

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

AUGUST 26, 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 July 22, 1999 Planning Commission Meeting
Approval of the minutes of the July 29, 1999 Special Planning Commission Meeting

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

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

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A. CONSENT ITEMS:

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

- A-1. TM-38-99 - PETERSON PLAZA (A COMMERCIAL SUBDIVISION) - PETERSON BROTHERS EQUIPMENT LIMITED PARTNERSHIP - Request for a Tentative Map on property located on the north side of Ricky Road, approximately 210 feet east of Rancho Drive, C-2 (General Commercial) Zone, Size: 1.23 Acres, No. of Lots: 1, Ward 4 (Brown).
- A-2. FM-63-99 - PRAIRIE ROSE PARK - UNIT 1 - PRAIRIE ROSE PARK, LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the northeast corner of the intersection of Tule Springs Road and the Whispering Sands Drive Alignment, 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: 10.18 Acres, No. of Lots: 45, Ward 4 (Brown).
- A-3. FM-64-99 - PRAIRIE ROSE PARK - UNIT 2 - PRAIRIE ROSE PARK, LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the north side of the Whispering Sands Drive Alignment, approximately 650 feet east of Tule Springs Road (Durango), 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: 10.05 Acres, No. of Lots: 50, Ward 4 (Brown).
- A-4. FM-65-99 - PRAIRIE ROSE PARK - UNIT 3 - PRAIRIE ROSE PARK, LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the north side of the Whispering Sands Drive Alignment, approximately 660 feet west of 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) Zone, Size: 10.10 Acres, No. of Lots: 55, Ward 4 (Brown).
- A-5. FM-66-99 - PRAIRIE ROSE PARK - UNIT 4 - PRAIRIE ROSE PARK, LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the northwest corner of the intersection of Cimarron Road and Whispering Sands Drive Alignment, 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: 8.55 Acres, No. of Lots: 38, Ward 4 (Brown).
- A-6. FM-67-99 - SONOMA HILLS BY LEWIS HOMES - UNIT 2 - LEWIS HOMES OF NEVADA - Request for a Final Map adjacent to property located on the southwest corner of the intersection of Far Hills Avenue and Sageberry Drive, PC (Planned Community) Zone, Size: 11.74 Acres, No. of Lots: 96, Ward 2 (L. B. McDonald).

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- A-7. FM-68-99 - CENTENNIAL CENTRE UNIT 1 - OLYMPIC NEVADA LIMITED - Request for a Final Map on property located adjacent to the west side of Rancho Drive, south of Centennial Parkway, T-C (Town Center) Zone, Size: 101.22 Acres, No. of Lots: 4, Ward 4 (Brown).
- A-8. RM-8-99 - A PORTION OF SIERRA NEVADA #2 - SHEPHERD HILLS APARTMENTS LIMITED PARTNERSHIP - Request for a Reversionary Map adjacent to property located on the east side of Simmons Street, and south of Coran Lane, R-4 (High Density Residential) Zone, Size 10.93 Acres, No. of Lots: 2, Ward 3 (Reese).
- A-9. TM-26-98(1) - STAMPEDE ESTATES - FRANK L. KOCVARA SEPARATE PROPERTY TRUST, ET AL - Request for an Extension of Time for an approved Tentative Map on property located adjacent to the southeast corner of the intersection of Pioneer Way and Elkhorn Road, U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 18.91 Acres, No of Lots: 38, Ward 4 (Brown).
- A-10. VAC-11-98(1) - MOSS FAMILY TRUST - Request for an Extension of Time on an approved petition of Vacation to vacate a portion of Bonanza Way, generally located between Las Vegas Boulevard and Fourth Street, Ward 3 (Reese).
- A-11. A-39-99(A) - COREY AND SALLY MORLEY, ET AL - Petition to Annex property generally located at the southwest corner of Lone Mountain Road and Barden Road containing approximately 20 acres of land, Ward 4 (Brown), APN: 137-01-101-005 through 008.
- B. NON PUBLIC HEARING ITEMS:
- B-1. Z-49-99(1) - PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located adjacent to the north side of Charleston Boulevard, approximately 350 feet east of the Torrey Pines Drive intersection FOR A PROPOSED 94,360 SQUARE FOOT RETAIL CENTER, C-1 (Limited Commercial) Zone, Size: 7.54 Acres, Ward 2 (L. B. McDonald), APN: 138-35-403-003, 138-35-801-001, and 138-35-802-001.
- B-2. SD-14-99(1) - GARY CROWE ON BEHALF OF STANDARD WHOLESALE SUPPLY COMPANY - Request for an Elevation Review on property located at 855 Bonanza Road FOR A PROPOSED 14,627 SQUARE FOOT OFFICE/ WAREHOUSE BUILDING, M (Industrial) Zone, Size: 3.27 Acres, Ward 3 (Reese), APN: 139-28-801-007 and 139-28-801-015.

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- C. PUBLIC HEARING ITEMS:
- C-1. ABEYANCE - RENOTIFICATION - U-79-99 - RANCHO GOWAN BUSINESS PARK, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located at 3616 North Rancho Drive FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 4,920 SQUARE FOOT BUSINESS WHICH SELLS AND DELIVERS FOOD ITEMS; AND FOR A WAIVER OF THE 400 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 138-12-213-002.
- C-2. ABEYANCE - SD-20-99 - GILBERT DEVELOPMENT COMPANY - Request for a Site Development Plan Review on property located adjacent to the southwest corner of the intersection of Centennial Parkway and Durango Drive FOR A PROPOSED NEW CAR DEALERSHIP, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to T-C (Town Center), Size: 4.56 Acres, Ward 4 (Brown), APN: 125-29-502-004.
- C-3. MSH-3-99 - GILBERT ENTERPRISES - Request to Amend the Master Plan of Streets and Highways TO ESTABLISH THE ALIGNMENT OF DURANGO DRIVE BETWEEN CENTENNIAL PARKWAY AND TROPICAL PARKWAY, Ward 4 (Brown).
- C-4. VAC-33-99 - CENTENNIAL 95 LIMITED PARTNERSHIP - Petition to vacate Monte Cristo Way and Azure Drive, generally located south of Centennial Parkway, west of Tenaya Way, Ward 4 (Brown).
- C-5. VAC-34-99 - JOSEPH SCALA - Petition to vacate a sixty foot (60') public access easement generally located south of Centennial Parkway, west of Rancho Drive (U.S. 95), Ward 4 (Brown).
- C-6. VAC-35-99 - COUNTY OF CLARK - Petition to vacate portions of public rights-of-way generally located south of Goldring Avenue, west of Shadow Lane, Ward 1 (McDonald).
- C-7. VAC-36-99 - WTR, LIMITED LIABILITY COMPANY - Petition to vacate excess public right-of-way generally located south of Canyon Run Drive, at the intersection of Future Storey Creek Street, Ward 2 (L. B. McDonald).
- C-8. U-55-89(2) - JAMES McCALL AND GERALDINE SILVA - Required Five Year Review on an approved Special Use Permit on property located adjacent to the northeast corner of the intersection of Vegas Drive and Oran K. Gragson Highway which allowed two 40 foot high, 14 foot x 48 foot off-premise advertising (billboard) signs, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-22-803-001.

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- C-9. U-173-94(1) - CIRCLE K PROPERTIES - Required Five Year Review on an approved Special Use Permit on property located at 2390 North Decatur Boulevard which allowed one 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 139-19-101-001.
- C-10. U-70-99 - SHARON GORMAN ON BEHALF OF KRYFAM LIMITED PARTNERSHIP - Request for a Special Use Permit on property located on the south side of Sky Point Drive, approximately 600 feet west of Tenaya Way FOR A PROPOSED 7,300 SQUARE FOOT VETERINARIAN HOSPITAL, SC-TC (Town Center-Service Commercial) Zone, Ward 4 (Brown), APN: 125-27-410-003.
- C-11. U-88-99 - CECIL AND IRENE JOHNSON ON BEHALF OF VINCENT DUCROS - Request for a Special Use Permit on property located at 6901 North Jones Boulevard FOR AN EXISTING COMMERCIAL EQUESTRIAN CENTER WHICH INCLUDES HORSE TRAINING, ENGLISH RIDING LESSONS, AND HORSE SHOWS, R-E (Residence Estates) Zone, Ward 4 (Brown), APN: 125-23-601-012, 017 through 020, and 024.
- C-12. U-89-99 - THE SOUTHLAND CORPORATION AND UNGAR INVESTMENTS LIMITED PARTNERSHIP - Request for a Special Use Permit and Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Sahara Avenue and Teddy Drive FOR GASOLINE SALES IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 162-08-502-001 and 005.
- C-13. U-90-99 - MARYLAND VILLAS LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located adjacent to the northeast corner of the intersection of Maryland Parkway and Wilson Avenue FOR A PROPOSED CHILD CARE CENTER, R-3 (Medium Density Residential) Zone, Ward 3 (Reese), APN: 139-26-412-004.
- C-14. Z-47-99 - TETON INVESTMENTS - Request for a Rezoning on property located adjacent to the southeast corner of the intersection of Whispering Sands Drive and Leon Avenue FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) PROPOSED USE: 24 LOT SINGLE FAMILY SUBDIVISION, Size: 6.38 Acres, Ward 4 (Brown), APN: 125-13-203-001.
- C-15. Z-48-99 - NEVADA H.A.N.D. - Request for a Rezoning on property located adjacent to the northwest corner of the intersection of Stewart Avenue and 14th Street FROM: R-2 (Medium-Low Density Residential) under Resolution of Intent to R-PD21 (Residential Planned Development - 21 Units Per Acre) and C-V (Civic) TO: R-PD29 (Residential Planned Development - 29 Units Per Acre), PROPOSED USE: 49 UNIT SENIOR APARTMENT COMPLEX; AND FOR A WAIVER OF THE 5 ACRE MINIMUM R-PD DISTRICT DEVELOPMENT STANDARD, Size 1.71 Acres, Ward 3 (Reese), APN: 139-35-212-125.

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C-16. Z-49-99 - PSA LAND INVESTMENTS LIMITED LIABILITY COMPANY - Request for a Rezoning and Site Development Plan Review on property located adjacent to the north side of Charleston Boulevard, approximately 424 feet east of the Torrey Pines Drive intersection FROM: R-3 (Medium Density Residential) Zone TO: C-1 (Limited Commercial), PROPOSED USE: 13,000 SQUARE FEET OF RETAIL, Size: 2.19 Acres, Ward 2 (L. B. McDonald), APN: 138-35-803-001.

C-17. Z-50-99 - PHILLIP BOZEMAN - Request for a Rezoning on property located adjacent to the south side of Bonanza Road, approximately 125 feet east of the Clarkway Drive intersection, FROM: R-E (Residence Estates) TO: C-2 (General Commercial) Zone, PROPOSED USE: CONSTRUCTION COMPANY OFFICE AND EQUIPMENT STORAGE, Size: 1.73 Acres, Ward 3 (Reese), APN: 139-28-401-011 and 012.

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.

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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
Michael Mack
Marilyn Moran
Leni Skaar

EXCUSED:

Stephen Quinn

STAFF PRESENT:

Tim Chow - Planning & Development Dept.
Doug Powell - Planning & Development Dept.
David Petrovich - Planning & Development Dept.
Chris Glore - Planning & Development Dept.
Troy Jeschke - Planning & Development Dept.
Cheri Edelman - Public Works
Rick Schroder - Public Works
O. C. White - Traffic Engineering
Steve George - City Attorney's Office
Linda Owens - City Clerk's Office

Chris Glore, Planning and Development Department, called the Briefing to order at 5:32 P.M.

Item No. A-1, FM-65-99:

Commissioner Skaar noted that Condition Nos. 1 and 3 are identical and were in the first phase.

Item No. A-9, TM-26-98(1):

Commissioner Skaar wondered if a date should be put on the Final Map.

Troy Jeschke, Planning and Development Department, responded that there is an expiration of 8/27/2000.

Commissioner Gordon asked if a condition could be added to install curb, gutter, streetlights, etc., immediately. The roadway along Rancho is significantly traveled and one of the last parcels in that area.

Cheri Edelman, Public Works, said it has been difficult to get off-sites from Mr. McCall in the past.

Deputy City Attorney George felt that a condition requiring off-sites could not be imposed. If the applicant accepts the condition, the City is agreeable.

Item No. B-1, Z-49-99(1) and C-16, Z-49-99:

Mr. Glore advised that Item No. B-1 should trail Item No. C-16. Planning staff has received two memos from Councilwoman McDonald. The neighbors have asked for an 8 foot high block wall along the northern boundary of the shopping center because they don't want anyone coming into their area. Metro may oppose the wall because of security reasons and want a 30-day abeyance to review the situation further.

David Petrovich, Planning and Development Department, commented that Metro will not have a representative at the meeting.

Item No. B-2, SD-14-99(1):

Mr. Glore said the applicant has brought back elevations for review by the Planning Commission as requested.

Item No. C-1, U-79-99:

Mr. Glore said the applicant has met with the Pastor of the church and received written approval of this request.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. C-2, SD-20-99:

Mr. Gore stated this item should be trailed until after Item No. C-3.

Ms. Edelman added that staff is recommending the "S" curve. The "S" curve goes from Blue Diamond to Mocassin. There are 20,000 cars on El Capitan. With the "S" curve there will be very few cars. The "S" curve will pull the traffic away from Timberlake. Staff wants to eliminate the "C" curve and obey the grid and "S" curve.

Doug Powell, Planning and Development Department, felt it is difficult to develop the site until the roadway issue is resolved.

Attorney Mark Fiorentino said the applicant's request only involves the "S" curve.

Item No. C-12, U-89-99:

Commissioner Gordon noted there is a condition to remove the billboard.

Mr. Gore responded that the Code does not allow two freestanding signs within 100 feet on the same property. These billboards are not consistent with the General Plan. Staff feels billboards are not aesthetically pleasing on the streetscape.

Item No. C-17, Z-50-99:

Mr. Gore stated the applicant has requested withdrawal without prejudice of this item.

General Discussion:

Mr. Gore referred to the last agenda where Item No. Z-37-99 was held in abeyance for one month. Subsequently, the applicant requested an indefinite delay.

Mr. Gore adjourned the Briefing at 5:58 P.M.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

6:00 PM

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

CALL TO ORDER:

6:06 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Michael Buckley - Present
Chairman

Craig Galati - Present
Vice Chairman

Hank Gordon Present

Michael Mack Present

Marilyn Moran Present

Stephen Quinn Excused

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 July 22, 1999 Planning Commission Meeting and July 29, 1999 Special Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 6:06 P.M.

STAFF PRESENT:

Tim Chow, Director,
Planning and Development Department
Doug Powell, Deputy Director,
Planning and Development Department
David Petrovich, Planning Supervisor,
Planning and Development Department
Chris Glore, Senior Planner,
Planning and Development Department
Troy Jeschke, Planner I,
Planning and Development Department
Tracey Thiros, Planning Technician,
Planning and Development Department
Cheri Edelman, Project Engineer,
Public Works
Rick Schroder, Project Engineer,
Public Works
Steve George, Deputy City Attorney
Linda Owens, Deputy City Clerk

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

Galati -
APPROVED
Unanimous
(Quinn 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.

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

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A.

CONSENT ITEMS:

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

A-1.

TM-38-99 - PETERSON PLAZA (A COMMERCIAL SUBDIVISION) - PETERSON BROTHERS EQUIPMENT LIMITED PARTNERSHIP

Request for a Tentative Map on property located on the north side of Ricky Road, approximately 210 feet east of Rancho Drive, C-2 (General Commercial) Zone, Size: 1.23 Acres, No. of Lots: 1, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to all applicable Conditions of Approval for Site Development Plan Review SD-9-99.
2. Final Maps shall be in conformance with the approved Tentative Map.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City departments and State Subdivision Statutes.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

CHAIRMAN BUCKLEY STATED CONSENT ITEMS MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-9 AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item No. A-6 because it involves a client of his law firm, and Skaar abstaining from voting on Item No. A-8 because it is within the borders of her neighborhood association. (Quinn excused)

CHAIRMAN BUCKLEY stated this is a consent item.

COMMISSIONER MACK said a citizen had asked him to have Item No. A-10 pulled off the Consent portion of the agenda for further discussion.

This is final action.

(6:09 - 6:11) 1 - 103

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-38-99 - PETERSON PLAZA (A
COMMERCIAL SUBDIVISION) - PETERSON
BROTHERS EQUIPMENT LIMITED
PARTNERSHIP

APPROVED

7. Per the intent of a Commercial Subdivision all properties within this site shall have perpetual, unobstructed access to all driveways servicing this site and a note to this effect shall appear on the Final Map as required by the Department of Public Works.

8. Prior to the recordation of a Final Map for this site, meet with the Flood Control section of the Department of Public Works to discuss drainage related issues for this site prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways (if any) recommended by the Flood Control section.

9. Site development to comply with all applicable Conditions of Approval for Site Development Plan Review SD-9-99 and all other site-related actions as required by the Department of Public Works.

10. 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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

**FM-63-99 - PRAIRIE ROSE PARK - UNIT 1 -
PRAIRIE ROSE PARK, LIMITED LIABILITY
COMPANY**

Request for a Final Map on property located on the northeast corner of the intersection of Tule Springs Road and the Whispering Sands Drive Alignment, 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: 10.18 Acres, No. of Lots: 45, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Reversionary Parcel Map (PM-14-99) must record prior to the recordation of this Final Map as required by the Department of Public Works.
2. Post a "Private Street" sign at the entrance to this subdivision at the intersection of Jo Marcy Drive and Aurora Falls Street prior to occupancy of this site.
3. 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.
4. Site development to comply with all previous Conditions of Approval for the Prairie Rose Park Tentative Map (TM-26-99).

Galati -

**APPROVED ITEM NOS. A-1 THROUGH A-9 AND A-11,
SUBJECT TO STAFF'S CONDITIONS.**

Motion carried with Buckley abstaining from voting on Item No. A-6 because it involves a client of his law firm, and Skaar abstaining from voting on Item No. A-8 because it is within the borders of her neighborhood association. (Quinn excused)

CHAIRMAN BUCKLEY stated this is a consent item.

COMMISSIONER MACK said a citizen had asked him to have Item No. A-10 pulled off the Consent portion of the agenda for further discussion.

This is final action.

(6:09 - 6:11) 1 - 103

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-63-99 - PRAIRIE ROSE PARK - UNIT 1 -
PRAIRIE ROSE PARK, LIMITED LIABILITY
COMPANY

APPROVED

5. 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.

6. The Final Map (FM-63-99) shall be in conformance with the approved Tentative Map (TM-26-99).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM

ACTION

A-3.

FM-64-99 - PRAIRIE ROSE PARK - UNIT 2 -
PRAIRIE ROSE PARK, LIMITED LIABILITY
COMPANY

Request for a Final Map on property located on the north side of the Whispering Sands Drive Alignment, approximately 650 feet east of Tule Springs Road (Durango), 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: 10.05 Acres, No. of Lots: 50, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Reversionary Parcel Map (PM-14-99) must record prior to the recordation of this Final Map as required by the Department of Public Works.
2. Post a "Private Street" sign at the entrance to this subdivision at the intersection of Peaceful Port Street and Jo Marcy Drive prior to occupancy of this site as required by the Department of Public Works.
3. 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.
4. Site development to comply with all previous Conditions of Approval for the Prairie Rose Park Tentative Map (TM-26-99).

Galati -

**APPROVED ITEM NOS. A-1 THROUGH A-9 AND A-11,
SUBJECT TO STAFF'S CONDITIONS.**

Motion carried with Buckley abstaining from voting on Item No. A-6 because it involves a client of his law firm, and Skaar abstaining from voting on Item No. A-8 because it is within the borders of her neighborhood association. (Quinn excused)

CHAIRMAN BUCKLEY stated this is a consent item.

COMMISSIONER MACK said a citizen had asked him to have Item No. A-10 pulled off the Consent portion of the agenda for further discussion.

This is final action.

(6:09 - 6:11) 1 - 103

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ITEM

ACTION

FM-64-99 - PRAIRIE ROSE PARK - UNIT 2 -
PRAIRIE ROSE PARK, LIMITED LIABILITY
COMPANY

APPROVED

5. 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.

6. The Final Map (FM-64-99) shall be in conformance with the approved Tentative Map (TM-26-99).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

FM-65-99 - PRAIRIE ROSE PARK - UNIT 3 -
PRAIRIE ROSE PARK, LIMITED LIABILITY
COMPANY

Request for a Final Map on property located on the north side of the Whispering Sands Drive Alignment, approximately 660 feet west of 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) Zone, Size: 10.10 Acres, No. of Lots: 55, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Reversionary Parcel Map (PM-14-99) must record prior to the recordation of this Final Map as required by the Department of Public Works.
2. Post a "Private Street" sign at the entrance to this subdivision at the intersection of Jo Marcy Drive and Peaceful Port Street prior to occupancy of this site.
3. 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.
4. Site development to comply with all previous Conditions of Approval for the Prairie Rose Park Tentative Map (TM-26-99).

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-9 AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item No. A-6 because it involves a client of his law firm, and Skaar abstaining from voting on Item No. A-8 because it is within the borders of her neighborhood association. (Quinn excused)

CHAIRMAN BUCKLEY stated this is a consent item.

COMMISSIONER MACK said a citizen had asked him to have Item No. A-10 pulled off the Consent portion of the agenda for further discussion.

This is final action.

(6:09 - 6:11) 1 - 103

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-65-99 - PRAIRIE ROSE PARK - UNIT 3 -
PRAIRIE ROSE PARK, LIMITED LIABILITY
COMPANY

APPROVED

5. 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.

6. The Final Map (FM-65-99) shall be in conformance with the approved Tentative Map (TM-26-99).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM

ACTION

A-5.

FM-66-99 - PRAIRIE ROSE PARK - UNIT 4 -
PRAIRIE ROSE PARK, LIMITED LIABILITY
COMPANY

Request for a Final Map on property located on the northwest corner of the intersection of Cimarron Road and Whispering Sands Drive Alignment, 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: 8.55 Acres, No. of Lots: 38, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Reversionary Parcel Map (PM-14-99) must record prior to the recordation of this Final Map as required by the Department of Public Works.
2. Post a "Private Street" sign at the entrance to this subdivision at the intersection of Jo Marcy Drive and Early Breeze Drive prior to occupancy of this site as required by the Department of Public Works.
3. 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.
4. Site development to comply with all previous Conditions of Approval for the Prairie Rose Park Tentative Map (TM-26-99).

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-9 AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item No. A-6 because it involves a client of his law firm, and Skaar abstaining from voting on Item No. A-8 because it is within the borders of her neighborhood association. (Quinn excused)

CHAIRMAN BUCKLEY stated this is a consent item.

COMMISSIONER MACK said a citizen had asked him to have Item No. A-10 pulled off the Consent portion of the agenda for further discussion.

This is final action.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-66-99 - PRAIRIE ROSE PARK - UNIT 4 -
PRAIRIE ROSE PARK, LIMITED LIABILITY
COMPANY

APPROVED

5. 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.

6. The Final Map (FM-66-99) shall be in conformance with the approved Tentative Map (TM-26-99).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

FM-67-99 - SONOMA HILLS BY LEWIS
HOMES - UNIT 2 - LEWIS HOMES OF
NEVADA

Request for a Final Map adjacent to property located on the southwest corner of the intersection of Far Hills Avenue and Sageberry Drive, PC (Planned Community) Zone, Size: 11.74 Acres, No. of Lots: 96, Ward 2 (L. B. McDonald).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
2. Site development to comply with all previous Conditions of Approval for the Sonoma Hills By Summerlin Tentative Map (TM-29-98).
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved Drainage Plan/Study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
4. The Final Map (FM-67-99) shall be in conformance with the approved Tentative Map (TM-29-98).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

**APPROVED ITEM NOS. A-1 THROUGH A-9 AND A-11,
SUBJECT TO STAFF'S CONDITIONS.**

Motion carried with Buckley abstaining from voting on Item No. A-6 because it involves a client of his law firm, and Skaar abstaining from voting on Item No. A-8 because it is within the borders of her neighborhood association. (Quinine excused)

CHAIRMAN BUCKLEY stated this is a consent item.

COMMISSIONER MACK said a citizen had asked him to have Item No. A-10 pulled off the Consent portion of the agenda for further discussion.

This is final action.

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ITEM

ACTION

A-7.

**FM-68-99 - CENTENNIAL CENTRE UNIT 1 -
OLYMPIC NEVADA LIMITED**

Request for a Final Map on property located adjacent to the west side of Rancho Drive, south of Centennial Parkway, T-C (Town Center) Zone, Size: 101.22 Acres, No. of Lots: 4, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The Final Map for Centennial Centre Unit #2 shall record concurrently with the recordation of this Final Map, unless otherwise allowed by the City Planning Engineer, 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 Centennial Centre Tentative Map (TM-66-98).
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.

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-9 AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item No. A-6 because it involves a client of his law firm, and Skaar abstaining from voting on Item No. A-8 because it is within the borders of her neighborhood association. (Quinn excused)

CHAIRMAN BUCKLEY stated this is a consent item.

COMMISSIONER MACK said a citizen had asked him to have Item No. A-10 pulled off the Consent portion of the agenda for further discussion.

This is final action.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-68-99 - CENTENNIAL CENTRE UNIT 1 -
OLYMPIC NEVADA LIMITED

APPROVED

5. The Final Map (FM-67-99) shall be in conformance with the approved Tentative Map (TM-66-98).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8.

RM-8-99 - A PORTION OF SIERRA NEVADA
#2 - SHEPHERD HILLS APARTMENTS
LIMITED PARTNERSHIP

Request for a Reversionary Map adjacent to property located on the east side of Simmons Street, and south of Coran Lane, R-4 (High Density Residential) Zone, Size 10.93 Acres, No. of Lots: 2, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Reversionary Map must be recorded prior to the recordation of any new map on this site.

2. The existing 60 foot wide public sewer easements along Mina Way and Genoa Drive shall be shown on this Reversionary Map prior to recordation

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-9 AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item No. A-6 because it involves a client of his law firm, and Skaar abstaining from voting on Item No. A-8 because it is within the borders of her neighborhood association. (Quinn excused)

CHAIRMAN BUCKLEY stated this is a consent item.

COMMISSIONER MACK said a citizen had asked him to have Item No. A-10 pulled off the Consent portion of the agenda for further discussion.

This is final action.

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ITEM

ACTION

A-9.

TM-26-98(1) - STAMPEDE ESTATES -
FRANK L. KOCVARA SEPARATE PROPERTY
TRUST, ET AL

Request for an Extension of Time for an approved Tentative Map on property located adjacent to the southeast corner of the intersection of Pioneer Way and Elkhorn Road, U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 18.91 Acres, No of Lots: 38, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This Tentative Map shall expire on August 27, 2000.
2. Conformance to all applicable conditions of Stampede Estates Tentative Map (TM-26-98).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-9 AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item No. A-6 because it involves a client of his law firm, and Skaar abstaining from voting on Item No. A-8 because it is within the borders of her neighborhood association. (Quinn excused)

CHAIRMAN BUCKLEY stated this is a consent item.

COMMISSIONER MACK said a citizen had asked him to have Item No. A-10 pulled off the Consent portion of the agenda for further discussion.

This is final action.

(6:09 - 6:11) 1 - 103

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-10.

VAC-11-98(1) - MOSS FAMILY TRUST

Request for an Extension of Time on an approved petition of Vacation to vacate a portion of Bonanza Way, generally located between Las Vegas Boulevard and Fourth Street, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This Extension of Time shall expire on June 8, 2000.
2. Conformance to all original Conditions of Approval for Vacation Application VAC-11-98.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 1 Speaker

Mack -

ABEYANCE TO THE 9/23/99 PLANNING COMMISSION MEETING TO ALLOW STAFF TIME TO RESPOND TO THE COMMISSIONERS' CONCERNS.

Unanimous.

(Quinn excused)

CHRIS GLORE, Planning and Development Department, stated the applicant has indicated they are in the process of finalizing bids for construction on the project site for a shopping center previously approved and expected to begin construction in the next few months. Staff recommended approval, subject to two conditions.

ATTORNEY ANTHONY CUILLA, Deaner Deaner Scann & Malan, 720 South 4th Street, Suite 300, appeared to represent the applicant. He concurred with staff's conditions.

AL GALLEGOS, Citizen of Las Vegas, appeared in protest. This shopping center has been in the process for approximately two years. The applicant was supposed to make certain improvements to the shopping center before the street could be vacated. They have not done everything they were supposed to do to repair the shopping center, etc. He does not want the street vacated until all the repairs are completed. He is going to ask Councilman Reese to bring the original Vacation request back for reconsideration as he was not in attendance at the meeting when it was approved. The applicant was supposed to remove all the air conditioners and a fence in the back. Sera Care Shopping Center removed some of the air conditioners.

CHERI EDELMAN, Public Works, said the landscaping has been started, which was a condition of the Vacation. In order for the Vacation to be recorded certain landscaping has to be in place. The air conditioning condition was that they had to remove the units, if possible, but it was deemed that is not possible. The Vacation request has expired, but because there were some concerns about the site, staff was asked to place it back on the agenda. However, signatures on required documents have been obtained and it has progressed considerably.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VAC-11-98(1) - MOSS FAMILY TRUST

COMMISSIONER MORAN felt this item should be held in abeyance because she was concerned about approved projects not coming up to the standards.

MR. GLORE noted this request is for an Extension of Time for a previously approved Vacation. It would not be practical to abey the Extension of Time when the approval may lapse on the Vacation and require a re-application.

MR. GALLEG0 requested that no work be done in the street until this is resolved.

CHAIRMAN BUCKLEY said that would not be under the purview of the Planning Commission to mandate no work be done. However, he urged the applicant to meet with the property owners and work out any issues.

To be heard by the Planning Commission on 9/23/99.

(6:11 - 6:24) 1 - 143

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-11.

A-39-99(A) - COREY AND SALLY MORLEY,
ET AL

Petition to Annex property generally located at the southwest corner of Lone Mountain Road and Barden Road containing approximately 20 acres of land, Ward 4 (Brown), APN's: 137-01-101-005 through 008.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-9 AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining from voting on Item No. A-6 because it involves a client of his law firm, and Skaar abstaining from voting on Item No. A-8 because it is within the borders of her neighborhood association. (Quinn excused)

CHAIRMAN BUCKLEY stated this is a consent item.

COMMISSIONER MACK said a citizen had asked him to have Item No. A-10 pulled off the Consent portion of the agenda for further discussion.

To be forwarded to the City Council in Ordinance Form.

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ITEM

ACTION

B.

NON PUBLIC HEARING ITEMS:

B-1.

Z-49-99(1) - PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on property located adjacent to the north side of Charleston Boulevard, approximately 350 feet east of the Torrey Pines Drive intersection, FOR A PROPOSED 94,360 SQUARE FOOT RETAIL CENTER, C-1 (Limited Commercial) Zone, Size: 7.54 Acres, Ward 2 (L. B. McDonald), APN'S: 138-35-403-003, 138-35-801-001, and 138-35-802-001.

STAFF RECOMMENDATION: APPROVAL of the Rezoning and Site Development Plan Review, subject to:

1. The site plan shall be revised to depict the total building area reduced, or Pad A not to be used for a restaurant, and the site plan parking layout revised and including required handicap accessible spaces, to meet the Title 19A parking and loading requirements.
2. The site plan shall be revised to depict no direct vehicular access between the site and Casada Way, Bishop Drive, or Blair Way.
3. The landscape plan shall be revised to depict a minimum of thirty-three (33) 24-inch box trees along Charleston Boulevard and a minimum of twenty-nine (29) 24-inch box trees along Casada Way. In order to further soften the view of expansive parking lots, the landscape plan shall be amended to depict 36-inch high berms within the 15 foot landscape planters along the entire Charleston Boulevard and Casada Way frontages.
4. The proposed elevations shall be revised to depict a Pad A south elevation comparable to the Pad A west elevation depicted, and to depict building elevations for the Market building west and north walls, and the Line Shop B north wall upon expansion, comparable to the Pad A south elevation depicted.

Gordon -

ABEYANCE TO 9/23/99 PLANNING COMMISSION MEETING TO ALLOW METRO TIME TO EVALUATE A CONDITION REQUESTED BY NEIGHBORS.

Unanimous.

(Quinn excused)

CHRIS GLORE, Planning and Development Department, stated this request is for the remainder of the overall development site, which is everything to the west of the property line. This portion of the project depicts 390 parking spaces. The Code requirements for the total commercial area proposed would require 400 parking spaces, but this is close to the maximum allowed. Staff feels the total building area should be reduced or not used for a restaurant, which would have higher parking requirements.

The site plan depicts vehicular access between this site and Casada Way. Staff feels that would provide the easiest access for freight delivery trucks between the designated market and the market loading area, which is adjacent to the north side of the market building. The site plan should be revised so that the driveway to Casada Way is closed.

The site plan also depicts a large commercial center with large parking areas. Therefore, the landscape plan should be revised to depict 36-inch high berms within the landscape area along Charleston Boulevard and Casada Way frontages. The landscape plan also needs to be revised to increase the number of 24-inch box trees to be consistent with the Title 19A Code requirements.

The arcade elements need to be continued around all sides of the buildings that are visible to insure that side and rear elevations are consistent with the arcade elements on the front elevations. Staff is also concerned about the elevations depicted for the west side of the market building which shows very little articulation along a 250 foot long wall. The north elevation of the market building shows a blank 135-foot long wall. The elevations should be revised to be more compatible with the arcade design of the front of the market building and some of the other pads.

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24563

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-49-99(1) - PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY

5. Signage along the Charleston Boulevard frontage shall be limited to one monument sign identifying the retail center and its major tenants adjacent to the main entrance at Charleston Boulevard. Wall signage throughout the retail center should be uniform in size and appearance.

6. The existing off-premise advertising (billboard) signs shall be removed, and no off-premise advertising (billboard) signs shall be permitted on this site.

7. All mechanical equipment shall be fully screened in views from adjacent streets.

8. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures to prevent glare to off-site locations.

10. Remove all substandard public street improvements, if any, adjacent to this site along Charleston Boulevard, Torrey Pines Drive, Casada Way, Bishop Drive and Blair Way and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

11. Construct all incomplete half-street improvements (sidewalk) on Torrey Pines Drive, Blair Way, Casada Way and Charleston Boulevard and construct half-street improvements on Bishop Drive adjacent to this site concurrent with on-site development activities. All required improvements on Charleston Boulevard and Torrey Pines Drive shall be constructed concurrent with the first phase of development that abuts those streets as required by the Department of Public Works.

In order to reduce visual clutter from signage, staff is recommending that the signage along the street be limited to one monument sign, which would provide an opportunity for the tenants to advertise. That would be located at the driveway off Charleston, closest to the market. The site plan does not depict that the existing two billboards will remain. However, staff recommended those billboards be removed and that no off-premise advertising be permitted.

The Councilwoman for this area recommended that an eight foot high decorative block wall be added to the entire northern boundary of the shopping center, which includes both parcels. That issue has met some concern on the part of Metro and is still unresolved.

Staff recommended approval, subject to the conditions.

APPEARANCES:

David Huckle, HMM Engineering, 8080 West Sahara Avenue
David Garrison, World Premier Investments, Inc., 305 W.

Warm Springs Road

Gene Lonardo, 6300 Blair Way

Pearl Lonardo, 6300 Blair Way

NOTE: See further discussion under Item No. C-16, Z-49-99.

To be heard by the Planning Commission on 9/23/99.

(10:39 - 11:02) 3 - 3230

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ITEM

ACTION

Z-49-99(1) - PSA LAND INVESTMENTS,
LIMITED LIABILITY COMPANY

ABEYANCE TO 9/23/99

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

13. If such has not already been established and because it appears that access and parking may be shared by the parcel to the east and west of this site, a Joint Access and Parking Agreement shall be recorded against both parcels to allow perpetual, unobstructed intrasite circulation between the two parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.

14. Meet with the Collection Systems Planning Section of Public Works to establish acceptable service laterals to provide public sewer to each pad within this overall site as required by the Department of Public Works. Per the Uniform Plumbing Code, each site shall have a direct lateral connection to public sewer in either Casada Way or Blair Way.

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

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Z-49-99(1) - PSA LAND INVESTMENTS,
LIMITED LIABILITY COMPANY

ABEYANCE TO 9/23/99

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

17. Obtain an Occupancy Permit for all landscaping and private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site as required by the Department of Public Works.

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

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, 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 or the recordation of a Final Map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

20. Site development to comply with all applicable Conditions of Approval for Z-49-99 and Z-57-60 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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ACTION

B-2.

SD-14-99(1) - GARY CROWE ON BEHALF OF
STANDARD WHOLESALE SUPPLY COMPANY

Request for an Elevation Review on property located at 855 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 139-28-801-015.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the Conditions of Approval of SD-14-99.
2. All City Code requirements and design standards of all City departments must be satisfied.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

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

(Quinn excused)

CHRIS GLORE, Planning and Development Department, stated the Planning Commission approved a request for a Site Development Plan Review for a new office/warehouse building on this site on June 24, 1999. Condition No. 1 of that approval required the applicant to submit to the Planning Commission revised building elevations depicting facade articulations. In response to that condition, the applicant has prepared new elevations that depict a stucco exterior with decorative pop-outs and a cornice line along the roof. Staff recommended approval, subject to the conditions.

DEAN BRYAN, Standard Wholesale Supply Company, 855 West Bonanza Road, appeared to represent the application. This will still be a masonry structured building. On the outside there will be a vesta system that will pop the stucco element out on all the undulated lines. While some of the elements will be the same color as the stucco behind, they will be different elevations. By wrapping the bands completely around the building, even on the back, it is hoped staff will approve this new elevation plan.

VICE CHAIRMAN GALATI said he is comfortable with the revised elevations. He was the one that suggested the applicant return with revised elevations.

This is final action.

(6:24 - 6:28) 1 - 560

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ACTION

C.

C-1.

PUBLIC HEARING ITEMS:

ABEYANCE - RENOTIFICATION - U-79-99 - RANCHO GOWAN BUSINESS PARK, LIMITED LIABILITY COMPANY

Request for a Special Use Permit on property located at 3616 North Rancho Drive FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 4,920 SQUARE FOOT BUSINESS WHICH SELLS AND DELIVERS FOOD ITEMS; AND FOR A WAIVER OF THE 400 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 138-12-213-002.

NOTICES MAILED: 312 (8/26/99 PC)
320 (7/22/99 PC)

APPROVALS: 1 (8/26/99 PC)
0 (7/22/99 PC)

PROTESTS: 0 (8/26/99 PC)
1 (7/22/99 PC)
5 Speakers (8/26/99 PC)
293 Petition (8/26/99 PC)

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The off-premise sale of beer and wine shall be limited to walk-in customers only.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. This approval shall be in conformance to all applicable Conditions of Approval for Rezoning Application Z-122-96.

Moran -

DENIED (24-hour operation and liquor sales would not be appropriate at this location.)

Motion carried with Gordon abstaining from voting because he is in another partnership with the applicant. (Quinn excused)

CHRIS GLORE, Planning and Development Department, stated the Planning Commission voted on July 22, 1999 to hold this item in abeyance to this meeting to properly re-notify to include the waiver of distance separation requirement from an existing church within the same commercial center. The Code requires off-premise sale of beer and wine to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children or City park. There is a storefront church located within a building approximately 200 feet away, building wall to building wall measured from the subject site. A waiver of the 400 foot separation requirement is therefore necessary for beer and wine sales at this facility. Staff finds approval of the 400 foot separation requirement is appropriate in this case because the business will not involve frequent purchases of alcoholic beverages by drive-up customers as would a typical convenience store operation and therefore potential for conflict between the church attendees and any persons purchasing alcoholic beverages on-site is minimal. In addition, the pastor of the storefront church has expressed approval of the request as indicated in a written letter. Staff recommended approval, subject to the conditions.

MITCH COVERT appeared to represent the applicant. He concurred with staff's conditions. He requested a waiver from Section 19A.040.050 of the City of Las Vegas Zoning Code in conjunction with a meeting with the church.

CHAIRMAN BUCKLEY declared the Public Hearing open.

LINDA YOUNG, Northwest Area Residents Association, 3625 Bradley Road, appeared in protest. NARA had an agreement with Bradley Burns, but have been unable to reach him in regard to this application. There was not supposed to be any 24-hour business across the street from the residential. They do not want alcoholic beverages served so close to a church, nor a convenience store so close to the residential. **She submitted a petition with 293 signatures in opposition.**

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RANCHO GOWAN BUSINESS PARK, LIMITED
LIABILITY COMPANY

5. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

6. All City Code requirements and all City departments' design standards shall be met.

ALFRED DUCHENE, Northwest Area Residents Association, 3725 Bradley Road, appeared in protest. Bradley Burns is the developer/owner of the business park. Mr. Burns originally agreed to a lot of conditions. MR. DUCHENE said he does not want any of the businesses open 24-hours a day because of the noise and lights and MR. BURNS had said previously that would not be the case. On the corner of Gowan and Rancho there is a gas station/convenience store that already sells beer and wine that the residents patronize. This would be a detriment to that existing store.

LEX ANDERSON, Northwest Area Residents Association, 3709 Waterhole Street, appeared in protest. Bradley Burns approached the residents and said he wanted to put warehouses in that area. The residents suggested making the whole area warehouses to prevent apartments, liquor stores, etc. In the interim the residents have worked out their concerns with MR. BURNS. Now, this request is contrary to what was agreed upon.

LINDA MYERS, President, Northwest Area Residents Association, 5104 Cold River Avenue, appeared in protest. The NARA meetings are consistent so there is no reason why MR. BURNS could not attend one of them and made his presentation. Many of the residents participated in the original agreement with him. This is a neighborhood of approximately 150 properties. There are too many convenience stores in the area already. This is a rural area. The entire neighborhood is opposed to a convenience store in a business park.

GAYLE LEWIS, 5216 Arbor Way, appeared to represent her parents, who live on Bradley Road, in protest. They object to a 24-hour store standing above the block wall fence that would have to be lighted because of security. The applicant plans to deliver alcohol, cigarettes, etc. She was fearful of persons creating a disturbance after consuming too much liquor. This is directly across the street from residential homes.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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RANCHO GOWAN BUSINESS PARK, LIMITED
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MITCH COVERT appeared in rebuttal. This business will offer food and beverages for catering. It is primarily a delivery business. There will not be any additional lighting or traffic. Beer and wine will be sold on-premise for catering/parties only and consumed off-premise. Other than that, the business will not be open to the public. It is a 2,100 square foot food distribution center, not 4,900 square feet as stated. There will be different temperature zones ranging from room temperature for dry goods to 34 degrees for dairy and deli, to minus 30 degrees for ice cream. The intention is to bring convenience to the Las Vegas community by delivery.

VICE CHAIRMAN GALATI asked if there are any conditions on the original zoning of 24-hour uses on the property. He noted that beer and wine sales are approximately 2% of the business. In that case, if they did not receive approval of beer and wine sales the bulk of the business would be intact.

MR. GLORE said he would research the file to ascertain whether there was a condition prohibiting a 24-hour business.

MR. COVERT explained that the beer and wine is distributed in bulk for catering only. The smallest quantity sold would be a case. Beer and wine adds an additional avenue to the business.

MR. GLORE said the intent of Condition No. 1 was to insure compliance with Chapter 6.5 of the Code which prohibits delivery of liquor to residential properties. Perhaps the wording in Condition No. 1 should be clarified.

COMMISSIONER MORAN felt the idea of selling beer and wine in this complex is contrary to what was originally expressed to the residents.

VICE CHAIRMAN GALATI thought the concept of delivering groceries, etc. to the neighborhood is good, but bringing in beer and wine could attract an element to the center that may not be there otherwise.

This is final action.

(6:28 - 6:50) 1 - 688

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ACTION

C-2.

**ABEYANCE - SD-20-99 - GILBERT
DEVELOPMENT COMPANY**

Request for a Site Development Plan Review on property located adjacent to the southwest corner of the intersection of Centennial Parkway and Durango Drive-FOR A PROPOSED NEW CAR DEALERSHIP, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to T-C (Town Center), Size: 4.56 Acres, Ward 4 (Brown), APN: 125-29-502-004.

NOTICES MAILED: 70

APPROVALS: 0

PROTESTS: 5 Speakers (8/26/99 PC)

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Site Development Plan Review approval is contingent upon City Council approval of a Master Plan of Streets and Highways amendment (MSH-3-99) designating the alignment of Durango Drive, between Centennial Parkway and Tropical Parkway.

2. Service bay doors shall remain closed at all times except when vehicles are entering or exiting the service bays.

3. The landscape plan must be revised to depict alternating planting of one shade tree and two palm trees 35 feet on center along Centennial Parkway.

4. The landscape plan shall be amended to depict minimum 42 inch high berms within the 20 foot wide landscape planter along the Centennial Parkway frontage.

5. Signage on the site shall be limited to wall signage, consistent with that depicted on the north, east and west elevations. Signage on the west elevation shall not be illuminated except during business hours of the service department. Pole signs and monument signs shall not be permitted on this site.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND AMENDED AS FOLLOWS:

- **CONDITION NO. 1 DELETED;**
- **CONDITION NO. 5 AMENDED TO READ: ALL WALL SIGNAGE SHALL BE CONSISTENT WITH THAT DEPICTED ON THE NORTH, EAST AND WEST ELEVATIONS. SIGNAGE ON THE WEST ELEVATION SHALL NOT BE ILLUMINATED EXCEPT DURING BUSINESS HOURS OF THE SERVICE AREA. NO OTHER SIGNAGE SHALL BE ALLOWED UNLESS APPROVED, AT A PUBLIC HEARING, AS PART OF A MASTER SIGN PLAN THAT CONFORMS TO THE TOWN CENTER STANDARDS, POLE SIGNS NOT ALLOWED;**
- **ALL PARKING LOT AREAS SHALL HAVE LOW-INTENSITY LIGHTING, WITH NO SPILL-OVER ONTO ADJACENT PROPERTIES, LIGHTING NOT TO EXCEED 14 FEET IN HEIGHT, DIMMED AFTER HOURS, AND LIGHTING PLAN BE APPROVED BY STAFF PRIOR TO THE ISUANCE OF PERMITS;**
- **HOURS OF OPERATION LIMITED TO 7:30 A.M. TO 5:30 P.M., MONDAY THROUGH FRIDAY, FOR SERVICE, 7:30 A.M. TO 12:00 P.M. ON SATURDAYS, AND 7:30 A.M. TO 9:00 P.M., MONDAY THROUGH FRIDAY, AND 8:00 A.M. TO 7:00 P.M. FOR VEHICLE SALES;**
- **NO TEST DRIVES ALLOWED ON A STREET 60 FEET WIDE OR LESS;**
- **NO SUNDAY OPERATION;**
- **30 FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE THAT CONSISTS OF 24-INCH BOX MONDALE PINES 20 FEET ON CENTER THREE DEEP;**
- **AND ALL CONDITIONS EXCEPT HOURS AND DAYS OF OPERATION BE RECORDED WITH DEED.**

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. (Quinn excused)

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6. Off-premise advertising shall not be permitted on this site.

7. Dedicate appropriate right-of-way adjacent to this site or through this site (based on the approved Master Plan of Streets and Highways Amendment MSH-3-99) including appropriate corner radii for Centennial Parkway, Durango Drive, Azure Drive, or any roadway which is realigned through this site prior to the issuance of any permits as required by the Department of Public Works.

8. Construct half-street improvements including appropriate overpaving, if legally able, on Azure Drive, Centennial Parkway, and Durango Drive (or any portion of roadway which is realigned through this site per MSH-3-99) 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.

9. 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.

CHRIS GLORE, Planning and Development Department, stated this application is within the Town Center and it's subject to those standards. The development standards for the Town Center specify for new auto sales that all service bay openings must face public right-of-way and be designed to minimize visual intrusion into adjoining properties. Staff finds the landscaping planter along the western property line abutting the existing residential properties will be adequate to minimize visual intrusion of all operations at the auto dealership, including service bay doors. To minimize noise intrusion of any service operations into the residential properties, service bay doors must remain closed at all times, except when vehicles are moving in and out.

Materials submitted with this request do not include a master sign plan. Submitted elevations depict wall signage and staff would like to recommend a condition that signage on the site should be limited to wall signage consisting of that depicted on the north, east and west elevations and the signage on the west elevation abutting the residential properties should not be illuminated except during business hours for the Service Department. The Town Center Development Standards manual prohibits any pole signs on this property and staff would like a condition to that effect. 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. The "S" curve nor grid pattern will affect this portion of the overall site. The car dealership will take access off Centennial. There are two existing homes immediately adjacent to the west. This property is already rezoned and it was very controversial at the time. When it was rezoned no one was completely satisfied. One of the promises at that time was that this development would conform to all the Town Center standards. The auto use is a permitted use in the Town Center.

They have tried to minimize the impact on the two closest existing homes. First, there will be an eight foot high block wall between the car dealership and the homes. On the applicant's side of the block wall is a 30 foot deep landscape buffer in which there will be trees staggered so they form a complete screen, primarily Mondale Pine trees.

The building is set back from the property line 105 feet.

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10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site; 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 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.

There is a staff condition that the bay doors be closed at all times, except when physically pulling a car in and out, which is acceptable to the applicant. If that is not being complied with, their business license can be revoked.

The first condition should be deleted. Access will have to be off Centennial, regardless of where the roadway is drawn.

Secondly, in regard to the signage, he objected to Condition No. 5 where it states pole signs and monument signs shall not be permitted. They would like the condition to state that *no other signage be allowed unless it has been approved at a Public Hearing as part of the master sign plan.*

The last two conditions he requested are that there be no outdoor loudspeakers and all parking lot areas shall have low-intensity lighting, with no spill-over onto adjacent properties.

CHAIRMAN BUCKLEY felt the applicant's proposed Condition Nos. 3 and 4 are already included in staff's conditions. He declared the Public Hearing open.

MICHAEL MONAHAN, 8590 West Regena Avenue, appeared in protest. He was concerned about the bays being open in the rear because of the noise. He was also concerned about the hours of operation, lighting, and whether this proposal will meet the Town Center standards.

MICHELLE WARE, 8590 West Regena Avenue, appeared in protest. She wondered what will happen if Jim Marsh Dealership backs out of the deal.

CHAIRMAN BUCKLEY responded that what is approved does not stop another land owner from requesting something different at a hearing similar to this one.

MS. WARE thought the residents should have something to say in regard to the type of trees and lighting. She was also concerned about the hours of operation and how often the bay doors will be opened. If there are any changes, the residents want to be notified.

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11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site 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 or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

13. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

14. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

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

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

MR. GLORE responded that the hours of operation on the original approval were not constrained to certain hours. There is no requirement in the Town Center standards for certain hours of operation. However, most auto dealerships are not open after 10:00 P.M. and there is an agreement between all the dealerships that they would not operate on Sundays.

BOB MATTHEWS, 6265 Queen Irene Court, appeared in protest. The original plans were for a Best-In-The-West shopping center. The residents don't want a car dealership because they require test driving, which means more cars on Centennial, Azure, and Durango.

KENNETH THOMPSON, 8660 West Azure Drive, appeared in protest. He wants to have the road issue resolved, so he can move out of the area. If another car dealership comes onto this property, they would have to abide by the conditions as they were deeded to the property. In regard to signage, he objected to a tall sign.

JESSE FERRER, 6240 North Julian Road, appeared in protest. He felt a decision on the car dealership should be held in abeyance until the road alignments are determined. The RTC will probably not make a decision on the road alignment at their next meeting.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

ATTORNEY FIORENTINO appeared in rebuttal. He did not object to having a condition in regard to the landscape buffer. The condition should read: 30 feet depth, 24-inch Mondale Pines on 20-foot center staggered. The 14-foot light standards are acceptable. The conditions can be insured that they cannot be waived without a Public Hearing and can be recorded. This dealership will not be open on Sundays. The hours of operation in the Service Department will be from 7:30 A.M. to 5:30 P.M., Monday through Friday, and 7:30 A.M. to 12:00 P.M. on Saturdays. The Sales Department will be open from 7:30 A.M. to 9:00 P.M., Monday through Friday, and from 8:00 A.M. to 7:00 P.M. on Saturdays.

COMMISSIONER MORAN wondered if the building could be turned so the bay doors would face another direction.

ATTORNEY FIORENTINO said that would not be workable.

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VICE CHAIRMAN GALATI commented that he thought Town Center was going to be a special place and now the applications coming before the Planning Commissioner are not what was discussed when the standards were being adopted.

CHAIRMAN BUCKLEY pointed out that the applications coming before the Planning Commission are south of the freeway.

DOUG POWELL, Planning and Development Department, said any major changes will have to come back to the Planning Commission. What is being acted upon at this meeting is only the car dealership.

COMMISSIONER SKAAR asked the test drive pattern.

ATTORNEY FIORENTINO said the test drive route will not be on Azure. They will go out on Centennial and onto the freeway. If the grid pattern is adopted, they will go on Durango and south to the freeway. The cars will not go on streets that are 60 feet wide or less.

CHERI EDELMAN, Public Works, offered to work with the applicant to get a test drive plan.

MR. GLORE said staff is not in support of deleting the applicant's proposed Condition No. 1. If the "C" curve were adopted, it would cut through the rear parking area, so the ultimate alignment of the roadway may affect the overall site plan of this development. In regard to proposed Condition No. 2, staff would be agreeable to eliminating the last line of Condition No. 5. However, pole signs should not be allowed. The monument signs should be limited to a height of eight feet. In regard to the lighting, 14 foot high light standards would be the maximum allowed and all the lights dimmed after hours of operation. The lighting plan should be approved by staff prior to the issuance of any grading or building permits.

ATTORNEY FIORENTINO urged adoption of the signage language he has submitted. They will need some signage. He acknowledged they will not have pole signs. It is important that Condition No. 1 be deleted. They are 30-days behind on this project.

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DEVELOPMENT COMPANY

MR. POWELL clarified that a freestanding ground sign will not be brought forward by the applicant unless approved as part of the public hearing process.

ATTORNEY FIORENTINO agreed to all the conditions in the motion prior to the vote being posted.

This is final action.

(7:24 - 8:12) 1 - 3000

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3.

MSH-3-99 - GILBERT ENTERPRISES

Request to Amend the Master Plan of Streets and Highways TO ESTABLISH THE ALIGNMENT OF DURANGO DRIVE BETWEEN CENTENNIAL PARKWAY AND TROPICAL PARKWAY, Ward 4 (Brown).

NOTICES MAILED: 215

APPROVALS: 9 Speakers

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL of the "S" Curve Alignment, subject to:

1. 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.
2. An appropriate public sewer easement shall be retained over the existing sewer line in the Durango Drive alignment and shall be incorporated into future development plans for the area as required by the Department of Public Works.
3. City Staff shall be 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.

Skaar -

ABEYANCE TO THE 9/9/99 PLANNING COMMISSION MEETING, WITH "C" CURVE ELIMINATED, AND TO ALLOW TIME TO CONSIDER THE RESULTS OF THE REGIONAL TRANSPORTATION MEETING.

Motion carried with Buckley voting "No" and Gordon abstaining from voting because the law firm that represents this application is also the firm that handles the legal work for his business.

(Quinn excused)

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. When they filed the Site Plan Review, Public Works asked them to initiate this application. Today the Master Plan of Streets and Highways shows a grid pattern. This proposal is for an "S" curve, which is preferred by the City. They did not show the "C" curve in the drawings that were presented and did not intend that to be a part of their application.

CHERI EDELMAN, Public Works, said the Master Plan of Streets and Highways does not show a grid system. Public Works requested the applicant to make this application. The overall site is impacted by the road alternatives, not just the car dealership. The development of the overall site is what's pushing this issue. Staff is recommending the "S" curve. That is appropriate because Durango is the only north/south street west of U.S. 95 that goes from Blue Diamond Road up to the Mocassin Road alignment. There will be the most continuous flow of traffic through there with the least amount of controlled intersections versus the grid system. The "C" curve is not an alternative that staff prefers. The County also prefers the grid system over the "C" curve.

There is an area of homes just south of Centennial and approximately ten homes along the El Capitan alignment, which is currently an 80-foot street. In order to have the traffic capacities that are needed, they would be better suited on a 120-foot street which would allow buffering of some of the existing homes with additional landscaping in the medians or on the sides of the street.

There will be approximately 14,000 cars on the "S" curve and zero on El Capitan, which will be cut off between Centennial and Regena Way.

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MSH-3-99 - GILBERT ENTERPRISES

Secondly, if the grid system were to be in place, there will be about 20,500 cars on El Capitan, which is an 80-foot street. That would severely impact the homes. The "S" curve would pull all that traffic away. Another important note is that the County is the one that actually prepared the documents and did the analysis. An assumption the County made was that they assumed that El Capitan was a 100-foot street. Making it down to the 80 foot street would impact those capacities even more.

She described the area and roadways on the monitor and impacts of the different systems. There will be additional traffic on Durango if the "S" curve is not in place.

The City feels the "S" curve is the most appropriate option. The streets will have to be reviewed to see how some of them will be terminated.

She requested that the "C" curve be deleted as an option.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, appeared in favor as a representative of the Timberlake community. This is going to move Durango farther from the bulk of the homes. Timberlake is in support of the "S" curve.

KENNETH THOMPSON, 8660 West Azure Drive, appeared in favor. His home will be negatively impacted by the "S" curve, but he is still in support. The residents are unable to buy, sell or make improvements to their properties because of this situation. He wants a recommendation passed onto the City Council. He is willing to be bought out.

MICHAEL MONAHAN, 8590 West Regena Avenue, appeared in favor. There needs to be a decision about this road alignment.

JESSE FERRER, 6240 North Juliano Road, appeared in favor. He lives close to the "S" curve. The residents have been told for almost two years there would be a resolution to this situation. The residents cannot sell their properties. He wants the road alignment resolved soon.

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MSH-3-99 - GILBERT ENTERPRISES

BOB MATTHEWS, 6265 Queen Irene Court, appeared in favor. If the "S" curve would go into effect, it would eliminate the house across the street from him. He has lived in the area for over five years. He doesn't want his children playing across from a road that is 120-feet wide that carries 15,000 to 20,000 cars per day. His family moved into the area because it was serene and unpopulated. However, he wants this alignment situation resolved and as soon as possible.

MICHELLE WARE, 8590 West Regena Avenue, appeared in favor. The residents need a solution as to how the roadway will be laid out. The "C" curve goes to the north of her, the "S" curve to the south, and the grid system goes north, south, east and west. All the options ruin the residents' lifestyle. She wants to sell her home because of this situation. The problem is this will zigzag through the existing homes so as little money as possible can be expended. If the "S" curve is the option, the residents should still be consulted.

LESLIE BETKE, 6260 Queen Irene Court, appeared in favor. She has only lived in her house since last August. At the time she purchased her home she was told the "S" curve would not be an option. However, she is willing to accept the "S" curve, but would like to make sure she receives fair compensation.

TOM RAYNER, 6325 North Juliano Road, appeared in favor. His house is directly affected by the "S" curve. The top of the curve takes out the back portion of his property. He purchased his home in February and this situation was not disclosed to him at the time of the purchase even though he had checked with the authorities. He is unable to do anything with his home until a decision is made on the alignment. This area is designed for residential, half-acre lots.

JOANN ROBBINS, 6285 Queen Irene Court, appeared in favor. She objected to the grid system on El Capitan. The "S" curve will take her neighbors wall or house. She has lived in her home for seven years and it is a wonderful neighborhood, but she doesn't want to live next to a large wall. She wants to make improvements to her home, but everything is at a standstill until the realignment is resolved.

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MSH-3-99 - GILBERT ENTERPRISES

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR commented that a decision will be made by the Regional Transportation Commission that only those homes that are directly impacted will be taken and the rest of the homes will be hanging. The best way to try to see that does not happen is to hold this in abeyance until after the September 9, 1999 RTC meeting and see if some type of pressure can be forced on them to make a decision to buy out any willing seller irregardless if this goes through their property.

VICE CHAIRMAN GALATI said the RTC decision should only be in a couple of weeks. At the present time there is a grid system. What is being discussed is whether to change that to an "S" or "C." If the "S" is the final decision, the people in that vicinity need to be taken care of. He was in support of an abeyance until that decision is reached by the RTC.

COMMISSIONER MACK said he has received several telephone calls from the residents in the area. He prefers the "S" curve, but the Planning Commission should wait for a decision from the RTC. He felt this item should be heard at the next Planning Commission meeting.

CHERI EDELMAN advised that the RTC will be making a policy decision at their meeting on September 9th, but it is not definite. This situation could be sent to another committee.

COMMISSIONER SKAAR noted that she observed when she visited the area that if the RTC is only going to buy the houses that are immediately impacted, it will take out one house on a cul-de-sac and leave the rest, which will greatly affect the value of the remaining homes.

MS. EDELMAN said there is a design that would clip a portion of the back yards on Queen Irene Court.

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MSH-3-99 - GILBERT ENTERPRISES

ATTORNEY MARK FIORENTINO reiterated that the applicant has not applied for the "C" curve, so he wanted that to be acknowledged that it is not part of this application and there could be a separate motion to deny the "C" curve and hold the remainder. He does not want to withdraw this entire application.

DOUG POWELL, Planning and Development Department, advised that this item could be brought back to the Planning Commission for the September 9th meeting without notification.

COMMISSIONER MACK urged the residents to attend the RTC meeting on September 9th

To be heard by the Planning Commission on 9/9/99.

(6:50 - 7:24) 1 - 1470

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ITEM

ACTION

C-4.

VAC-33-99 - CENTENNIAL 95 LIMITED PARTNERSHIP

Petition to vacate Monte Cristo Way and Azure Drive, generally located south of Centennial Parkway, west of Tenaya Way, Ward 4 (Brown).

NOTICES MAILED: 20

APPROVALS: 1 Speaker

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Reversionary Parcel Maps (PM-21-99 & PM-22-99) shall be recorded prior to the recordation of this Vacation (VAC-33-99).
2. Annexation [A-23-99(A)] shall record prior to the recordation of this Vacation (VAC-33-99).
3. This Petition of Vacation shall be hereby amended to exclude those portions of rights-of-way on Azure Drive and those necessary rights-of-way necessary to construct a cul-de-sac or other acceptable terminus meeting current City standards on Monte Cristo Way south of Azure Drive. It shall also be amended to include that portion of right-of-way necessary to construct a knuckle or elbow at the intersection of Monte Cristo Way and Regena Avenue as required by the Department of Public Works.
4. Dedicate or provide dedication of appropriate corner radii necessary to construct a knuckle or elbow at the intersection of Monte Cristo Way and Regina Avenue and dedicate or provide dedication of appropriate right-of-way to terminate Monte Cristo Way in a location acceptable to the City and in a manner meeting current City standards, unless an alternate plan to terminate or realign these streets is submitted to and accepted by the City. All required

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous.

(Quinn excused)

TROY JESCHKE, Planning and Development Department, stated this Vacation is being requested in order to facilitate future development on the property. Staff noted that Azure Drive is no longer a part of this request. The applicant is the owner of all the properties involved. This Vacation will not reduce the traffic handling capability of any of the surrounding street network. Monte Cristo Way will become a dead-end street when the future Beltway is built. A Reversionary Map has been submitted on the parcel that will prevent any landlocked parcels from being created by this Vacation. An Annexation is currently pending on one of the parcels adjacent to this Vacation. There is a condition that requires both items to be recorded prior to the recordation of this Vacation. Staff recommended approval, subject to the conditions.

APRIL PROVOSCO, Sunset Ridge Associates, 2920 North Green Valley Parkway, #212, Henderson, Nevada, appeared to represent the applicant. She concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, appeared in favor. This is part of the Town Center Plan that was before the Planning Commission in 1997. Since then Mr. Schulman, who represents the Limited Partnership, has bought the parcels adjacent to his property south of Centennial. He has given the right-of-way for Tropical Parkway to run through. His property goes to Tenaya Way, which is rural. The Vacation is not a problem, but how to proceed is and what the future will present.

CRAIG PRIMAS, 1091 South Cimarron Road, appeared to represent the applicant. The reason for this Vacation is because Tropical Parkway has been adopted on the Master Plan of Streets and Highways as part of the frontage road system. This is a clean-up of the property to eliminate some old subdivisions and old rights-of-way that eventually will not be needed.

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VAC-33-99 - CENTENNIAL 95 LIMITED PARTNERSHIP

rights-of-way shall be dedicated prior to the recordation of an Order of Vacation for this site as required by the Department of Public Works. Construction of improvements within these dedicated rights-of-way shall be required with future site development plans.

5. 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.

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

7. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 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

COMMISSIONER SKAAR questioned the second sentence in Condition No. 3 as she felt it was unclear.

CHERI EDELMAN, Public Works, responded that the idea is to take Regena Avenue westerly and turn it into an elbow which will then go north.

MR. PRIMAS thought the intent is not to vacate a portion of right-of-way in this area that will be necessary for a knuckle.

DOUG POWELL, Planning and Development Department, commented that the applicant has met with staff in regard to bringing the portions that are currently outside of Town Center into Town Center. That would require a General Plan Amendment and a Rezoning, which would come before the Planning Commission.

COMMISSIONER SKAAR wondered if that property would allow commercial if it was brought into Town Center as T-C.

MR. POWELL explained that T-C is a zoning land use designation and will be determined at the next Quarterly General Plan Amendment meeting.

The City Council will set a date for a Public Hearing on this item at their 9/15/99 meeting. The Public Hearing will be heard by the City Council on 10/6/99.

(8:51 - 8:53) 2 - 1891

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VAC-33-99 - CENTENNIAL 95 LIMITED PARTNERSHIP

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.

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

10. 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.

APPROVED

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ITEM

ACTION

C-5.

VAC-34-99 - JOSEPH SCALA

Petition to vacate a sixty foot (60') public access easement generally located south of Centennial Parkway, west of Rancho Drive (U.S. 95), Ward 4 (Brown).

NOTICES MAILED: APPLICANT ONLY

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVED, subject to:

1. This Vacation application may be modified by City Staff to include only that portion of the easement that is outside the area to be granted as right-of-way with the Centennial Center Unit 2 Commercial Subdivision, if such is allowed by the City Planning Engineer, as required by the Department of Public Works.

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

3. 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 Relinquishment of Interest as required by the Department of Public Works.

4. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 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

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Unanimous

(Quinn excused)

TROY JESCHKE, Planning and Development Department, stated this Vacation is to reconfigure this property. It is within the Centennial Center commercial area in the Town Center Master Plan. The applicant is the owner of all the properties involved. The subject right-of-way is no longer needed. This Vacation will not reduce the traffic handling capability of the surrounding street network, nor would public access be eliminated for any parcels. Staff recommended approval, subject to the conditions.

LAWRENCE GRILL, 1718 Navarre Lane, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR wondered if a portion of this property will fall within the right-of-way.

CHERI EDELMAN, Public Works, responded that they have shifted the south end and the north end is to remain constant. The only portion being vacated is outside of the actual roadway.

The City Council will set a date for a Public Hearing on this item at their 9/15/99 meeting. The Public Hearing will be heard by the City Council on 10/6/99.

(8:54 - 8:55) 2 - 2400

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VAC-34-99 - JOSEPH SCALA

APPROVED

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.

5. Development of these sites shall comply with all applicable Conditions of Approval for the Centennial Center (Commercial Subdivision) and all other site-related actions as required by the Department of Public Works.

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

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

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

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ITEM

ACTION

C-6.

VAC-35-99 - COUNTY OF CLARK

Petition to vacate portions of public rights-of-way generally located south of Goldring Avenue, west of Shadow Lane, Ward 1 (McDonald).

NOTICES MAILED: APPLICANT ONLY

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Retain a twenty foot City of Las Vegas Sewer Easement centered over the existing sewer line in Rose Street and reserve a ten foot City of Las Vegas Sewer Easement along the south side of the existing sewer line in Alturas Avenue, unless an alternate plan is submitted to and approved by the City Planning Engineer as required by the Department of Public Works
2. All public improvements, such as any existing streetlights on Rose Street, 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; remove and deliver any existing public streetlights within the area to be vacated to the City's Electrical Storage yard 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.

Moran -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Gordon abstaining from voting because he owns the northwest corner of Rancho and Tonopah which abuts this property to the west (Quinn excused)

TROY JESCHKE, Planning and Development Department, stated this request is to vacate portions of Alturas Avenue and Rose Street, which are needed to continue development of UMC's 1999 Master Plan. The right-of-way for Rose Street is no longer necessary. Rose Street south of this request has already been vacated through to Charleston Boulevard. The Vacation of Alturas Avenue is necessary because a portion of the curb and landscaping for the existing UMC building encroaches into the right-of-way. The appropriate right-of-way for the north side of Alturas has already been dedicated. Staff recommended approval, subject to the conditions.

DON HAIGHT, University Medical Center of Southern Nevada, 1800 West Charleston Boulevard, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER MORAN asked the applicant if they are proposing to put in a cul-de-sac at the end of Rose Street.

MR. HAIGHT responded that at this time Rose already ends without a cul-de-sac at the end of the Emergency Room of UMC. They will be moving the end of Rose a little farther to the north. This involves vacating a couple hundred feet. Staff does not feel a cul-de-sac is needed because this area only serves the parking lot.

The City Council will set a date for a Public Hearing on this item at their 9/15/99 meeting. The Public Hearing will be heard by the City Council on 10/6/99.

(8:55 - 8:58) 2 - 2500

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VAC-35-99 - COUNTY OF CLARK

APPROVED

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 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.

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

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

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

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ITEM

ACTION

C-7.

VAC-36-99 - WTR, LIMITED LIABILITY COMPANY

Petition to vacate excess public right-of-way generally located south of Canyon Run Drive, at the intersection of Future Storey Creek Street, Ward 2 (L. B. McDonald).

NOTICES MAILED: APPLICANT ONLY

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Retain an Ingress/Egress Easement over the area to be vacated as required by the Department of Public Works.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been satisfied.
5. 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.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous.

(Quinn excused)

COMMISSIONER GORDON requested this item be heard after Item No. C-4 because the applicant has to attend another meeting.

CHAIRMAN BUCKLEY brought this item forward after Item No. C-4.

TROY JESCHKE, Planning and Development Department, stated the applicant has indicated this right-of-way is no longer needed. This Vacation is appropriate because the proposed subdivision located on the property will have private streets. Staff recommended approval, subject to the conditions.

WHITING SUTTER, PBS&J, 901 North Green Valley Parkway, Suite #100, Henderson, Nevada appeared to represent the applicant. This Vacation was conditioned on the Final Map (FM-1-98) conditions. 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 9/15/99 meeting. The Public Hearing will be heard by the City Council on 10/6/99.

(8:53 - 8:54) 2 - 2328

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ITEM

ACTION

C-8.

U-55-89(2) - JAMES McCALL AND GERALDINE SILVA

Required Five Year Review on an approved Special Use Permit on property located adjacent to the northeast corner of the intersection of Vegas Drive and Oran K. Gragson Highway which allowed two 40 foot high, 14 foot x 48 foot off-premise advertising (billboard) signs, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-22-803-001.

NOTICES MAILED: 187

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL, If Approved, subject to:

1. This use shall be reviewed in two years at which time the Board may require that the two signs be removed.
2. The applicant obtain off-premise sign certificates from the Department of Planning and Development within 30 days of the City Council approval of this request.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City Code requirements and design standards of all City Departments.

Skaar -

APPROVED SOUTHERN BILLBOARD AND DENIAL OF NORTHERN BILLBOARD WHICH SHOULD BE REMOVED IN 60 DAYS, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Gordon abstaining from voting because he owns the ten acres abutting to the north (Quinn excused)

TROY JESCHKE, Planning and Development Department, stated there are two signs involved in this application which were both constructed in 1989. The subject site is currently an undeveloped piece of property containing approximately 14.5 acres. The two signs are oriented towards the north and southbound traffic of the Oran K. Gragson Highway and U.S.95. There has been ample development in the area to change the nature of the neighborhood. In the last five years significant new development has taken place to the north and east of this site. These billboards are not consistent with Section 9.3 of the General Plan which states that all uses shall enhance pleasant streetscape environments along City streets and highways. Staff recommended denial.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Martin Media. There are two existing signs at this location which have been approved for the past ten years. They are adjacent to the freeway. On an aerial map of 1989 it shows this area was planned for commercial uses. In 1989 staff recommended approval. The City Council recommended approval with a five-year review. This area is still planned for commercial uses with the existing multi-family project. There have been some changes in the area to the north. These billboards have been approved in the past because of being surrounded by the freeway and commercial development and do not block any views. He concurred with staff's conditions, subject to a two-year review.

CHAIRMAN BUCKLEY declared the Public Hearing open.

ATTORNEY GORDON RICHARDS, Clark and Richards, 2030 East Flamingo Road, appeared to represent the applicants. This area of town has not changed in terms of zoning over the last ten years. His client owns the mini grand prix to the south. The property that has these billboards on is vacant. When it is sold it will probably be developed commercially. A Marriott Hotel is being constructed on the northern boundary, as well as restaurants and other commercial developments farther north. The residential areas to the east and west have existed for many years.

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ITEM

ACTION

U-55-89(2) - JAMES McCALL AND
GERALDINE SILVA

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR said she did not object to the southern billboard. A Variance has been approved for an on-premise sign for the Courtyard Marriott Hotel directly to the north. That was granted because the on-premise sign could not be seen because of the off-premise sign, which is the northern billboard of this application. She was fearful that other businesses in the area will want higher signs to avoid any obstruction.

ATTORNEY GRONAUER responded that the Marriott Hotel sign is existing.

COMMISSIONER SKAAR asked the applicant if they would be willing to turn over the right-of-way adjacent to Rainbow at this time so that additional lanes of paving could be constructed and the bottleneck relieved.

ATTORNEY GRONAUER was unclear whether the Planning Commission has the authority to condition turning over the right-of-way.

ATTORNEY RICHARDS said they would not be willing to turn over their right-of-way. The position of Mr. McCall is that when he comes in for various requests for Zoning, Special Use Permits, etc., that is the time for that request.

The City Council will set a date for a Public Hearing on this item at their 9/15/99 meeting. The Public Hearing will be heard by the City Council on 10/6/99.

(8:58 - 9:10) 2 - 2650

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ITEM

ACTION

C-9.

U-173-94(1) - CIRCLE K PROPERTIES

Required Five Year Review on an approved Special Use Permit on property located at 2390 North Decatur Boulevard which allowed one 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 139-19-101-001.

NOTICES MAILED: 130

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL, If Approved, subject to:

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the sign to be removed.
2. Conformance to the plot plan and elevations.
3. All City Code Requirements and design standards of all City Departments must be satisfied.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley and Moran voting "No" and Gordon abstaining from voting because the law firm that represents this application is also the firm that handles the legal work for his business.

(Quinn excused)

TROY JESCHKE, Planning and Development Department, stated this sign was constructed in 1994 and is currently 40 feet in height. There is a Circle K convenience store and gas station on this site with the sign on the east portion. The billboard is oriented toward the east and westbound traffic on Smoke Ranch Road. This area has significant clutter created by overhead power lines, pole signs from neighboring businesses, and the subject billboard. This billboard is not consistent with Section 9.3 of the General Plan which states that all uses shall enhance pleasant streetscape environments along City streets and highways. Staff recommended denial.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Martin Media. In 1994 the sign was approved for five years. At that time, staff pointed out that this was compatible with the area because it is a commercial piece of property at a major intersection. Five years later there is no significant change in the area. Staff feels this sign blocks the views of the mountains. It meets the intent of the Code. He requested the sign be approved for an additional two years.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ACTION

U-173-94(1) - CIRCLE K PROPERTIES

COMMISSIONER SKAAR commented that this billboard is not objectionable to her. The R-E property to the north will never be built with any type of residential.

CHAIRMAN BUCKLEY asked staff whether a billboard is allowed if there is a freestanding sign for a convenience store.

MR. GLORE responded that Title 19A does not allow two freestanding signs to be within 100 feet of each other. In this case, the Circle K sign and the billboard are already on the property.

The City Council will set a date for a Public Hearing on this item at their 9/15/99 meeting. The Public Hearing will be heard by the City Council on 10/6/99.

(9:10 - 9:15) 2 - 3245

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-10.

U-70-99 - SHARON GORMAN ON BEHALF OF KRYFAM LIMITED PARTNERSHIP

Request for a Special Use Permit on property located on the south side of Sky Point Drive, approximately 600 feet west of Tenaya Way, FOR A PROPOSED 7,300 SQUARE FOOT VETERINARIAN HOSPITAL, SC-TC (Town Center-Service Commercial) Zone, Ward 4 (Brown), APN: 125-27-410-003.

NOTICES MAILED: 304

APPROVALS: 1 Speaker

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Special Use Permit approval is contingent upon City Council approval of a Text Amendment (TA-5-99) to allow a veterinary hospital to be granted Special Use Permit approval in an SC-TC (Service Commercial-Town Center) zone.
2. A Site Development Plan Review application shall be approved by the Planning Commission prior to issuance of any permits, any site grading, and all development activity for the site.
3. The landscape plan shall be amended to depict minimum 42 inch high berms within the 20 foot wide landscape planter along the Sky Pointe Drive frontage.
4. The site plan shall be revised to depict the one required handicap accessible parking space, located within the parking row closest to the building's main entrance.
5. The site plan and landscape plan shall be revised to delete any reference to chain-link fencing. A decorative masonry wall shall be provided in compliance with the Town Center Development Standards Manual Section D2(A).

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH CONDITION NO. 2 AMENDED BY STAFF, AND APPLICANT WORK WITH STAFF ON COLORS AND MATERIALS.

Unanimous.

(Quinn excused)

CHRIS GLORE, Planning and Development Department, stated the landscaping depicted with this project is proposed to be along all side boundaries and will include 24 and 36-inch box trees, 30 feet on center, with shrubs and sod. Building elevations depict a modern architectural style with stepped wall planes, varied materials and finish colors, on the north and east elevations in particular. The depicted building design, although not conforming with surrounding building design, will incorporate sufficient variation in vertical planes and colors to provide visual interest. **Staff would like Condition No. 2 revised to read: A Site Development Plan Review as substantially submitted with this request shall be approved by the Planning Department staff prior to issuance of any permits, or any site grading, and all development activity on this site.** Staff recommended approval, subject to the conditions.

RICHARD HERMAN, Architect, 6009 Melrose Avenue, Los Angeles, California, appeared to represent the owner. He concurred with staff's conditions. There are two or three parking spaces that were not properly delineated on the site plan. Two parking stalls are in a hatched area, one is a handicapped stall and the other a standard stall. In addition, there is a parking stall to the west side of the driveway off Sky Pointe Drive, which is on the subject property. There is a total of 21 parking stalls with one being handicapped accessible.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, appeared in favor. She prefers animals as opposed to automobiles. Perhaps the color palette will have to be changed to blend into the Town Center.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

VICE CHAIRMAN GALATI felt this is a very good design.

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U-70-99 - SHARON GORMAN ON BEHALF OF KRYFAM LIMITED PARTNERSHIP

6. The landscape plan shall be revised to depict species of trees in compliance with the Town Center Development Standards Manual Section D2(B).

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

9. Parking lot lighting standards shall be no more than 12 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

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

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

12. If not already constructed or guaranteed by the master developer, construct half street improvements on Sky Pointe Drive adjacent to this site concurrent with development as required by the Department of Public Works.

13. 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.

COMMISSIONER SKAAR noticed that the finishes all indicate silver. She was concerned that the east and west facing portions of this building will cause a glare off the silver finishes to create traffic problems.

COMMISSIONER MACK requested that all the Town Center color guidelines be followed.

MR. HERMAN responded that the color palette of the exterior is a reflection of the color palette for the interior. It was meant to make it look like a granite type building. They would be willing to work with staff on the colors and materials.

COMMISSIONER GORDON asked if this is a Special Use Permit application or a Design Review hearing.

MR. GLORE answered that this is a Special Use Permit application and because the site substantially meets the conditions of Title 19A, as well as Town Center, it will not require a separate Site Development Plan Review. The Town Center Development Standards indicate that light pastel or earth tone colors shall be used as background and accent colors used to highlight building elements and reinforce appropriate scale and proportion. The selected palettes shall promote a selection of colors taken from the natural landscape and used in the same proportion as in their natural element.

COMMISSIONER SKAAR said she was particularly concerned with the silver raised seam metal roof which slants towards the east and creates a glare for motorists going west along Sky Pointe Drive.

The City Council will set a date for a Public Hearing on this item at their 9/15/99 meeting. The Public Hearing will be heard by the City Council on 10/6/99.

(9:15 - 9:27) 2 - 3584

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ACTION

U-70-99 - SHARON GORMAN ON BEHALF OF
KRYFAM LIMITED PARTNERSHIP

APPROVED

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

15. Site development to comply with all applicable Conditions of Approval for Z-64-95, the Ann/Tenaya Commercial Subdivision, and all other site-related actions as required by the Department of Public Works.

16. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

17. All City Code requirements and all City departments' design standards shall be met.

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ITEM

ACTION

C-11.

U-88-99 - CECIL AND IRENE JOHNSON ON
BEHALF OF VINCENT DUCROS

Request for a Special Use Permit on property located at 6901 North Jones Boulevard FOR AN EXISTING COMMERCIAL EQUESTRIAN CENTER WHICH INCLUDES HORSE TRAINING, ENGLISH RIDING LESSONS, AND HORSE SHOWS, R-E (Residence Estates) Zone, Ward 4 (Brown), APN's: 125-23-601-012, 017 through 020, and 024.

NOTICES MAILED: 50

APPROVALS: 1
2 Speakers

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This use shall be reviewed in five years at which time the City Council may require the use to cease.
2. A limit of one-hundred (100) horses at any one commercial show shall be adhered to so as not to create a parking problem with more trailers and tow vehicles than the site can accommodate.
3. Dedicate fifty (50) feet of right-of-way adjacent to this site for Jones Boulevard where such does not exist, forty (40) feet for Deer Springs Way, and a fifty-four (54) foot radius for the northwest corner of Deer Springs Way and Jones Boulevard within thirty (30) days of approval of this action by the City Council as required by the Department of Public Works; failure to comply with this condition shall result in this item being reconsidered by the City Council.

Gordon -

ABEYANCE TO 10/28/99 PLANNING COMMISSION MEETING TO ALLOW THE PROPERTY OWNER TIME TO CONSULT LEGAL COUNSEL REGARDING THE CONDITIONS OF APPROVAL

Unanimous
(Quinn excused)

TROY JESCHKE, Planning and Development Department, stated this equestrian center has been in operation for a number of years. It was annexed into the City in 1988. At that time it was an equestrian center. This facility includes the boarding of horses, riding lessons, horse training and occasional horse shows. There are no marked parking spaces on the site, but enough open space that can be utilized for parking. Additional parking can be provided by opening some of the pasture areas.

This use can be conducted in a manner that is compatible and physically suitable with the surrounding area and will not compromise the objectives of the General Plan. Staff finds the continuation of this use will not be a detriment to the surrounding area and recommended approval, subject to the conditions.

VINCENT DUCROS, 6901 North Jones Boulevard, appeared to represent the application. He is renting this facility. This is not a big money-making project.

CECIL JOHNSON, 6901 North Jones Boulevard, appeared to represent the application as the owner of the property. On Deer Springs he has made certain concessions. He objected to the right-of-way request on Jones Boulevard. He should not be denied the grandfather clause. Six or seven years ago he sold ten acres of his land to Jay Bingham, et al. In that transaction there was an agreement that he would be agreeable to the widening of Jones Boulevard and would move his fence at the time it was necessary for development. He requested this item be held in abeyance to enable him to obtain legal counsel. There are old trees on the property that he wants kept.

CHERI EDELMAN, Public Works, said has Lynbrook has been conditioned to widen Jones Boulevard to four lanes in order to service the traffic needs in that area. The City took into consideration the fact that the applicant has had this use for a long time. The off-sites are not being requested at this time, just the dedication, so Lynbrook could extend the lanes of traffic in that direction.

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U-88-99 - CECIL AND IRENE JOHNSON ON
BEHALF OF VINCENT DUCROS

4. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Jones Boulevard and Deer Springs Way adjacent to this site for those portions of Jones Boulevard and Deer Springs Way for those areas not previously covered by City of Las Vegas Parcel Maps PM-25-93 and PM-26-93 within thirty (30) days of approval of this action by the City Council as required by the Department of Public Works; failure to comply with this condition shall result in this item being reconsidered by the City Council.

5. Submit an Encroachment Agreement for all private improvements such as the existing fence located in the Jones Boulevard and Deer Springs Way public right-of-way adjacent to this site within thirty (30) days of approval of this action by the City Council as required by the Department of Public Works; failure to comply with this condition shall result in this item being reconsidered by the City Council.

6. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

7. All City Code requirements and all City departments' design standards shall be met.

DEPUTY CITY ATTORNEY STEVE GEORGE recommended holding this item in abeyance until the applicant can obtain legal counsel.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL LeDUC, Sheep Mountain Homeowners Association, 7575 Rome Boulevard, appeared in favor. This facility has been in existence for many years.

DARYL SULLIVAN, 6680 Turtle Hill, appeared in favor. He felt the applicant misspoke when he referred to Deer Springs rather than Jones Boulevard. He thought this item should be held for 60 days.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 10/28/99.

(8:12 - 8:29) 2 - 1210

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ITEM

ACTION

C-12.

**U-89-99 - THE SOUTHLAND CORPORATION
AND UNGAR INVESTMENTS LIMITED
PARTNERSHIP**

Request for a Special Use Permit and Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Sahara Avenue and Teddy Drive FOR GASOLINE SALES IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN's: 162-08-502-001 and 005.

NOTICES MAILED: 57

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The store building facade shall be redesigned to depict varied facade planes with features such as columns and arches and a cornice element to provide visual relief. Facade materials shall consist of stucco with stone veneer. Exterior colors shall be limited to earthtone pastels.

2. The fuel island canopy elevations shall be redesigned to depict varied facade planes and vertical elements to reduce the appearance of mass. Facade materials and colors shall reflect the revised facade design for the building.

3. The site plan shall be revised to depict no more than one driveway access to Teddy Drive, located between the proposed convenience store and the fuel canopy, and to depict one access between the Palace Station property and this site.

4. The landscape plan shall be revised to provide at least eleven (11) 24 inch box trees along the Teddy Drive frontage.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH THE FOLLOWING CHANGES:

- **CONDITION NO. 3 AMENDED TO INDICATE THAT UNLESS THE TRAFFIC STUDY SPECIFICALLY PROHIBITS TWO DRIVEWAYS ON TEDDY DRIVE, THAT THEY BE ALLOWED TO KEEP TWO ACCESSES;**

- **CONDITION NO. 5 AMENDED TO SPECIFICALLY STATE THAT APPLICANT WOULD BE ALLOWED TO KEEP OR IMPROVE THE PYLON SIGN AT A HEIGHT CONFORMING TO SIGN STANDARDS AND NO POLE SIGN;**

- **CONDITION NO. 12 DELETED.**

Motion carried with Buckley voting "No," Gordon abstaining from voting because his company developed and manages the shopping center across the street and his office building is behind that center, and Mack abstaining from voting due to his relationship with the applicant and architect.
(Quinn excused)

CHRIS GLORE, Planning and Development Department, stated this request will include demolition of the existing convenience store and construction of a new building. Staff finds this use is a necessary service for this neighborhood, which is adjacent to commercial streets.

The elevations and color board submitted depict painted concrete block facades, with brick facing and red and green banded striping at the top of the building facing Sahara Avenue. The proposed fuel island canopy is depicted as metal facade.

Staff finds the proposed elevations for the building and canopy to be corporate architecture, having little or no aesthetic value and no relationship to the existing surroundings. It is also inconsistent with the design of existing development. The store building facade must be redesigned to depict varied facade planes with features such as columns and arches and a cornice element to provide visual relief. Exterior colors should be limited to earth tone pastels.

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U-89-99 - THE SOUTHLAND CORPORATION
AND UNGAR INVESTMENTS LIMITED
PARTNERSHIP

5. Freestanding signage for this site shall be limited to one monument sign, up to eight feet in height and up to 75 square feet in area, at the location depicted on the site plan for a pylon sign.

6. The existing off-premise sign (billboard) shall be removed, and no off-premise advertising shall be permitted on this site.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

9. Canopy lighting shall utilize 'shoe-box' fixtures and downward-directed lights.

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

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

12. The applicant shall have constructed a six foot high decorative block wall, with at least 20 percent contrasting materials, along the southern and eastern site boundaries.

13. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

The fuel island canopy elevations must be redesigned to depict the redesigned elevations of the convenience store building in terms of features and colors.

Staff finds the three proposed driveway access points to Teddy Drive to be excessive and encourages turning movement conflicts between vehicles entering and leaving the site and through traffic on Teddy Drive.

The site plan should be revised to depict no more than one driveway access to Teddy Drive.

In addition, there is an existing billboard on the site, so staff recommended limiting the size of the monument sign to be located on this property and the billboard be removed.

Staff recommended approval, subject to the conditions.

ATTORNEY MATTHEW CALLISTER, Callister and Reynolds, 823 South Las Vegas Boulevard, appeared to represent the applicant. The existing 7-Eleven store is 20 years old. It will be turned into a nicer facility. The applicant could elect to keep the store as it is at the present time. He concurred with Condition Nos. 1, 2, and 4. In regard to Condition No. 3, there are five existing driveways. He agreed to have one less driveway on Sahara and Teddy. However, they would like to have two driveways on Teddy until the Traffic Impact Analysis is completed. This may be the last opportunity for purchasing gas proceeding eastbound on Sahara. In regard to Condition Nos. 5 and 6, the on-premise billboard has been there for more than 15 years. There were two signs for the 7-Eleven store and then a billboard. They are all over 100 feet apart. It is imperative to have the pylon sign and the billboard.

MR. GLORE stated that all materials submitted to staff depicted the billboard would be removed. When the application for the Special Use Permit was submitted, the billboard was back. In addition, Condition No. 12 should be deleted.

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14. All City Code requirements and all City departments' design standards shall be met.

15. Meet with the City Engineer to determine the extent of the City's proposed project to reconfigure Sahara Boulevard and Teddy Drive; this site shall be modified, if necessary, to locate the proposed gas canopy and underground gasoline tanks outside the City's project boundary/acquisition area as required by the Department of Public Works.

16. 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.

17. 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 and per Nevada Department of Transportation (N.D.O.T.) standards, for the driveway accessing Sahara Avenue, as required by the Department of Public Works.

18. If such has not already been established and because it appears that access and parking may be shared by both parcels comprising this overall site, a Joint Access and Parking Agreement shall be recorded against both parcels to allow perpetual, unobstructed intrasite circulation between the two parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.

DION GEORGE, A.C.E. Architects, 2226 Green Vista Drive, #308, Sparks, Nevada appeared to represent the applicant. In the last sentence of Condition No. 19, it indicates whether a Traffic Impact Analysis is done or not, the conditions will remain.

CHERI EDELMAN, Public Works, said that wording is standard on all Traffic Impact Analysis conditions. If there is conflicting requirements, then the City Council's conditions remain in place.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

ATTORNEY CALLISTER felt this facility has been a good neighborhood store. He wants the billboard and pylon sign to remain.

CHAIRMAN BUCKLEY agreed to having two accesses on Teddy. That area is changing and not conducive for billboards. The area across the street has been nicely developed.

COMMISSIONER SKAAR commented that as this corridor is improving the billboards need to be eliminated. Without going to extreme heights, perhaps a pylon sign would be acceptable or a monument sign higher than 8 feet because they have been allowed at other service stations in the immediate vicinity. The Southland Corporation should have some type of liberty in that area in view of the amount of money they will be expending on this facility.

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U-89-99 - THE SOUTHLAND CORPORATION
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PARTNERSHIP

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

ATTORNEY CALLISTER said the pylon sign on the corner is approximately 30 feet high and has been there since 1985. He acknowledged that it would be too much to have the billboard, pole sign and pylon sign. As a compromise, they will be willing to remove the pole sign.

MR. GEORGE commented that on the corner there is an existing pylon sign to which they will be adding gasoline prices as part of the State law.

The City Council will set a date for a Public Hearing on this item at their 9/15/99 meeting. The Public Hearing will be heard by the City Council on 10/6/99.

(9:27 - 9:47) 3 - 310

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U-89-99 - THE SOUTHLAND CORPORATION
AND UNGAR INVESTMENTS LIMITED
PARTNERSHIP

APPROVED

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

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

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ITEM

ACTION

C-13.

U-90-99 - MARYLAND VILLAS LIMITED
LIABILITY COMPANY

Request for a Special Use Permit on property located adjacent to the northeast corner of the intersection of Maryland Parkway and Wilson Avenue FOR -A PROPOSED CHILD CARE CENTER, R-3 (Medium Density Residential) Zone, Ward 3 (Reese), APN: 139-26-412-004.

NOTICES MAILED: 131

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If APPROVED, subject to:

1. A Site Development Plan Review application shall be approved by the Planning and Development staff and Public Works staff prior to the issuance of any permits, any site, grading, and all development activity for the site.
2. The materials for fencing around the outdoor play areas shall be concrete block faced with stucco matching one of the predominant building exterior colors.
3. The building elevations shall be redesigned to reduce the number of large geometric shapes and to provide colors consistent with the approved adjacent residential project. The revised elevations shall also eliminate depiction of roll-up doors on the west, north or south walls.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

Gordon -

ABEYANCE TO 9/23/99 PLANNING COMMISSION MEETING TO ALLOW THE APPLICANT TIME TO WORK WITH THE PLANNING AND DEVELOPMENT STAFF ON ACCESS PARKING AND ELEVATIONS.

Motion carried with Galati abstaining from voting due to a prior relationship with the applicant on this particular project.

(Quinn excused)

CHRIS GLORE, Planning and Development Department, stated the site plan for this child care center depicts that this facility will be located in the southwest corner of an already approved apartment project called Maryland Villas that was before the Planning Commission in 1998. This site was depicted as a future building on that approved Site Development Plan Review. Now the applicant is coming forward to operate a child care facility in that building. The child care facility will be available to tenants of the apartment project and to anyone in the surrounding neighborhood.

The site plan depicts all vehicular access to the child care facility will be through the parking lots and drive aisles provided for the adjacent apartment development. A most recent site plan shows three additional parking spaces will be located adjacent to the southern edge of the child care facility accessed off Wilson Avenue. No additional parking will be provided for this facility beyond which was approved for the adjacent apartment complex. The primary access to the facility will be through the parking lot in front of Building No. 1 and parking would be required adjacent to the pedestrian ramp to the future recreation building. The parking spaces closest to that ramp will require more than 200 feet of walking distance from that parking location to the front door of the child care facility. The site access is not workable.

The submitted elevations show multiple geometric shapes with contrasting colors for each geometric feature. That is not consistent with the adjacent building design of the apartment complex nor the surrounding residential neighborhood.

Staff also objects to the roll-up doors.

Staff recommended denial.

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U-90-99 - MARYLAND VILLAS LIMITED LIABILITY COMPANY

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

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

8. In accordance with Original Condition #7 of Site Development Plan Review SD-40-97, dedicate a 15 foot radius on the southwest corner of Harris Avenue and 13th Street prior to the issuance of any permits for this site as required by the Department of Public Works.

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

10. Site development to comply with all applicable Conditions of Approval for Site Development Plan Review SD-40-97 and all subsequent site-related actions as required by the Department of Public Works.

11. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

12. All City Code requirements and all City departments' design standards shall be met.

MARJORIE POLLEY appeared to represent the developers. Initially staff had recommended approval and during the recess of this meeting they found out staff amended their recommendation to denial. This center is being financed by the City of Las Vegas CDBG.

MR. GLORE indicated he contacted a representative of this application the morning of this meeting to inform them staff will be recommending denial.

CHAIRMAN BUCKLEY said the Commission could make a motion for abeyance if the applicant is not prepared to proceed.

MICHELLE STALK, Architect, said the applicant does not want to delay this application. One of the City Councilmen likes the design, as well as the applicant. The YMCA will operate the building for the client.

MS. POLLEY said one reason the Grant was approved was because it was accessible child care on this site. Through the CDBG process, the committee that approves these Grants had determined that there is a need in that neighborhood for affordable and accessible child care. Most of the clients utilizing the child care center will be residents of Maryland Villas, Hilltop, and the surrounding neighborhood. The main parking will be for staff. A parent must accompany a child into the facility. Most of the people utilizing this facility will live within walking distance.

COMMISSIONER MACK felt his main concern is fire and emergency access.

MS. STALK said this facility meets the Code for fire access. There is a fence around the facility as required. She noticed that a fire access on Maryland Parkway needs to be provided. They have provided a handicapped parking space and two standard spaces. There are roll-up doors already approved on the recreation building

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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LIABILITY COMPANY

COMMISSIONER GORDON felt the differences between the applicant and staff could be worked out. He made a motion to abey this item.

COMMISSIONER SKAAR said she thought a 30-day abeyance would be appropriate.

DOUG POWELL, Planning and Development Department, felt a 30-day abeyance would be enough time to work out any issues.

MS. POLLEY agreed to a 30-day abeyance.

To be heard by the Planning Commission on 9/23/99.

(9:47 - 10:06) 3 - 950

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ITEM

ACTION

C-14.

Z-47-99 - TETON INVESTMENTS

Request for a Rezoning on property located adjacent to the southeast corner of the intersection of Whispering Sands Drive and Leon Avenue FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) PROPOSED USE: 24 LOT SINGLE FAMILY SUBDIVISION, Size: 6.38 Acres, Ward 4 (Brown), APN: 125-13-203-001.

NOTICES MAILED: 61

APPROVALS: 0

PROTESTS: 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The density of this development shall be limited to a maximum of 3.00 dwelling units per gross acre.

2. Construct half-street improvements, including appropriate overpaving, on Leon Avenue and Whispering Sands Drive, if legally able, adjacent to this overall site concurrent with development of this site as required by the Department of Public Works. Also, construct widened paving on Whispering Sands Drive and Leon Avenue adjacent to the Not a Part parcel at the southeast corner of the intersection of Whispering Sands Drive and Leon Avenue; "Goecke" pavement may be used for this pavement widening. Install all appurtenant underground facilities, if any; adjacent to this site needed for the future traffic signal system concurrent with development of this site.

3. Provide two lanes of paved, legal access to this site along a logical route prior to occupancy of any units within this development as required by the Department of Public Works.

4. Construct public sewer in Leon Avenue to the centerline of the existing cul-de-sac to the south of Whispering Sands Drive concurrent with development of this site.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Mack voting "No" and Buckley abstaining from voting because his law firm represents the nearby Lynbrook subdivision that is in the notice area for this application.

(Quinn and Moran excused)

CHRIS GLORE, Planning and Development Department, stated the density on this request is 3.76 dwelling units per gross acre. The typical lot size is approximately 9,150 square feet. The minimum lot size would be approximately 8,728 square feet. The General Plan designation on the Northwest Amendment to the General Plan for this site is L (Low-Density Residential). That allows a range of 3.6 to 5.5 dwelling units per acre. Staff finds the proposed R-1 (Single Family Residential) zoning to be compatible with the General Plan designation. However, staff finds the density of 3.6 units per acre is higher than any of the surrounding properties. The zoning to the east and south is R-PD2, which allows 2 units per acre in the Lynbrook subdivision. To the north for Iron Mountain Ranch the density is a range of 2.64 units up to 4.12 units per acre. Staff recommended approval, subject to the conditions.

MARK JONES, Southwest Engineering, 3610 Rancho Drive, appeared to represent the applicant. For a Rezoning to be approved, four conditions need to be met as follows: Conformance to the General Plan, use compatible with contiguous properties, there is a need, and street facilities capable of handling proposed use. This request meets all those conditions. They are below the maximum density. Their density calculations are correct because they are based on an actual survey. The density to the south is between 5 and 6 units per acre. They would like approval of 3.52 units per acre.

VICE CHAIRMAN GALATI declared the Public Hearing open.

STEVE PENNINGTON, 7681 Cowboy Trail, appeared in protest. There was an agreement that along the south side of Farm and east side of Leon those would be half-acre sites for a buffer zone. The half-acre sites should be continued along the east side of Leon for consistency. When the other property was approved, the residents were told that none of the work would be done until Decatur was done and all the equipment would be brought in off Decatur, which still stops at Ann. What can be done about that situation?

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Z-47-99 - TETON INVESTMENTS

5. Traffic Impact Analysis shall 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. 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. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may contribute \$9,500.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits or the recordation of a Final Map for this site, 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.

CHERI EDELMAN, Public Works, said the sewer is being extended up Decatur at the present time. There were some conditions with Lynbrook to construct the roads in phases. The first phase required widening Jones Boulevard to four lanes. The second phase had to extend two lanes of paving up Decatur after a certain percentage of permits had been pulled.

DAVID PETROVICH, Planning and Development Department, stated Lynbrook was allowed to build 10% of the units before Decatur was improved.

CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. Traffic along Jones in this area is very heavy. There has not been any effort to complete Decatur. Lynbrook and Iron Mountain are large parcels. Where they were contiguous to horse properties and R-E, etc., it was negotiated that the densities toward Decatur and North Las Vegas would be very dense and surrounding the horse properties in the R-E they would be half-acre lots and neighborhood friendly to the rural lifestyle.

JACK MOHN, 7701 Cowboy Trail, appeared in protest. He lives approximately a block west of this property on an R-E lot. The density being proposed does not allow any transition of the different densities that was promised and increases the traffic flows.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

MARK JONES appeared in rebuttal. They tried to be sensitive to the residents in the area. The units adjacent to the existing half acres are equal in depth to the proposed lots.

COMMISSIONER SKAAR felt it appears the portion that the applicant does not have control of is the right size and shape for another four-lot cul-de-sac. The density of the development immediately to the south of this parcel along Leon is 2.39 units per acre. This proposed density would be too much of a jump. To be compatible with the residents on the east side of Leon, but also those to the south and west of this property in the Lynbrook development, this project would need to lose three lots adjacent to the not-a-part section and two lots along the southern portion of the property where the street comes in off Leon. That would bring the density to 3.0 units per acre.

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6. 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 or the recordation of a Final Map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

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

MR. JONES added that the density at 3.0 units per acre would create 20 lots. Losing four lots in a project of this size is a lot. It could be the difference between making it economically feasible or not. Perhaps the lots on the ends could be increased in size to be compatible with the adjacent area to the west and north.

In Condition No. 2, all the off-sites are being requested to be developed adjacent to the not-a-part. That property is not under the control of this applicant. They would agree to any pavement transitions to get back to whatever existing pavement is at the time of development. The second sentence in Condition No. 2 should have the words *legally able, adjacent to this overall site* stricken and wording such as *a portion of this overall site to be developed only adjacent to the site that is to be developed*.

In Condition No. 4, they would like it amended to construct the public sewer to the north property line of this development on Leon Avenue.

CHERI EDELMAN, Public Works, responded that in Condition No. 2 this is one legal parcel, which means the applicant is obligated to do the off-site improvements. In this particular case, all that is being requested is to widen the paving so it does not cause sawtooth problems. Paving adjacent to the not-a-part piece can be temporary in nature.

With the condition of the public sewer on Leon, typically it would be requested to take it to the north boundary of the site, which would be up to Whispering Sands. However, there is already development in that area. Public Works is only requesting it be taken to the cul-de-sac on Leon so pavement will not have to be torn up.

MR. JONES said he was not concerned about tearing up temporary pavement. They want to extend the sewer to the north property line. In Condition No. 2 he felt staff is requesting full off-sites on the not-a-part.

MS. EDELMAN said they only need to widen the paving adjacent to the not-a-part and it may be "Goecke" paving.

MR. JONES agreed to widening the paving along the not-a-part.

COMMISSIONER MACK felt a buffer needs to be provided.

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Z-47-99 - TETON INVESTMENTS

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

To be heard by the City Council on 10/6/99.

(10:06 - 10:26) 3 - 1670

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ACTION

C-15.

Z-48-99 - NEVADA H.A.N.D.

Request for a Rezoning on property located adjacent to the northwest corner of the intersection of Stewart Avenue and 14th Street FROM: R-2 (Medium-Low Density Residential) under Resolution of Intent to R-PD21 (Residential Planned Development - 21 Units Per Acre) and C-V (Civic) TO: R-PD29 (Residential Planned Development - 29 Units Per Acre), PROPOSED USE: 49 UNIT SENIOR APARTMENT COMPLEX; AND FOR A WAIVER OF THE 5 ACRE MINIMUM R-PD DISTRICT DEVELOPMENT STANDARD, Size 1.71 Acres, Ward 3 (Reese), APN: 139-35-212-125.

NOTICES MAILED: 141

APPROVALS: 1 Speaker

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Site Development Plan Review application shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for this site.

2. Variance applications must be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for this site.

3. The site plan shall be revised to depict the building footprint separated from Stewart Avenue by one 15 foot wide landscape planter, and the 18 parking spaces currently depicted next to the street shall be re-located to the north of the building in a central parking lot. Additional landscape area shall be provided in the central portion of the site, thereby increasing the amount of landscaped common area by about 4,200 square feet.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 1 AMENDED AS STATED BY STAFF.

Unanimous.

(Quinn and Moran excused)

CHRIS GLORE, Planning and Development Department, stated this Rezoning will be consistent with the current Downtown Redevelopment Plan designation of Medium to High Density Residential/Commercial Rehab. The Redevelopment Plan states that this designation is to allow residential uses with a range of between 12 and 20 units or greater per acre. Staff finds the requested waiver from the five acre minimum site requirement is appropriate because the overall site area and the adjacent Phase One of this project will total 5.31 units per acre under an R-PD zoning and will exceed the five acre minimum.

This project will provide 54 parking spaces, which is five less than the minimum required for 49 senior apartments. The Phase One portion was approved with seven parking spaces more than the minimum required. The two projects can meet the overall parking requirement through off-site parking.

A Variance will be required for the open space which requires a total of more than 35,000 square feet of open space. This project depicts about 4,000 square feet of open space.

The building facades are adjacent to the building to the north that is under construction.

Staff would like Condition No. 1 amended to read as follows: *The site plan submitted with this request and as amended by the staff conditions shall be approved by the Planning Department staff prior to the issuance of any permits, any site grading, and all development activity for this site.*

Staff recommended approval, subject to the conditions with Condition No. 1 amended.

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Z-48-99 - NEVADA H.A.N.D.

4. Dedicate or provide proof of dedication for a 25 foot radius on the northwest corner of Stewart Avenue and 14th Street prior to the issuance of any permits as required by the Department of Public Works.

5. Construct all incomplete half-street improvements (streetlights and sidewalk) on 14th Street adjacent to this site as required by the Department of Public Works. Also, construct a handicap ramp on the northwest corner of Stewart Avenue and 14th Street prior to occupancy of this site as required by the Department of Public Works.

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

7. Meet with the Traffic Engineering Representative in Land Development for assistance in 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 and active gated access drives, if proposed, shall be designed, located and constructed in accordance with the intent of Standard Drawing #222a as required by the Department of Public Works. The proposed driveway entrance off of 14th Street does not meet current City standards and shall not be allowed unless such is specifically allowed in writing by the Traffic Engineer.

RICHARD TURNER, 3035 East Patrick Lane, appeared to represent the applicant. He concurred with staff's conditions. The Planning Department has requested the site plan be redesigned to eliminate the 20-foot landscape buffer, the parking in front of the proposed building moved forward to within 15 feet of the right-of-way, and relocate the parking to the rear of the site. He submitted those revised plans at the meeting. Moving the parking to the rear required elimination of four parking stalls.

MR. GLORE thought they may be one parking space short.

BOB FIEBELMAN, Nevada H.A.N.D., 2450 East Chandler Avenue, appeared to represent the application.

ROY SMITH, Project Architect, appeared to represent the applicant.

CHAIRMAN BUCKLEY declared the Public Hearing open.

DONALD BEHAR, 4957 East Harmon, appeared in favor. This is a very nice senior development and more of them should be developed in Las Vegas. They have amenities such as a workout room, computer room, etc. Most of the residents will be over 65 years of age. They also have handicapped units. Most of the seniors will not have vehicles so parking should not be an issue.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER MACK asked if the applicant would need a Variance because of being one parking space short.

MR. GLORE responded that they would need a Variance for parking and the open space requirement.

MR. TURNER said there is an area where one or two more parking spaces could be added.

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Z-48-99 - NEVADA H.A.N.D.

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 for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, the applicant may contribute \$1,500.00 to partially reimburse the City of Las Vegas for an existing traffic signal system at the intersection of Stewart Avenue and 13th Street prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

COMMISSIONER SKAAR asked if there will be handicapped units in this phase.

BOB FIEBELMAN, 2450 East Chandler Street, responded that there will be handicapped units. In Phase One there are four tiled roll-in showers and 14 shower-only, versus tub shower, units. Something similar will be done in this phase.

To be heard by the City Council on 10/6/99.

(10:26 - 10:37) 3 - 2560

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Z-48-99 - NEVADA H.A.N.D.

APPROVED

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

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ACTION

C-16.

Z-49-99 - PSA LAND INVESTMENTS LIMITED
LIABILITY COMPANY

Request for a Rezoning and Site Development Plan Review on property located adjacent to the north side of Charleston Boulevard, approximately 424 feet east of the Torrey Pines Drive intersection, FROM: R-3 (Medium Density Residential) Zone TO: C-1 (Limited Commercial), PROPOSED USE: 13,000 SQUARE FEET OF RETAIL, Size: 2.19 Acres, Ward 2 (L. B. McDonald); APN: 138-35-803-001.

NOTICES MAILED: 129

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The site plan shall be revised to depict the Pad B building set back a maximum of 40 feet from the south property line, to provide a consistent setback with the Pad C building.
2. The site plan shall be revised to depict all handicap accessible parking required by Title 19A for the proposed uses.
3. The landscape plan shall be revised to depict a minimum of sixteen (16) 24-inch box trees along Charleston Boulevard and a minimum of sixteen (16) 24-inch box trees along Blair Way. The landscape plan shall also be amended to depict 36 inch high berms within the 15 foot landscape planters along the entire Charleston Boulevard and Blair Way frontages.
4. The proposed elevations shall be revised to depict south elevations for Pad B and Pad C buildings comparable to the Pad B west elevation depicted.
5. Signage along the Charleston Boulevard frontage shall be limited to wall signage, consistent throughout the retail center in size and appearance.

Gordon -

APPROVED REZONING TO C-1, SUBJECT TO STAFF'S CONDITIONS, AND ABEYANCE OF THE SITE DEVELOPMENT PLAN REVIEW TO THE 9/23/99 PLANNING COMMISSION MEETING TO ALLOW METRO TIME TO EVALUATE A CONDITION REQUESTED BY THE NEIGHBORS AND TO RENOTIFY.

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

CHRIS GLORE, Planning and Development Department, stated this is a request for the smaller of two parcels that is affected by the overall development plan. This will bring the project zoning into consistency with the General Plan designation of Service Commercial and consistent with the zoning on the west and east on the same side along Charleston Boulevard.

Staff would like the landscape plan amended to depict 36-inch high berms within the 15-foot landscape planters along the Charleston Boulevard and Blair Way frontages. The facade arcade elements should be continued around the side and rear elevations in order to enhance the appearance of proposed Pad B building and Pad C building when viewed from Charleston Boulevard.

In order to reduce visual clutter from signs, the signage should be limited to wall signs only, which would affect only those two pads.

Staff recommended approval, subject to the conditions.

DAVID HUCKLE, HMH Engineering, 8080 West Sahara Avenue, appeared to represent the owner. The zoning around the perimeter is multi-family on the north, commercial on the east, proposed commercial on the west, and community center on the south.

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ACTION

Z-49-99 - PSA LAND INVESTMENTS LIMITED LIABILITY COMPANY

6. The existing off-premise sign (billboard) shall be removed, and no off-premise advertising shall be permitted on this site.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
12. Remove all substandard public street improvements, if any, adjacent to this site along Charleston Boulevard and Blair Way and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
13. Construct all incomplete half-street improvements (sidewalk) on Blair Way and Charleston Boulevard adjacent to this site concurrent with on-site development activities as required by the Department of Public Works.

DAVID GARRISON, World Premier Investments, Inc., 305 West Warm Springs Road, appeared to represent the application. He was concerned that he was not apprised of all the conditions. They met with the homeowners and their biggest objection was no access to the residential streets to the north and to place the 8 foot wall at the property line. He felt Metro may have a problem with the wall for security reasons. There are three single family lots along Blair Way that were their biggest concern. Because of the late hour and his incomplete information, he requested the Site Plan Review process be continued for a later date. However, he requested a decision be made on the Rezoning at this meeting.

COMMISSIONER MACK said he had a meeting with COUNCILMAN MCDONALD regarding the wall. The neighbors are concerned about the 8 foot high wall. Metro has submitted a letter indicating they have some concerns about the wall and want to review it further. He felt both the Rezoning and Site Development Plan Review should be held in abeyance.

CHAIRMAN BUCKLEY added that Metro has requested a 30-day abeyance. He declared the Public Hearing open.

GENE LONARDO, 6300 Blair Way, appeared in favor. The primary concern is that there is a wall and no opening in it. There should not be any walking entrances through the walls on the north side. There should be a wall around the trash dumpsters. He does not want this project to create any flooding. He wondered if the noise could be reduced and if there is landscaping on the outside of the walls that it not be grass for vagrants to sit on. He recommended desert landscaping or some type of shrub and felt shrubs will prevent graffiti on the walls.

PEARL LONARDO, 6300 Blair Way, appeared in favor. The wall will decrease the noise coming from the shopping center.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER GORDON felt the applicant should consider how the trucks will make the turn, assuming Casada Way driveway is eliminated, when backing into the receiving area. A grocery market needs space in the back for pallets, etc. Perhaps the market building could be moved east to provide space to the west for the market to use. That may reduce some of the shops to give effective parking in the front. Most grocery stores have 30 to 60 feet behind them. Rezoning the application to C-1 is logical for this property.

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

15. If such has not already been established and because it appears that access and parking may be shared by the parcel to the west, a Joint Access and Parking Agreement shall be recorded against both parcels to allow perpetual, unobstructed intra-site circulation between the two parcels, and a copy of such recorded agreement shall be provided to the City prior to the issuance of any permits for this site.

16. 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.

17. 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 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

MR. GARRISON responded that the truck traffic will come in off Charleston Boulevard, back into the truck well, and exit the site at either driveway. He agreed to what COMMISSIONER GORDON said about the ancillary uses around the truck docks. Without the driveway coming out the north side of the project, that will force people coming from the north and west to go through the traffic at Torrey Pines and Charleston and/or the side street to the east. There were seven neighbors that attended their meeting and indicated they do not want any access.

NOTE: See further discussion under Item No. B-1, Z-49-99(1).

To be heard by the City Council on 10/6/99.

(10:37 - 11:02) 3 - 3120

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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 or the recordation of a Final Map for this site, whichever may occur first. 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.

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

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, 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

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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 or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

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C-17.

Z-50-99 - PHILLIP BOZEMAN

Request for a Rezoning on property located adjacent to the south side of Bonanza Road, approximately 125 feet east of the Clarkway Drive intersection, FROM: R-E (Residence Estates) TO: C-2 (General Commercial) Zone, PROPOSED USE: CONSTRUCTION COMPANY OFFICE AND EQUIPMENT STORAGE, Size: 1.73 Acres, Ward 3 (Reese), APN's: 139-28-401-011 and 012.

ON AUGUST 25, 1999 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

Galati -

WITHDRAWN WITHOUT PREJUDICE.

Unanimous.

(Quinn excused)

CHRIS GLORE, Planning and Development Department, stated the applicant has requested this item be withdrawn without prejudice. Staff has no objection to that request.

There was no one present to represent the application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present in opposition.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

This is final action.

(6:07 - 6:08) 1 - 41

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D.

CITIZENS PARTICIPATION:

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

ADJOURNMENT:

/lo

DAVID GARRISON, World Premier Investments, Inc., 305 West Warm Springs Road, appeared to state that he just received a parking ticket because of the length of this meeting.

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:04 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



CHRIS GLORE, SENIOR PLANNER