVISED CONDITIONS AND ADDITIONAL CONDITION TO ITEM NO. A-1.

Motion carried with Buckley abstaining from voting on Item No. A-1 because the applicant is a client of his law firm and Item No. A-4 because his son is employed by the applicant; and Gordon abstaining from voting on Item No. A-1 as he has partnerships with the applicant and Item A-6 because the law firm that represents that application is also the firm that handles the legal work for his business. (Mack and Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

BART ANDERSON, Public Works, said that he distributed revised conditions on Item No. A-1 to the Members and Clerk at the Briefing session prior to this meeting.

CHAIRMAN BUCKLEY questioned whether Item No. A-6 should be heard after Item No. C-4.

COMMISSIONER SKAAR commented that Item No. A-6 is in the northern portion and Item No. C-4 in the southern portion of this property so it is not the same parcel.

BOB GENZER, Planning and Development Department, explained that the northern and southern parcels were under the same zoning action and the same Tentative Map. There was a specific condition applied to the Tentative Map that the first Final Map had to be heard as a Public Hearing. He suggested trailing Item No. A-6 until after Item No. C-4 was heard.

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

(6:14 - 6:18) 1 - 348

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| ITEM | ACTION |
|--|---|
| <p>B.</p> <p><u>NON PUBLIC HEARING ITEMS:</u></p> <p>B-1. <u>Z-80-65(2) - LAULE BECKER II ON BEHALF OF McDONALD'S CORPORATION</u></p> <p>Request for a Review of Condition on an approved Site Development Plan Review on property located at 481 South Decatur Boulevard TO REVISE CONDITIONS OF APPROVAL TO DELETE THE REQUIREMENTS FOR A RIGHT-TURN LANE, AN ACCESS DRIVE, AND A REDESIGN OF PARKING LOT (CONDITIONS 5, 7 AND 8), C-2 (General Commercial) Zone, Ward 1 (McDonald), APN: 139-31-202-007.</p> <p><u>STAFF RECOMMENDATION:</u> ... APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. Conditions of Approval No. 5 and No. 8 of Z-80-65(1) are deleted. 2. Condition of Approval No. 7 of Z-80-65(1) shall be amended to read as follows: "Construct the full width access drive on Decatur Boulevard in accordance with Standard Drawing #222a concurrent with development of this site as required by the Department of Public Works. Provide proof of a Joint Access and Parking Agreement allowing intra-site circulation between this site and the adjoining parcels prior to approval of construction drawings. 3. The remainder of the site must conform to all other Conditions of Approval for Z-80-65(1). <p><u>NOTICES MAILED:</u> N/A</p> <p><u>APPROVALS:</u> 0</p> <p><u>PROTESTS:</u> 0</p> | <p>Quinn - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Motion carried with Buckley abstaining from voting because the applicant is a client of his law firm and Gordon abstaining from voting because his firm is developing the southeast corner. (Mack and Moran excused)</p> <p>JOEL McCULLOCH, Planning and Development Department, stated the Planning Commission approved a Site Development Plan Review for McDonald's at this site on 9/10/98. There are three conditions to be reviewed which are:</p> <p>Condition No. 5 of the approval for a fast food restaurant required that the applicant construct and dedicate a right turn lane on Alta Drive adjacent to the site and to meet with the Traffic Engineer for assistance in the design of a median on Alta Drive adjacent to this site.</p> <p>Condition No. 7 of the approval for the Site Development Plan Review asks the applicant to construct a full width access drive shown at the eastern boundary of this site in accordance with Standard Drawing #222a, and to provide proof of a joint access and parking agreement allowing intra-site circulation.</p> <p>Condition No. 8 requests that the applicant meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking layout.</p> <p>The Department of Public Works has met with the applicant concerning these conditions. Staff feels the reconstruction of this portion of the intersection would be a hardship due to the necessary relocation of existing traffic signals and existing drop inlets. Therefore, staff would like to delete Condition Nos. 5 and 8 and to modify Condition No. 7.</p> <p>Staff recommended approval, subject to the conditions.</p> <p>ERNIE BECKER, JR., 50 South Jones Boulevard, appeared to represent the application. He concurred with staff's recommendations.</p> <p>This is final action. (6:18 - 6:21) 1 - 454</p> |

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ITEM

ACTION

B-2.

Z-102-73(10) - WOODROW AND INA WAGNER ON BEHALF OF ARTHUR ELLIOTT

Request for a Site Development Plan Review on property located at 4618 Meadows Lane FOR A 2,992 SQUARE FOOT ADDITION TO AN EXISTING OFFICE BUILDING, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 139-31-110-007.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. 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. All new 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.
2. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-102-73 and all other subsequent site-related actions as required by the Department of Public Works.
3. All development shall be in conformance with the Site Development plan and building elevations.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Quinn abstaining from voting because Mervyn's is a client of his company.
(Mack and Moran excused)

JOEL McCULLOCH, Planning and Development Department, stated this addition is to increase the size of an existing building. The applicant is not proposing any new landscaping. The Site Plan meets the standards of the City of Las Vegas Zoning Code and City of Las Vegas Urban Design Guidelines and Standards. Staff recommended approval, subject to the conditions.

ARTHUR ELLIOTT, Architect, 1832 Madera Canyon Place, appeared to represent Woodrow and Ina Wagner. This addition is 24'4" high instead of the 21' shown on the Public Hearing notice. The existing building is 3,215 square feet and the addition will be 4,865 square feet, of which 2,292 square feet is an addition to Dr. Wagner's practice and an additional 1,400 square feet which is planned to be leased to an orthodontist. The overall square footage is the same, but the numbers have been reversed. There will be signage on the facade at the entry pavilion. This is Lot 3 of the Loma Vista Shopping Center. There is a Common Area Association and a Reciprocal Parking Agreement. They have sent the drawings to all the property owners within this shopping center and received four signed consent forms out of the eight property owners.

This is final action.

(6:21 - 6:26) 1 - 570

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ITEM

ACTION

Z-102-73(10) - WOODROW AND INA
WAGNER ON BEHALF OF ARTHUR ELLIOTT

APPROVED

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-3.

Z-68-95(3) - VILLAGE BUILDERS LIMITED PARTNERSHIP

Request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, approximately 145 feet west of Torrey Pines Drive FOR A PROPOSED 6,700 SQUARE FOOT COMMERCIAL BUILDING; U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 0.80 Acres, Ward 1 (McDonald), APN: 163-02-114-003.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Submit for staff review revised elevations depicting pilasters in all four corners of the building, and continuing the scoring and banding around the perimeter of the building.
2. No internal illumination is allowed on the front canopy and the applicant shall work with staff to determine the appropriate color for the canopy.
3. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.
4. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH CONDITION NO. 2 DELETED.

Motion carried with Galati and Skaar voting "No." (Mack and Moran excused)

JOEL McCULLOCH, Planning and Development Department, stated access to the site is by one driveway from Charleston Boulevard and internal driveways within the existing commercial center. The proposed new structure is located between an existing drug store and an existing car wash.

The new use can be conducted in a manner that is both harmonious and compatible with the existing and proposed land uses in the vicinity.

Staff is requesting that the proposed canopy with the Blockbuster video logo on it not be allowed to have any internal illumination and that the applicant work with staff to determine an appropriate color for the canopy. Staff would also request that the south and west elevations be upgraded by continuing the front pilasters to all four corners and to continue the banding and scoring of the exterior around the entire perimeter of the building.

Staff recommended approval, subject to the conditions.

KIT GRASKI, 1900 East Flamingo Road, appeared to represent the applicant. He objected to Condition No. 2.

ANDREW REED, Planning and Development Department, responded that staff felt the aesthetics of the building would be increased if the canopy was not illuminated.

COMMISSIONER GORDON noted that he has Blockbuster video stores in a number of his shopping centers. There is a strict sign clause in his leases which does not allow awnings and lights, etc. However, in the case of Blockbuster video, who has many stores across the United States, they have made an exception in their shopping centers to allow them to have their national recognition. Therefore, he does not have a problem with the awnings.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-68-95(3) - VILLAGE BUILDERS LIMITED PARTNERSHIP

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

6. A site-specific 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 submittal of any construction drawings or the recordation of a Final Map for this subdivision site, whichever may occur first, as required by the Department of Public Works.

7. Site development to comply with all applicable Conditions of Approval for Z-68-95, the Charleston Village Commercial Center and all other site-related actions as required by the Department of Public Works.

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

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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

COMMISSIONER SKAAR objected to the entire canopy being illuminated. Similar applications have had to abide by the standards of the mall.

COMMISSIONER GORDON did not feel this request involves a mall, nor are there any design standards. This is just a freestanding building.

COMMISSIONER QUINN felt there would not be a problem with illuminated signage.

VICE CHAIRMAN GALATI did not feel that being illuminated or not would change the national recognition of the store; it would still be a blue canopy.

This is final action.

(6:26 - 6:32) 1 - 700

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ITEM

ACTION

B-4.

SD-13-99 - ROMAN CATHOLIC BISHOP OF LAS VEGAS

Request for a Site Development Plan Review on property located at 7260 West Sahara Avenue FOR A PROPOSED 3,306 SQUARE FOOT ADDITION TO AN EXISTING CHURCH, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Size: 5.26 Acres, Ward 1 (McDonald), APN: 163-03-805-001.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All development shall be in conformance with the Site Development plan and building elevations.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. 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.
4. Conformance to all Conditions of Approval for V-131-94 and all other site-related actions as required by the Planning and Development Department.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Galati abstaining from voting because his architectural firm has a contract with the Catholic Diocese.
(Mack and Moran excused)

JOEL McCULLOCH, Planning and Development Department, stated access to the site is by two existing driveways from Tenaya Way and Sahara Avenue.

The proposed addition can be conducted in a manner that is both harmonious and compatible with the existing and proposed land uses in the vicinity. The addition is centrally located, and will not result in any loss of parking for the overall project. The elevations are in keeping with the existing structures on the site, and this addition will not negatively affect the existing street network, or pattern of land uses.

Staff recommended approval, subject to the conditions.

ROY BURSON, JVC Associates, 4290 Cameron Street, Suite 2, appeared to represent the owner. He concurred with staff's conditions.

COMMISSIONER GORDON asked if more parking is required because of this addition. A parking lot is located at the northwest corner of Tenaya and Via Olivero which belongs to the church. He wondered if that parking lot is lit at night.

COMMISSIONER QUINN responded that the parking lot is lit at night.

BOB GENZER, Planning and Development Department, said normally the addition would require additional parking spaces, but they have a sufficient number with the parking lot at the northwest corner of Tenaya and Via Olivero.

CHAIRMAN BUCKLEY asked what is being planned for the addition.

MR. BERSON said it will consist of 3,300 square feet for meeting rooms, restrooms and storage.

This is final action.

(6:32 - 6:35) 1 - 930

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-5.

SD-14-99 - GARY CROWE ON BEHALF OF
STANDARD WHOLESALE SUPPLY COMPANY

Request for a Site Development Plan Review on property located at 855 West Bonanza Road FOR A PROPOSED 14,627 SQUARE FOOT OFFICE/WAREHOUSE BUILDING, M (Industrial) Zone, Size: 3.27 Acres, Ward 3 (Reese), APN's: 139-28-801-007 and 015.

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Submit a revised landscape plan for staff approval, showing the required 15 foot wide landscape planter with 24 inch box trees 30 feet on center along Bonanza Road, and the required landscape finger planters in the parking areas, the other landscaping requirements shall be waived.
2. Submit for staff review and approval revised elevations that depict a decorative exterior finish with no exposed CMU block and window treatments around the glass block areas.
3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site prior to the issuance of any permits 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.

Galati -

ABEYANCE TO 6/24/99 PLANNING COMMISSION MEETING.

Motion carried with Skaar abstaining from voting because of her association with the West Las Vegas Neighborhood Board.

(Mack and Moran excused)

JOEL McCULLOCH, Planning and Development Department, stated this request is for a Site Development Plan Review on property located at 855 West Bonanza Road for a 14,627 square foot office/warehouse building. The applicant is requesting a waiver of the landscaping requirements as required by the Las Vegas Urban Design Guidelines and Standards.

Access to the site is by two driveways from Bonanza Road.

The submitted site plan does not meet the standards set forth in the Las Vegas Urban Design Guidelines and Standards. The applicant is requesting a waiver of the landscaping requirements based on historical trends along this section of Bonanza Road. Staff cannot support this request and feels that at a minimum this application should provide a 15 foot wide landscape planter along Bonanza Road with 24 inch box trees 30 feet on center, also one landscape finger planter should be required for every six parking spaces in all parking areas. By providing the landscape planter along Bonanza Road approximately 20 parking spaces will be lost, but there is ample land in the rear of the property in which to provide for the lost parking in front.

Also, the elevations will require a decorative finish, with no exposed CMU block being allowed. Further, window treatments will be required around the glass block areas.

Staff recommended approval, subject to the conditions.

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ITEM

ACTION

SD-14-99 - GARY CROWE ON BEHALF OF
STANDARD WHOLESAL SUPPLY COMPANY

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. Driveways shall meet the intent of Standard Drawing #222a as required by the Department of Public Works.

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

DEAN BRYAN, Standard Wholesale Supply Company, 855 West Bonanza Road, appeared to represent the application. They have requested a waiver of the landscaping. Currently where this new building will be constructed it is being used for outside storage of electrical parts. All the parking is currently in use. They need another building to house and store their equipment. The existing building consists of electrical, plumbing and water. They intend to move plumbing across the parking lot and have it separate. The problem with the landscaping is they want to continue to park in their current parking area and not have to use some of it for landscaping. They would be losing almost all of the parking spaces in the front because they wouldn't be able to turn into the spaces in the back. The parking spaces are full all the time. There are six foot high fences in the front of the properties on this street.

TOM GAVILLET, Standard Wholesale Supply Company, 855 West Bonanza Road, appeared to represent the application.

BART ANDERSON, Public Works, said in regard to Condition No. 3 where there is a requirement for an additional 10 feet of dedication on Bonanza Road, which is in the Master Plan of Streets and Highways as a 100 foot right-of-way, the City is required to obtain the extra 10 feet. The landscaping would have to be located behind the 10 feet. However, if the applicant still wants to park on that 10 feet then they would have to get an Encroachment Agreement to allow them to continue until the City would widen Bonanza Road to its full 100 foot width.

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ITEM

ACTION

SD-14-99 - GARY CROWE ON BEHALF OF
STANDARD WHOLESALE SUPPLY COMPANY

MR. BRYAN responded that he has met with staff to work out the parking design, new approach, etc. He was told that once this process is completed, Public Works' staff would assist in acquiring a parking easement to be able to re-park on the property.

MR. ANDERSON said that an additional condition needs to be added that the applicant obtain an Encroachment Agreement.

COMMISSIONER GORDON asked if it would be possible to add trees toward the building.

VICE CHAIRMAN GALATI felt he could not support a waiver of the landscaping, but could support some easing of the landscaping requirements which could be worked out with staff. He was also concerned about the elevations.

BOB GENZER, Planning and Development Department, said this request is final action at the Planning Commission. However, it could be held in abeyance to allow staff to work with the applicant or require this item move forward to the City Council.

MR. BRYAN said they would be willing to work out the landscaping with staff. There is a situation in this area where people congregate in the landscaping areas while waiting for day labor work. They do not have space for any additional parking other than what is currently on the property.

COMMISSIONER QUINN felt if there would be additional landscaping on this property, the day laborers would tend to congregate even more.

COMMISSIONER GORDON felt there could be areas on the property where trees could be planted without losing any parking spaces.

CHAIRMAN BUCKLEY thought it would be best to have this item held until the next meeting and allow the applicant and staff to work on the landscaping.

MR. BRYAN agreed to having this item held for two weeks.

This is final action.

(6:35 - 6:49) 1 - 1040

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ITEM

ACTION

C.

PUBLIC HEARING ITEMS:

C-1.

ABEYANCE - U-55-99 - MARIA ENAMORADO
ON BEHALF OF TALAL NAFSO [RELATED TO
ITEM C-2, 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.

NOTICES MAILED: 167 (Mailed with U-62-99)

APPROVALS: 39 Petition

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted. Approval of this Special Use Permit does not constitute approval of a liquor license.

2. The sale of individual containers of any size beer, wine coolers or screw cap wine shall be prohibited.

3. Dedicate an additional 31.5 foot radius on the northeast corner of Owens Avenue and "H" Street for a total radius of 54 feet prior to the issuance of any permits as required by the Department of Public Works. No reconstruction of the existing improvements will be required with this dedication at this time. Alternatively, the applicant may grant a chord easement for traffic signal purposes instead of dedication at the discretion of the City Planning Engineer.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITIONS THAT THE HOURS OF OPERATION BE LIMITED FROM 6:00 AM TO 10:00 PM AND SITE SECURED AT OFF HOURS.

Motion carried with Skaar abstaining from voting because of her association with the West Las Vegas Neighborhood Executive Board.

(Mack and Moran excused)

JOEL McCULLOCH, Planning and Development Department, stated development of this site has existed since early 1989. The convenience store ceased operation in January of 1997. The applicant is requesting to re-establish the previous business, including the gasoline sales and the off-premise sale of beer and wine, that had been part of the previous operation. Staff has identified no issues with regard to re-establishing the gasoline sales, but finds that the sale of alcohol at this location is now inappropriate. The West Las Vegas area is in the process of trying to revitalize the existing neighborhoods while attracting new development. The sale of alcohol runs counter to those efforts and to the health, safety, and welfare of the existing and future residents in the area, especially with respect to those homes directly abutting this project to the north. Staff recommended denial.

TONY AMATO, 1725 East Warm Springs Road, Suite 11, appeared to represent the owner and the applicant. He showed photos of the present condition of the property. It has been a closed convenience store and gas station over two and a half years. They acquired this property at the end of 1998. Beer and wine sales in conjunction with a convenience store represents a significant portion of the success of the store. The individual who plans to operate the store has many years of experience in this type of business.

They went into the neighborhood and met with 43 persons. **He submitted a petition with 69 signatures in approval.** Two of the persons wanted to evaluate the request further before giving their opinion. One person opposed the beer and wine sales.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - U-55-99 - MARIA ENAMORADO
ON BEHALF OF TALAL NAFSO [RELATED TO
ITEM C-2, U-62-99]

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 as required by the Department of Public Works.

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

There are two driveways accessing this property; one is a 40 foot wide driveway on Owens Avenue and one is a 45 foot wide driveway on "H" Street. The driveways should not be removed.

CHAIRMAN BUCKLEY said Condition Nos. 4 and 5 are standard conditions.

BART ANDERSON, Public Works, said staff could not support waiving Condition Nos. 4 and 5, but would be willing to work with the applicant as to the extent of those improvements.

The City Council will set a date for a Public Hearing on this item at their 6/28/99 meeting. The Public Hearing will be heard by the City Council on 7/12/99.

(6:49 - 7:07) 1 - 1560

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

20112

| ITEM | | ACTION |
|-------------|---|---|
| <p>C-2.</p> | <p><u>ABEYANCE - U-62-99 - MARIA ENAMORADO ON BEHALF OF TALAL NAFSO [RELATED TO ITEM C-1, U-55-99]</u></p> <p>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.</p> <p><u>NOTICES MAILED:</u> 167 (Mailed with U-55-99) (5/27/99 PC)</p> <p><u>APPROVALS:</u> 39 (Petition)</p> <p><u>PROTESTS:</u> 0</p> <p><u>STAFF RECOMMENDATION:</u> APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted. 2. Submittal of a revised site and landscape plan showing the required parking spaces per Title 19A, and depicting the required 15 foot wide landscape planters with 24 inch box trees 20 feet on center along both "H" Street and Owens Avenue, and an eight foot wide planter along the north property line, and a five foot wide planter along the east property line. 3. Dedicate an additional 31.5 foot radius on the northeast corner of Owens Avenue and "H" Street for a total radius of 54 feet prior to the issuance of any permits as required by the Department of Public Works. No reconstruction of the existing improvements will be required with this dedication at this time. Alternatively, the applicant may grant a chord easement for traffic signal purposes instead of dedication at the discretion of the City Planning Engineer. | <p>Galati -</p> <p>APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH CONDITION NO. 2 AMENDED TO ELIMINATE THE 15 FOOT WIDE LANDSCAPE PLANTERS ON "H" STREET AND OWENS AVENUE.</p> <p>Motion carried with Skaar abstaining from voting because of her association with the West Las Vegas Neighborhood Executive Board.</p> <p>(Mack and Moran excused)</p> <p>JOEL McCULLOCH, Planning and Development Department, stated access to the site is provided by one driveway each from Owens Avenue and "H" Street. The existing convenience store is located in the northeast corner of the site, with parking to the south and west. The canopy for the gasoline island is sited in the southwest corner of the site and is a minimum of 20 feet from the street right-of-way of Owens Avenue and "H" Street.</p> <p>Staff has identified no issues with regard to re-establishing the gasoline sales.</p> <p>The applicant has requested that the existing landscaping be considered sufficient for this application. Staff finds that this site should conform to the Las Vegas Urban Design Guidelines and Standards which requires 15 foot wide landscape planters with 24-inch box trees 20 feet on-center along both Owens Avenue and "H" Street. In addition, an eight foot wide planter will be required along the north property line, with 24-inch box trees 20 feet on-center, and a five foot wide planter along the east property line with 24-inch box trees 30-feet on center.</p> <p>Also, this site is required to have a total of eleven (11) parking spaces, with one being van-accessible, which requires eight foot wide access aisles on both sides of the handicap space. The parking on this site will need to be reconfigured to meet the requirements.</p> <p>Staff recommended approval, subject to the conditions.</p> |

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - U-62-99 - MARIA ENAMORADO ON BEHALF OF TALAL NAFSO [RELATED TO ITEM C-1, U-55-99]

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 as required by the Department of Public Works.

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

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

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

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

9. 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.

TONY AMATO, 1725 East Warm Springs Road, Suite 11, appeared to represent the owner and the applicant. The 5 foot wide landscaping has been there since the store was first opened. By increasing the landscaping the traffic circulation would be restricted. The canopy and one of the islands would then have to be removed. There would not be a problem with the 8 foot wide planter along the north boundary, except when it extends past the trash enclosure. In the back of the store it is gated, locked, and concreted through the north boundary, as well as a portion of the east side of the property.

VICE CHAIRMAN GALATI asked the hours of operation.

MR. AMATO thought the hours of operation would be 6:00 AM to 10:00 PM. The site will be secured by a wrought iron fence in the landscaping area which would be locked when the operation is closed.

VICE CHAIRMAN GALATI felt there should be a condition limiting the hours of operation and the type of security.

COMMISSIONER QUINN did not feel a free enterprise business should be limited to certain hours of operation.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 6/28/99 meeting. The Public Hearing will be heard by the City Council on 7/12/99.

(6:49 - 7:07) 1 - 1560

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

2013

ITEM

ACTION

C-3.

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

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

NOTICES MAILED: 229

APPROVALS: 4

PROTESTS: 3 (4/8/99 PC)
49 (5/13/99 PC)
184 (6/10/99 PC)

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

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

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Gordon and Skaar voting "No."
(Mack and Moran excused)

NOTE: There was a prior motion by SKAAR for Denial which did not carry with Buckley, Galati and Quinn voting "No."
(Mack and Moran excused.)

ANDREW REED, Planning and Development Department, stated this item was held in abeyance from the May 13, 1999 Planning Commission meeting at the request of the applicant. Access to the site is provided by driveways to Charleston Boulevard and 14th Street. Landscaping is provided adjacent to the street frontages and along the east property line. The existing building has a stucco exterior. The Las Vegas Zoning Code requires that all off-premise beer and wine sales be a minimum distance of 400 feet from any church. The distance requirement is measured from property line to property line. The closest church is located approximately 104.17 feet from the convenience store. Two other churches are also within the 400 foot separation distance requirement. The applicant has not provided a letter from any of these churches indicating concurrence with this request.

At this time, the Redevelopment Agency does not support this request for a Special Use Permit, citing their position that liquor, beer and wine stores are plentiful in this neighborhood.

Staff recommended denial.

TONY AMATO, 1725 East Warm Springs Road, Suite 11, appeared to represent the applicant. This facility was previously operated with off-sale of beer and wine in conjunction with a pizza restaurant. The applicant would like to re-open this facility as a pizza deli with beer and wine sales. He noted on a petition that had been submitted to staff that it indicated signatures of persons living out of the area. There are several neighbors in support. Three churches are within the 400 foot distance requirement. Two of the churches are in support and one in opposition. The beer and wine sales is an economic component to the success of this operation.

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ACTION

ABEYANCE - U-36-99 - MER-CAR COR

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

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

CHAIRMAN BUCKLEY declared the Public Hearing open.

SHARON FINGER, Manager of 505 and 515 South 13th Street Apartments, Trade Realty, appeared in favor. There are handicapped and low income persons living in the apartments. This would enable them to walk to the store without having to cross the highway and purchase items at a lower cost. Beer and wine is sold all over Las Vegas, but this would be more convenient.

DON FINGER, 505 South 13th Street, appeared in favor. It is better to have an open lit business than a dark establishment. He did not see a problem with the sale of beer and wine.

JIM JOHNSON, 505 South 13th Street, Apt. A-13, appeared in favor. The stores in the area are high priced. This store will sell items at a lower price.

SAMANTHA JOHNSON, 505 South 13th Street, appeared in favor. Right behind this store is a bar and across the street is a 7-Eleven store that sells beer and wine.

AL GALLEG0, Citizen of Las Vegas, appeared in protest. The Board of Directors of the CCDC want to clean up the downtown area. They object to liquor sales so close to churches and schools.

TACY STANFILL, Franchisee at the 7-Eleven store across the street, appeared in protest. Her customers object to having this business across the street. This area is saturated with beer and wine. Within a one mile radius there are eleven convenience stores.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ABEYANCE - U-36-99 - MER-CAR COR

MR. AMATO appeared in rebuttal. He identified the churches in favor and the one in opposition. Two churches are at 15th and Charleston and the one in opposition is on the south side of Charleston. However, that church will be relocating in sixty days. This property originally was a Circle K and then a pizza restaurant with beer and wine.

COMMISSIONER GORDON suggested having staff point out on the maps where the churches are located for similar applications in the future.

COMMISSIONER SKAAR noted that beer and wine has been sold on this property for many years. She thought the advice of the persons living in the area should be taken and not those that just come there for a short period of time. She made a motion for denial, which did not carry.

VICE CHAIRMAN GALATI then made a motion for approval, which carried, noting that there are not a lot of persons at this meeting in opposition and one of the churches is moving.

The City Council will set a date for a Public Hearing on this item at their 6/28/99 meeting. The Public Hearing will be heard by the City Council on 7/12/99.

(7:07 - 7:26) 1 - 2320

20114

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4.

FM-38-99 - TULE SPRINGS RANCH SOUTH -
UNIT 1 - WL HOMES, LIMITED LIABILITY
COMPANY

Request for a Final Map on property located on the east side of Durango Drive and the north side of Racel Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 12.71 Acres, No. of Lots: 44, Ward 4 (Brown).

NOTICES MAILED: 46

APPROVALS: 1

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Meet with the City Collections Systems Planning Section of the Department of Public Works to determine appropriate off-site sewer routes prior to the recordation of this Final Map as required by the Department of Public Works. Final Map mylars will not be released for recordation by the City until an appropriate off-site sewer path has been approved and appropriate dedications and or easements have been granted to the City.
2. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
3. Site development to comply with all previous Conditions of Approval for the Tule Springs Ranch Tentative Map.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

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

ANDREW REED, Planning and Development Department, stated this request contains 44 single family lots and is part of a 297 lot subdivision approved as part of the Tentative Subdivision Map. The minimum lot size is 7,150 square feet. All the lots front on 40 foot wide private streets. Condition No. 3 of the Tentative Map approval required that the first Final Map on any portion of this site be reviewed by the Planning Commission at a Public Hearing. Staff finds the Final Map to be in conformance with the approved Tentative Map and Zoning Code regulations. Staff recommended approval, subject to the conditions.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared and represented the applicant. He concurred with staff's conditions. The Board of Zoning Adjustment approved a Variance for the open space. This was scheduled for a Public Hearing because when the Tentative Map was on the agenda there was a concern that when the State's exchange of property was final they had to conform to what the State transferred to the applicant. The Public Hearing would insure that only the property was mapped that was received from the State and the Final Map conforms to the Tentative Map.

CHAIRMAN BUCKLEY declared the Public Hearing open.

BRUCE HAMILTON, President, Tule Springs Community Association, 8524 Maggie Avenue, appeared in favor. The Final Map does not vary from the Tentative Map. The County will not release the deed to this land since they have not received the legal description. Also, he has been unofficially informed by the State that the site will be 10 acres smaller than the site that the overall Tentative Map showed. If the size of the land is not large enough to accommodate so many homes, there will probably be some changes.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

This is final action.
(7:26 - 7:31) 1 - 3250

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ITEM

ACTION

FM-38-99 - TULE SPRINGS RANCH SOUTH -
UNIT 1 - WL HOMES, LIMITED LIABILITY
COMPANY

APPROVED

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

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ITEM

ACTION

C-5.

SNC-1-99 - RUSSELL G. & VERLA M. KRAMER

Request for a Street Name Change from Tony Atchley Drive to Highland Falls Drive between Villa Ridge Drive and Sun City Boulevard, P-C (Planned Community) Zone, Ward 2 (Adamsen).

NOTICES MAILED: 31

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation as required by the Department of Public Works.

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

ANDREW REED, Planning and Development Department, stated the applicant submitted a justification letter and a petition signed by the homeowners on Tony Atchley Drive. The change was being requested due to difficulties that have been encountered in emergency situations. Staff recommended approval, subject to the condition.

RUSSELL G. and VERLA M. KRAMER, 3116 Tony Atchley Drive, appeared to represent the application. He concurred with staff's condition.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 6/28/99 meeting. The Public Hearing will be heard by the City Council on 7/12/99.

7:33 - 7:34) 1 - 3650

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ITEM

ACTION

C-6.

MSH-2-99 - STANPARK HOMES, ET AL

Request to Amend the Master Plan of Streets and Highways to delete Alexander Road, an 80 foot right-of-way, and the unnamed north-south 80 foot right-of-way, between Cheyenne Avenue and Lone Mountain Road, and to add a north-south roadway as an 80 foot right-of-way between Cheyenne Avenue and Alexander Road with appropriate transition areas and as an 80 foot right-of-way between Alexander Road and Lone Mountain Road. Also, to extend Alexander Road as an 80 foot right-of-way from the proposed Western Leg of the Beltway, westward to the proposed north-south roadway, Ward 4 (Brown).

NOTICES MAILED: 239

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The proposed "loop road" will be a minimum of an 80 foot right-of-way.
2. 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 of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways Amendment, as hereby modified, is not changed.
3. Upon development additional rights-of-way for dedicated right turn lanes, dual left turn lanes and/or appropriate transition elements shall be required at the discretion of the Traffic Engineer as required by the Department of Public Works.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

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

JOEL McCULLOCH, Planning and Development Department, stated this application consists of two separate actions. The first requires deleting all of the 80 foot right-of-way west of the proposed western leg of the beltway, between Cheyenne Avenue and Lone Mountain Road (this includes Alexander Road and the north-south secondary road). This will eliminate any confusion about what the applicant is proposing in the second action. Staff has no objection to deleting these roadways.

The second action requires replacing Alexander Road as an 80 foot right-of-way in a westerly direction from the western edge of the proposed western leg of the beltway to the north-south 80 foot right-of-way as proposed in this request. Also, the north-south 80 foot right-of-way needs to be added from Cheyenne Avenue to Lone Mountain Road in the proposed configuration. The City of Las Vegas Traffic Division has requested that it be stipulated that transition areas will be required at Cheyenne Avenue and the Beltway in order to safely reduce the proposed secondary roadway to 80 feet from the 100 foot right-of-way of Cheyenne Avenue. A transition area will also be required south of the intersection of Alexander Road and the proposed north-south roadway.

Staff is also requesting that when the alignment of the "loop" road located in the southern portion of the planning area is determined, that this roadway be a minimum of an 80 foot right-of-way so it will be able to adequately serve the proposed commercial and multi-family development in the area.

Staff recommended approval, subject to the conditions.

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ITEM

ACTION

MSH-2-99 - STANPARK HOMES, ET AL

4. Meet with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer alignments to service the properties west of the Western Beltway in the event that the existing Master Planned roadway alignments to be removed from the Master Plan with this amendment (i.e. Gowan Road and Craig Road) are not to be developed as public streets. Appropriate public sewer easements along such alignments shall be required to be granted prior to any development activities within the affected areas as required by the Department of Public Works.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, and CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo Road, Suite 205, appeared and represented the applicant. The Lone Mountain West Development Plan had been approved at a previous meeting. As a condition of that approval, the applicant was asked to amend the Master Plan of Streets and Highways to show the roadways that were shown on the plan.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 6/28/99 meeting. The Public Hearing will be heard by the City Council on 7/12/99.

(7:34 - 7:38) 2 - 50

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ITEM

ACTION

C-7.

VAC-18-99 - LAS VEGAS RESCUE MISSION
AND WOMEN'S AND CHILDREN'S SHELTER

Petition to vacate "E" street (70 feet wide) and all public alleys (20 feet wide) generally located on the north side of Bonanza Road, between "F" street and "E" street, Ward 3 (Reese).

NOTICES MAILED: 3

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to the following:

1. This Petition of Vacation shall be amended to reserve a 20 foot wide City of Las Vegas Public Sewer Easement for those portions of "E" Street and the existing alley where public sewer is currently located as required by the Department of Public Works.
2. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

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

(Mack and Moran excused)

ANDREW REED, Planning and Development Department, stated the purpose of this request is to provide additional parking for social programs and other activities related to the rescue mission. This Vacation request will eliminate "E" Street completely and an east-west alley, thus allowing the facility to control access to the existing shelter. It will not eliminate public street access to an abutting parcel as the entire block is under the same ownership. Staff recommended approval, subject to the conditions:

DAVID BLACKSMITH, Director, Las Vegas Rescue Mission and Women's and Children's Shelter, 480 West Bonanza Road, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 6/28/99 meeting. The Public Hearing will be heard by the City Council on 7/12/99.

(7:38 - 7:40) 2 - 160

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ACTION

VAC-18-99 - LAS VEGAS RESCUE MISSION
AND WOMEN'S AND CHILDREN'S SHELTER

APPROVED

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

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-8.

U-49-99 - ALSTATE ENTERPRISES, INC.

Request for a Special Use Permit on property located at 1901 North Rancho Drive FOR A NON-CONFORMING 14,900 SQUARE FOOT CASINO/MICROBREWERY, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 139-19-703-032.

ON JUNE 8TH, STAFF WAS INFORMED THAT, BECAUSE THE APPLICANT'S REPRESENTATIVE HAD BEEN UNEXPECTEDLY CALLED OUT OF TOWN, ABEYANCE UNTIL THE JUNE 24TH PLANNING COMMISSION MEETING WAS REQUESTED.

Galati -

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

**Unanimous
(Mack and Moran excused)**

ANDREW REED, Planning and Development Department, stated that on June 8th staff was informed the applicant's representative had been unexpectedly called out of town so they requested abeyance to the June 24th meeting.

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

(6:12 - 6:13) 1 - 265

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ITEM

ACTION

C-10.

U-64-99 - SHAWBETH, INC. ON BEHALF OF R.D.S., INC.

Request for a Special Use Permit on property located on the north side of Sahara Avenue, approximately 330 feet west of Montessori Street, TO ALLOW USED MOTOR VEHICLE SALES, U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and PR (Professional Office and Parking), Pending C-2 (General Commercial) Zone, Ward 1 (McDonald), APN: 163-03-806-001.

NOTICES MAILED: 1771

APPROVALS: 0

PROTESTS: 2

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. A revised site plan shall be submitted to and approved by the City Traffic Engineer to specifically address on-site circulation of delivery trucks through this site, including appropriate turning radii; no parking or deliveries to this site shall be permitted in the public right-of-way. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

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

ANDREW REED, Planning and Development Department, stated the pending C-2 (General Commercial) was approved by the City Council on May 24, 1999. Vehicle display areas and customer parking will be located in the south portion of the site. The main building will contain an auto showroom, administrative offices, and vehicle service bays. A 25 foot wide landscape planter with shrubs and ground cover is shown along the Sahara Avenue frontage. The elevations depict decorative split faced concrete block exterior with a maximum building height of 30 feet. The glass block arcade wall and store front windows are shown on the showroom side of the building.

Issues regarding the site and landscaping plans were addressed as part of the zone change application approved for this parcel on May 24, 1999.

In regard to the proposed use, staff finds it to be compatible with the pattern of development occurring along this portion of Sahara Avenue. The subject site is suited for the type of land use being proposed.

Staff recommended approval, subject to the conditions.

ATTORNEY JOHN MORAN, JR. and ATTORNEY SHAWN HUGGINS, 630 South 4th Street, DOUG SPEDDING, R.D.S., Inc., 2929 West 104th Avenue, Westminster, Colorado, and CAPPY HAYES, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the application. ATTORNEY MORAN assured the Commissioners the applicant will be able to comply with the conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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ACTION

U-64-99 - SHAWBETH, INC. ON BEHALF OF R.D.S., INC.

2. Site development to comply with all applicable Conditions of Approval for Z-11-99 and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

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

STUART NIEMS, 2220 Montessouri, appeared in protest. His neighborhood objects to a used car dealership on this property.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

ATTORNEY MORAN appeared in rebuttal. MR. NIEMS and he were unable to arrange for a meeting in regard to this application. He showed photos on the monitor of car dealerships along Sahara Avenue in this area.

MR. NIEMS appeared again to indicate most of the neighborhood is in objection to a used car dealership, so he felt it was unnecessary to meet with ATTORNEY MORAN. Most of the used car sales lots are east of Torrey Pines. His neighborhood objects to the type of clientele and employees at used car dealerships. They are also concerned that this will result in a Republic or Auto Nation type of dealership.

ATTORNEY MORAN responded that many people cannot afford a new car. There is no distinction between sales personnel of a used and new car dealership.

The City Council will set a date for a Public Hearing on this item at their 6/28/99 meeting. The Public Hearing will be heard by the City Council on 7/12/99.

(7:42 - 7:53) 2 - 300

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ACTION

C-11.

U-65-99 - ORO, LIMITED LIABILITY COMPANY

Request for a Special Use Permit on property located at 908 West Monroe Avenue FOR A 2,520 SQUARE FOOT COMMERCIAL CHILD CARE CENTER, R-3 (Medium Density Residential) Zone, Ward 3 (Reese), APN: 139-28-503-023.

NOTICES MAILED: 163

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. Plant one 24 inch box tree on the north and south ends of the building, and two 24 inch box trees on the east and west sides of the building with four 5 gallon shrubs for each tree.
3. Outdoor play shall be limited to daylight hours.
4. Outdoor lighting shall be designed so as to not shine directly onto any adjacent residential units.
5. The use shall be subject to the child care regulations and standards of the Department of Finance and Business Services.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Skaar abstaining from voting because of her association with the West Las Vegas Neighborhood Executive Board.
(Mack and Moran excused)

JOEL McCULLOCH, Planning and Development Department, stated access to the site is provided by one driveway from "H" Street and one driveway from Monroe Avenue. The proposed child care facility is located on the interior of an existing apartment complex. It is proposed that this new modular building be placed mid-site with the required parking located directly to the east. New landscaping is not being proposed.

Staff has no objection to siting the modular child care facility in its requested location, however staff does request that one 24-inch box tree be placed on the north and south ends of the building with four 5-gallon shrubs for each tree and two 24-inch box trees on the east and west sides with four 5-gallon shrubs for each tree.

Staff recommended approval, subject to the conditions.

MICHAEL ROSENBERG, 908 West Monroe Avenue, appeared to represent the application. This is a project that is needed in this neighborhood.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

VICE CHAIRMAN GALATI felt it was unfortunate this has to be a modular building.

MR. ROSENBERG responded that this is a subsidized housing project providing a free service to the residents.

The City Council will set a date for a Public Hearing on this item at their 6/28/99 meeting. The Public Hearing will be heard by the City Council on 7/12/99.

(7:53 - 7:56) 2 - 650

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APPROVED

6. All development shall be in conformance with the Site Development plan and building elevations.

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

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

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.

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ITEM

ACTION

C-12.

Z-100-97(1) - UNION PACIFIC RAILROAD

Request for a Development Standard and Master Plan Review of Lot 1 of the Parkway Center Planned Development on property located on the south side of Bonneville Avenue, between Interstate 15 and Grand Central Parkway, FOR A PROPOSED MIXED USE DEVELOPMENT, PD (Planned Development) Zone, Size: 39.20 Acres, Ward 3 (Reese), APN: 139-33-710-001.

NOTICES MAILED: 68

APPROVALS: 1

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. All development shall be in conformance with the original Conditions of Approval placed on the property at the time of the Rezoning of the property to Planned Development (PD).

A. All development projects within the entire Parkway Center development site shall be coordinated, and fully compatible with the City of Las Vegas Redevelopment Plan, and the Downtown Urban Design Plan (as adopted by Resolution of the City Council, October 2, 1996), and/or, the Downtown Las Vegas Plan 2005 (upon future adoption), and the general goals and intentions of the City of Las Vegas, as may be modified in the future.

B. The proposed Development Standards as amended will become the overall, general standards for the entire ±178 acre Union Pacific property.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 2 AMENDED TO INCLUDE THAT THE STANDARDS BE REVIEWED BY CITY CENTRE DEVELOPMENT CORPORATION (CCDC) AND SUBMITTED TO CCDC AT THE SAME TIME THEY ARE SUBMITTED TO STAFF, AND CONDITION NO. 3-E-AMENDED TO DELETE THE 300 FEET OF A PERMITTED DEVELOPMENT PARCEL.

**Unanimous
(Mack and Moran excused)**

DOUG POWELL, Planning and Development Department, stated this involves the original zoning request, Z-100-97, in 1998 in which the City Council rezoned 178 acres that included property owned by the Union Pacific Railroad. At that time the property was owned by Nevada Partners Limited Partnership. It is now owned by Lehman Brothers.

The property is north of Charleston, west of the Union Pacific Railroad, and bounded by I-15 and U.S.95, directly adjacent to Downtown.

This is a request that in the original zoning the PD required that the property owners submit a Master Development Plan and Standards prior to submittal of a Site Plan Review. This request only covers the 39 acres south of Bonneville and west of Grand Central Parkway.

There are two components to this application. One is the Development Standards which contain a history of the site and permitted uses by the action of the rezoning. The main portions are parking standards, architectural design standards, physical design standards, streetscape design standards, signage design standards and landscape design standards to make sure the property is developed in a quality acceptable to the City.

The second portion of this application is a Master Development Plan. There are six parcels on the site, a roadway, proposed Union Drive for internal circulation, and access points on Grand Central Parkway and Bonneville. Along I-15 are parking structures, a series of office buildings, and restaurant pads.

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Z-100-97(1) - UNION PACIFIC RAILROAD

2. Prior to any development, the Development Standards shall be amended by the adoption of detailed Development Standards for all of parcel 1 of the Parkway Center.

3. The proposed Development Standards shall be revised as follows:

A. The section titled "Article II. Use of the Property", Items 2.1, 2.2, and 2.3, (pages 15 and 16 inclusive) shall conform with the originally approved PD zoning.

B. Item 3.2.3.3 shall be changed to read: "Reflective or tinted glass shall not exceed sixty percent (60%) of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed twenty-two percent (22%) reflectivity index. Only clear glass shall be used on ground floors in all pedestrian-oriented areas."

C. Item 3.2.4 shall be amended to delete "Imitation Masonry" from the list of prohibited materials. This is to indicate that current synthetic stone veneers of high quality may be judiciously applied to the base and ground level of building elevations.

D. Item 3.5.3 shall be amended to add "Pole Signs" and "Painted Wall Signs" to the list of prohibited signs.

E. Item 3.5.3.1 shall be added and shall read: "Existing interim billboards located upon any parcel within Parkway Center that have been approved through Site Development Plan Review, and which have been issued a grading and/or construction permit, and/or Avenue within three hundred feet (300') of a permitted development parcel, shall be removed prior to the issuance of a Certificate of Occupancy for that development parcel."

This application was reviewed by the City Centre Development Corporation, who expressed concerns that the Development Standards were too general. The Staff Report was changed to include the concerns of the CCDC. He read a letter from the CCDC to Mayor Jones, which recommended approval with staff's conditions. **They requested a condition be placed on the applicant that development of each lot will require more specific design standards.**

In the Development Standards a Design Review Committee is indicated, which is an internal committee for reviewing the Union Pacific property. It does not relinquish the City staff's responsibility for reviewing items, but is a precursor for an application before the City.

Staff wants to make sure that the Development Standards apply to the entire 178 acres. In addition, prior to any site plan being submitted, the developers would have to come back with each parcel for more stringent development standards that would address the specific uses.

This particular lot is primarily office buildings with some retail. The materials used may be different than those used on the remainder of the lots.

Condition No. 3 is suggested revisions to the Development Standards, which are minor in nature.

Condition No. 4 is changes to the Master Development Plan. A more conceptual approach has been taken than the applicant's plan. Changes have been made to the access points to alleviate concerns that Public Works has raised in regard to building spaces and the orientation of the parking. That allows flexibility for the property owner to develop this parcel. Staff would like the submitted Conceptual Plan be substituted for the Development Plan.

Condition No. 5 includes changes to the Site Development Plan Review as the plans come into the City, so that condition should be modified as indicated in staff's conditions.

Condition Nos. 6 through 18 are standard conditions.

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4. The proposed Master Development Plan for Lot 1 of the Parkway Center shall be revised as follows:

A. The concept plan submitted by staff, showing generalized land uses, circulation elements, access points and open space shall be adopted as the Master Development Plan.

B. The buildings along Union Drive shall be designed and oriented to complement / promote a dense, pedestrian-oriented development pattern.

C. The building at the corner of Grand Central Parkway and Bonneville Avenue shall be a prominent building of architectural significance. The use of the site for a performing arts center, and/or other community-enhancing asset is encouraged.

D. The direct linkage of the proposed "Union Drive" across Bonneville Avenue between Parkway Center Lot 1 and Lot 2 shall be walkable, and pedestrian-friendly, if appropriate.

5. The future Site Development Plan Review application for the parcel labeled "Parcel 1" of the Parkway Center Lot 1 Master Development Plan shall demonstrate:

A. Full access of the proposed development parcel from the proposed "Union Drive", and will propose and construct the full-width construction of such "Union Drive" necessary to achieve clear and cohesive access to such parcel. All street design shall be subject to the approval of Planning and Public Works staff.

In general, everyone involved seems to be in agreement with the conditions. This process has been one in collaboration with Union Pacific. There is a need to move forward on developing the site.

COMMISSIONER SKAAR asked about the landscaping adjacent to the freeway.

MR. POWELL explained that the Union Pacific's earlier proposal was lining the parking structures with landscaping. This current plan shows the flexibility to take the parking structures and turn them to allow some view corridors and have some landscaping so it is not simply a wall of parking structures. When the proposals will be coming back for individual Site Development Plan Reviews and Development Standards the City will tighten up on what will happen on those parcels.

COMMISSIONER SKAAR felt she liked this version the best of all the conceptual plans that she has seen previously. However, one concern is the parcel that Opus plans to develop. She objected to the area being designated as permissible for a parking structure coming so far south on the site. It would block the view of the building from the freeway. A parking garage that would accommodate that building could be possible even if meant going an extra story(s) in an amount of land space that is smaller than the leeway they were given by a certain amount of square footage where a parking structure would be allowed. The southern portion could be taken off what would be allowed for Parcel 1 and the landscaping increased.

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B. The overall design and site orientation of the office building, as well as the specific design and detailing of the northern elevation of the building, shall adequately and appropriately terminate the axis and vista of the proposed "Union Drive".

6. Unless otherwise specified within the Parkway Center Site Development Standards, these standards shall conform to Title 19A of the City of Las Vegas Municipal Code.

7. Grant appropriate temporary construction easements for this site to the City in accordance with the construction drawings for the I-15 Freeway Channel Project, prior to the issuance of any permits or the recordation of any maps for this site, whichever may occur first, as required by the Department of Public Works. Coordinate the geometrics of such easements with the Right-of-Way section of the Department of Public Works.

8. A Commercial Subdivision Map for the overall site must be submitted and shall record prior to issuance of any building permits as required by the Department of Public Works.

GREG BORGEL, 300 South 4th Street, agreed to the latest version. In their Site Development Plan Review they will bring in a parking structure that does not go so far south. In Condition No. 2 it was introduced as a result of the CCDC meeting yesterday. **He requested language be added to Condition No. 2 that those Development Standards shall also be submitted for the review and recommendation of CCDC and submitted for their review at the same time they are submitted to staff.** They met with the Lehman Brothers on Lot 5 and their concerns are that they will be entitled to resubmit on their lot and future lots additional development standards appropriate to projects brought forward on their lots. Lehman Brothers also wanted it clear that the Union Pacific Design Review Committee would not have to approve the construction on the Lehman Brothers lot and were told that was not the case. He also asked for consideration in Condition No. 3-E regarding the existing signs. The off-premise signs should be viewed as interim signs and reviewed on short-term time limits. They plan to return in February requesting some signs to continue and some to be removed pursuant to development. He thanked staff for all their assistance in this project.

CHAIRMAN BUCKLEY declared the Public Hearing open.

ATTORNEY PAUL LARSEN, Lionel Sawyer & Collins, 300 South 4th Street, appeared to represent Lehman Brothers, who are the owners of Parcel 5. They do not want to be bound by any specific standards being adopted by the Union Pacific property owners, but have the flexibility to come back with a specific plan for their projects. He also represented Donrey Outdoor Advertising requesting Condition No. 3-E be deleted.

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9. Prior to the submittal of a Site Development Plan Review, a Tentative Map or the issuance of any permits for this site, meet with the City Planning Engineer and the City Traffic Engineer to determine final street section details for the proposed public streets within this development. The public streets as proposed are not acceptable; such street section shall be made private to be privately maintained or shall be revised to reflect current City Standards or as otherwise specifically accepted by the City Planning Engineer and City Traffic Engineer. The Tentative Map and/or future Site Development Plan Review shall comply with the section approved by the Department of Public Works. Final right-of-way and public street improvement requirements shall be determined at the time of approval of a future Tentative Map for this overall site.

10. 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.

11. 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.

COMMISSIONER SKAAR asked Mr. Borgel if the billboards will be removed when a grading and/or construction permit is pulled, or until the furniture is moved into the building.

MR. BORGEL responded that if there is a **condition that the billboards on the Opus property be removed with the grading permit, etc. that would be acceptable.** The billboards were relocated to accommodate the State's expansion of I-15 with an understanding that if properties are developed the billboards be allowed to remain.

COMMISSIONER SKAAR was concerned that the law states billboards have to be 750 feet away from a freeway.

ATTORNEY LARSEN said the PD Standards were different than those for the overall district. Since these were just billboards being relocated there is a grandfather provision in the PD Standards to allow the billboards to be relocated because of the modification to the Beltway and Spaghetti Bowl.

COMMISSIONER SKAAR objected to advertising on the parking garages.

MR. POWELL said the Development Standards restrict the use of painted wall signs.

VICE CHAIRMAN GALATI commended staff on devising a Conceptual Plan that does not make stringent restrictions, but also gets points across to create an urban character. He felt Condition No. 5-B will be very important to the development of this site.

CHAIRMAN BUCKLEY suggested that one urban feel is a parking structure on top and retail below.

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

(7:56 - 8:27) 2 - 750

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APPROVED

12. All buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.

13. 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.

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall address the proposed overall site circulation, pedestrian access, the possible redesign of the street network to align with the existing median islands on Grand Central Parkway and Bonneville Street, the possible redesign of the proposed cul-de-sac, and the potential need for a dedicated left turn lane to access the proposed pad sites. The Traffic Impact Analysis shall also address the possible need to extend Discovery Lane westward to Martin L. King Boulevard and prepare a plan for such possible extension. The City shall also determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be

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APPROVED

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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

15. All landscaping and signage 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.

16. Obtain an Encroachment Agreement for all landscaping and private improvements in the Union Drive public rights-of-way, if allowed by the City Planning Engineer, adjacent to this site as required by the Department of Public Works. Landscape and maintain all unimproved right-of-way on Union Drive, if allowed by the City Planning Engineer, adjacent to this site as required by the Department of Public Works.

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APPROVED

17. 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.

18. The final layout of this site shall be determined at the time of approval of the Tentative Map for this site as required by the Department of Public Works.

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| ITEM | | ACTION |
|--------------|---|---|
| <p>C-13.</p> | <p><u>Z-23-99 - J. W. M. INVESTMENTS, INC.</u></p> <p>Request for a Rezoning on property located at 808 Sunny Place, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: A 11,173 SQUARE FOOT COMMERCIAL BUILDING, Size: 0.99 Acres, Ward 3 (Reese), APN: 139-28-304-002.</p> <p><u>NOTICES MAILED:</u> 41</p> <p><u>APPROVALS:</u> 1</p> <p><u>PROTESTS:</u> 0</p> <p><u>STAFF RECOMMENDATION:</u> APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. A Resolution of Intent. 2. Provide a 10 foot wide landscaped berm with 24 inch box trees 20 feet on center along the outside of the western wall. 3. The wall inside the west property line should be increased to eight feet in height. 4. No access is allowed to Sunny Place. 5. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard and an additional 5 feet for a total half-street width of 25 feet for Sunny Place adjacent to this site prior to the issuance of any building or grading permits as required by the Department of Public Works. 6. Construct all incomplete half-street improvements on Sunny Place (streetlights, sidewalk, curb, and gutter) and Martin L. King Boulevard (sidewalk) adjacent to this site concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. | <p>Quinn -</p> <p>APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 2 AMENDED TO PROVIDE AN 8 FOOT WIDE LANDSCAPED BERM WITH 24 INCH BOX TREES 20 FEET ON CENTER ALONG SUNNY PLACE, CONDITION NO. 3 AMENDED SO THE WALL INSIDE THE WEST PROPERTY LINE BE WROUGHT IRON APPROXIMATELY SIX FEET HIGH, AND ADDITIONAL CONDITION FOR LANDSCAPING AND ENCROACHMENT AGREEMENT FOR THE UNIMPROVED RIGHT OF WAY,</p> <p>Motion carried with Skaar abstaining from voting because of her association with the West Las Vegas Neighborhood Executive Board.</p> <p>(Mack and Moran excused)</p> <p>JOEL McCULLOCH, Planning and Development Department, stated access to the site is provided by one driveway from Martin L. King Boulevard. The proposed structure is located mid-site with parking to the east and west of the building. On-site circulation is via a one-way drive around the building. The drive-thru for the credit union is located on the south side of the proposed structure.</p> <p>The site plan and elevations as submitted meet the standards of the City of Las Vegas Zoning Code and the Las Vegas Urban Design Guidelines and Standards. However, staff is requesting no access be allowed to Sunny Place, so that commercial traffic is not allowed on that residential street. Also, staff is requesting that instead of an eight foot wide landscape planter proposed inside the wall on the west property line, that it be increased to a 10 foot wide, landscaped berm, with 24 inch box trees placed 20 feet on center, along the outside of the west wall and to increase the height of the western wall to eight feet.</p> <p>Staff recommended approval, subject to the conditions.</p> |

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

8. A Traffic Impact Analysis must be submitted to and approved by the 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 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. If additional rights-of-way are not required and traffic control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if

LEE BIGELOW, Acumen Corporation, 2700 West Sahara Avenue, Suite 420, appeared to represent the application. He concurred with staff's conditions with an exception to Condition No. 2. When they met with the Neighborhood Advisory Committee they had shown a six foot wall along the back, but this plan shows a combination wall with wrought iron. It was at the request of the Neighborhood Advisory Committee that they would prefer not having a wall, but merely wrought iron. A wall invites graffiti and especially one that is eight feet high. The wrought iron would make it better for security purposes. An additional 10 feet of landscaping on the Martin Luther King side will be provided, which initially they had eight feet directly in front of the building. In reconfiguring Martin Luther King Boulevard the site will have very limited landscaping other than in the parking areas. The other condition he objected to is the dedication of an additional five feet on Sunny Place. There are eight residents Sunny Place serves, two are on the Martin Luther King side. That would be widening Sunny Place for only six residents. The zoning should be approved according to the site plan that has been submitted.

MR. McCULLOCH said staff would be agreeable to a six foot high wrought iron fence and eight feet of landscaping outside the wall as requested by the applicant.

BART ANDERSON, Public Works, replied that the reason for requesting an additional five feet on Sunny Place is because the City does not have a standard for a 40 foot wide public street. The smallest public street is 51 feet wide. The condition is just requiring dedication of that street and not construction. Landscaping, unimproved right-of-way and an Encroachment Agreement need to be required of the applicant.

CHAIRMAN BUCKLEY declared the Public Hearing open.

MACON JACKSON, 709 Sunny Place, appeared in favor. He felt a wrought iron fence would be more acceptable. Sunny Place is very dark because there are no streetlights which has a tendency to create criminal activities. The less buffer for somebody to park would be better.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$1,500 for neighborhood traffic mitigation prior to the issuance of building or off-site permits. 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.

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

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

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

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

VICE CHAIRMAN GALATI was concerned that the trash enclosure would be far enough away from the residents.

MR. McCULLOCH thought it was approximately 50 feet way.

BOB GENZER, Planning and Development Department, felt staff would like to meet with the applicant prior to the City Council meeting to review this application further. He was unsure if the five feet of the eight feet is required to be within the right-of-way.

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

(8:27 - 8:41) 2 - 1860

20126

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APPROVED

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

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

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

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.

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C-14.

Z-27-99 - BUREAU OF LAND MANAGEMENT
ON BEHALF OF CITY OF LAS VEGAS

Request for a Rezoning on property located on the southwest corner of Buffalo Drive and Wittig Avenue, From: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] To: C-V (Civic), PROPOSED USE: A 10,152 SQUARE FOOT FIRE STATION AND FUTURE PARK, Size: 20 Acres, Ward 4 (Brown), APN: 125-21-601-002.

NOTICES MAILED: 223

APPROVALS: 5

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. A Site Development Plan Review shall be submitted for Planning Commission and City Council consideration prior to any construction on the portion of the site designated as a public park.
2. Dedicate, or provide proof of dedication or BLM right-of-way grant, of appropriate right-of-way adjacent to this site for Buffalo Drive prior to the issuance of any permits as required by the Department of Public Works. Final right-of-way requirements shall be at the discretion of the City Planning Engineer.
3. Locate this site such that there is a sufficient offset to allow for the possible future construction of Wittig Avenue unless an alternate access plan to service the proposed school to the north is submitted to and approved by the City as required by the Department of Public Works.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH AN AMENDMENT TO CONDITION NO. 1 TO INCLUDE A PUBLIC HEARING FOR THE SITE DEVELOPMENT PLAN REVIEW AND ADDITIONAL CONDITION TO REQUIRE APPLICANT TO WORK WITH STAFF ON THE LOCATION OF THE EMERGENCY SIGNALS.

**Unanimous
(Mack and Moran excused)**

ANDREW REED, Planning and Development Department, stated the submitted plot plan indicates the fire station will occupy a 1.59 acre parcel located in the east portion of this 20.00 acre site. A public park is proposed for the remainder of the site.

Access to the fire station will be provided by two driveways and an emergency vehicle egress to Buffalo Drive. Landscaping is shown along the street frontage and in planters adjacent to the building. The elevations indicate the fire station will have an exterior which includes stucco and decorative concrete blocks. A concrete tile roof is depicted.

A Conceptual Plan for the park indicates it will include picnic areas, a recreation center, open space, and a parking lot. The applicant indicates that the Conceptual Plan will be further refined in 2001, with the plan to be finalized the following year, and construction to start in 2003.

The General Plan designates this site for PF (Public Facility) land uses. The proposed development of this site with a fire station and a public park is in conformance with this designation.

Staff has no objection to the site plan as submitted. A condition is included in staff's recommendation requiring a Site Plan Review to be heard by the Planning Commission prior to development of the park.

Staff finds that development of this site with a fire station and park will serve to meet the increasing demands of the northwest part of the City, particularly the adjacent Town Center development area, which is projected to have 300,000 residents at build-out.

Staff recommended approval, subject to the conditions.

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ON BEHALF OF CITY OF LAS VEGAS

4. Construct half-street improvements, if legally able, on Buffalo Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

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

7. A Resolution of Intent.

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

SAM TOLMAN, City of Las Vegas Public Works, 400 East Stewart Avenue, appeared to represent the application.

RICK SCHRODER, Public Works, requested an amendment to Condition No. 5 that staff would like to work on the location of the emergency signals with the applicant.

CHAIRMAN BUCKLEY declared the Public Hearing open.

MARK WALLINGER, 7520 Wittig Avenue, appeared in favor. He supported the fire station and park, but was concerned if Buffalo Drive will be widened in front of the fire station. He asked when the fire sirens will be activated after leaving the fire station as he was concerned about noise. Currently this site is being used by motorcyclists. He also asked what is being planned for the property south of the fire station on Buffalo Drive.

LUCY PETERS, 716 Powder River Court, appeared in favor. She was concerned about privacy because of her low fencing. The lighting should be low since this is a residential area. The residents would like to have input as to what facilities will be in the park.

TERRY PRENTICE, 7509 White Deer Court, appeared in favor. He wondered if the applicant will be submitting a plan for what the facilities will be in the park. He was concerned about the block walls, lighting in the park, and location of the parking. Perhaps the block wall could be raised along Buffalo Drive.

COMMISSIONER SKAAR noted that Condition No. 1 indicates a Site Development Plan Review shall be submitted for Planning Commission and City Council consideration prior to any construction on the portion of the site designated as a public park.

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

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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

MR. GENZER requested that Condition No. 1 include that the Site Development Plan Review be heard at a Public Hearing.

BART ANDERSON, Public Works, responded that a school is being planned for the area south of the fire station. Buffalo Drive is currently master planned for a 100 foot total width. The east half is currently constructed and the fire station would be on the west half.

AL GALLEG0 assured the residents that he lives near a fire station and did not find it creates a lot of noise and has low lighting.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

SAM TOLMAN appeared in rebuttal. There was a public meeting in regard to this proposal. The sirens will not be activated until the fire trucks reach a busy street, unless there is an emergency situation. The lighting is minimum level required by Code and designed to shine into the fire station property. The City does not have jurisdiction in regard to the wall along Buffalo Drive. They have a BLM lease for a proposed park, but there is no funding available at the present time. South of this site is a 10 acre parcel that is leased by the City for a future park. Another 10 acre parcel in the area is designated for a school. From Deer Springs to Rome there is a proposed park, but funds are not available at the present time to develop it. Funding is available to build the fire station and widen the west side of Buffalo Drive. It is planned that the fire station will open in September of 2000.

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

(8:41 - 8:59) 2 - 2480

20728

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| ITEM | | ACTION |
|--------------|--|--|
| <p>C-15.</p> | <p><u>Z-29-99 - RONALD AND SHIRLEY LUSCH ON BEHALF OF JW SLIGAR</u></p> <p>Request for Rezoning on property located at 4485 North Rainbow Boulevard, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: OFFICE CONVERSION, Size: 1.22 Acres, Ward 4 (Brown), APN: 138-03-602-013.</p> <p><u>NOTICES MAILED:</u> 183</p> <p><u>APPROVALS:</u> 0</p> <p><u>PROTESTS:</u> 2</p> <p><u>STAFF RECOMMENDATION:</u> APPROVAL, subject to:</p> <ol style="list-style-type: none"> 1. A Resolution of Intent with a one year limit. 2. Delete the northern driveway and relocate the parking in that area to the southern parking area. 3. A Site Development Plan Review before the Planning Commission is required prior to any development on the western portion of the site. 4. A decorative six foot high block wall is required along the entire length of the north and south property lines. 5. Construct half-street improvements on Rainbow Boulevard adjacent to this site prior to occupancy of this site as required by the Department of Public Works. | <p>Galati - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Mack and Moran excused)</p> <p>JOEL McCULLOCH, Planning and Development Department, stated access to the site is provided by two driveways from Rainbow Boulevard. The submitted site plan indicates that development will occur only on the eastern half of the property, while the western portion will remain undeveloped until some future time.</p> <p>The submitted site plan meets the requirements of the Las Vegas Zoning Code and the City of Las Vegas Urban Design Guidelines and Standards. However, staff would request that a decorative block wall be built along the entire length of the north and south property lines. Also, staff would request that the northern driveway be deleted and the proposed parking in that area be relocated to the southern parking area. Further, a Site Development Plan Review should be required before the Planning Commission prior to any development on the western portion of this site.</p> <p>Staff recommended approval, subject to the conditions.</p> <p>JERRY SLIGAR, 820 South Valley View Boulevard, appeared to represent the application. They have eliminated the south driveway so he requested Condition No. 2 be eliminated. Public Works has agreed to the elimination of Condition No. 2.</p> <p>BART ANDERSON, Public Works, felt Condition No. 6 should be amended to eliminate any reference to the south driveway.</p> <p>BOB GENZER, Planning and Development Department, responded that it is unknown what is going to be developed on the west half of this site. That may create a need for a second driveway. Planning and Development would prefer the conditions remain as written, but meet with the applicant prior to the City Council meeting and perhaps amend the conditions.</p> |

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6. Meet with the Traffic Engineering representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The two proposed independent parking lots shall be connected in such a way that a driver does not have to leave one parking lot, enter into the public right-of-way on Rainbow Boulevard, to enter the other parking lot. Also, the applicant shall indicate how access will be provided to the undeveloped portion of this parcel to the west, should it be developed in the future. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

7. Meet with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connection points and/or extension alignments necessary to connect this site to the public sewer system in Rainbow Boulevard prior to the issuance of any building or grading permits. Comply with the recommendations of the Collection Systems Planning Section prior to occupancy of this site

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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

(8:59 - 9:04) 2 - 3420

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APPROVED

8. 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. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$1,800.00 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.

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

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

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APPROVED

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

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

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

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

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

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| ITEM | ACTION |
|--|---|
| <p>C-16. <u>TA-3-99</u></p> <p>Discussion and possible recommendation to amend Title 19A.04.010 Table 2 Use Tables - Child Care Group Home (7-12 Children) to require a Special Use Permit in R-CL.</p> <p>And to amend Title 19A.04.050 Special Use Permits to add the minimum requirements for a Special Use Permit for a Child Care Group Home (7-12 Children).</p> <p>Also, to modify Section 19A.06.040 to allow Child Care Group Home (7-12 Children) in R-PD zoning districts by means of a Special Use Permit.</p> <p><u>STAFF RECOMMENDATION:</u> It is recommended that the text be changed to 19A.06.040, Section E. Permitted Land Uses, to reflect the following:</p> <p>Single-family and multi-family residential and supporting uses are permitted in the R-PD (Residential Planned Development) District to the extent they are consistent with the density approved for the District and are compatible with surrounding uses. In addition, family home child care is permitted, with six (6) children or fewer permitted in each home, at densities of R-PD1 through R-PD5. Family home child care is also allowed in the R-PD (Residential Planned Development) District at densities greater than R-PD5 (Residential Planned Development - 5 Units Per Acre), if the size of the lot is 6,500 square feet or larger, or if the child care is conducted in a separate structure.</p> <p>Further, Child Care - Group Homes (7-12 Children) are allowed at densities of R-PD1 (Residential Planned Development - 1 Unit Per Acre) and above by obtaining approval of a Special Use Permit.</p> | <p>Galati - APPROVED, SUBJECT TO STAFF'S RECOMMENDATIONS. Unanimous (Mack and Moran excused)</p> <p>JOEL McCULLOCH, Planning and Development Department, stated that in Table 2 of the Land Use Tables under Child Care - Group Home, a Special Use Permit was allowed in every residential land use category except for R-CL. Staff would like to add this use in the R-CL district. There is a list of determinations that will be put into the Zoning Ordinance that must be met in order to obtain that Special Use Permit. These determinations to any Special Use Permit that come in take into consideration whether it is in a multi-family type situation.</p> <p>The second situation that occurred in this review is that in R-PD districts the criteria was different than in a normal zoning category. Staff wanted to have the ability to change 4 children to 6 children in the Single Family Detached R-PD districts and to allow the same type of situation in the multi-family R-PD districts as in the R-3 and R-4 categories.</p> <p>In the determination sections, a minimum 6,500 square foot lot will be required in order to have 7 to 12 children for day care. Each group home would have to be on a 60 foot wide street or less. All discharging/loading of vehicles will have to be accomplished on the site. The hours of operation will be limited from sunrise to sunset. Outdoor play areas shall be limited to daylight hours. All lighting shall be designed so as to not shine directly onto the abutting residential properties. Any request for the use in attached housing developments must have a separate structure in which to provide the child care. The use is subject to the child care regulations and standards of the Department of Finance and Business Services.</p> <p>VICE CHAIRMAN GALATI asked if the reason child care - group home was not in R-CL's is that the lots are not large enough to have the square footage per person for outdoor use.</p> <p>MR. McCULLOCH said often the lots in an R-CL district are built larger than the minimum requirement. That is why the 6,500 square foot lot requirement is in there. Even in an R-CL district, if a lot is larger they would be allowed to have 7 to 12 children.</p> |

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TA-3-99

Staff also recommends the following Special Use Permit criteria to evaluate approval of child care - group home (7-12 children):

Child Care - Group Home (7-12 Children) [*U, R-A, R-E, R-D, R-1, R-CL, R-2, R-3, R-4, R-5, R-MH, R-PDJ*]:

1. All lots must be a minimum of 6,500 square feet.

2. Access to the Child Care-Group Home shall be on a 60 foot wide right-of-way or less.

3. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site.

4. The hours of operation shall be limited to between sunrise and sunset.

5. Outdoor play areas shall be limited to daylight hours.

6. All lighting shall be designed so as to not shine directly onto any abutting residential property.

7. Any request for this use in an attached housing development, must have a separate structure in which to provide the child care.

8. The use is subject to the child care regulations and standards of the Department of Finance and Business Services.

Further, staff recommends that land use tables be amended as attached. Underlined text is that which is proposed to be added.

COMMISSIONER SKAAR said the way the regulations are written, if somebody came in with a development for R-CL and there was even one or two lots which did not meet the minimum footage, it was easier to rezone the entire subdivision to R-CL.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

(9:04 - 9:11) 3 - 20

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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.

ADJOURNMENT:

AL GALLEGO appeared to state that the agendas he has received are not all the same.

DOUG POWELL, Planning and Development Department, said he would investigate as to what happened internally. He felt staff tries to provide good customer service and are continually trying to improve it.

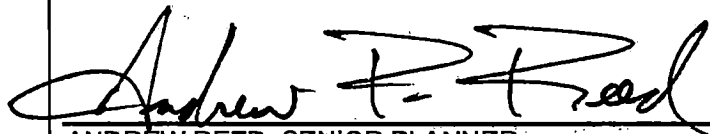
COMMISSIONER GORDON commented that one of his retail representatives came in from out of town and told him that they received a very good experience dealing with the staff in the Planning and Development Department. They did not have that same experience when they dealt with Henderson and the County.

MR. POWELL responded that if COMMISSIONER GORDON has the names of the staff members he would commend them personally.

MR. GALLEGO also felt the City's customer service is excellent.

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:16 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



ANDREW REED, SENIOR PLANNER

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