

# Agenda

*City of Las Vegas*

## PLANNING COMMISSION MEETING

October 14, 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 September 9, 1999 Planning Commission Meeting

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

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

10/05/99 2:46 PM

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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-44-99 - CONQUISTADOR PLAZA (A COMMERCIAL SUBDIVISION) - LAW OFFICE, LIMITED LIABILITY COMPANY ON BEHALF OF TERRA WEST DEVELOPMENT - Request for a Tentative Map on property located on the north side of Cheyenne Avenue, approximately 700 feet east of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development), Size: 10.49 Acres, No. of Lots: 1, Ward 4 (Brown).
- A-2. FM-71-99 - STONE MOUNTAIN - UNIT 1 - STONE MOUNTAIN LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the northwest corner of Buffalo Drive and Grand Teton Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Size: 20.61 Acres, No. of Lots: 64, Ward 4 (Brown).
- A-3. FM-72-99 - STONE MOUNTAIN - UNIT 2 - STONE MOUNTAIN LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the north side of Grand Teton Drive, west of Buffalo Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Size: 13.77 Acres, No. of Lots: 53, Ward 4 (Brown).
- A-4. FM-73-99 - CANYON MEADOWS UNIT 8 - STANPARK CONSTRUCTION COMPANY, INC. - Request for a Final Map on property located on the south side of Alexander Road, approximately 650 feet west of Fort Apache Road, U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Size: 5.00 Acres, No. of Lots: 31, Ward 4 (Brown).
- A-5. FM-74-99 - TRAILS VILLAGE CENTER SOUTH - HOWARD HUGHES PROPERTIES, INC. - Request for a Final Map on property located on the southwest corner of Trailwood Drive and Village Center Circle, P-C (Planned Community) Zone, Size: 14.43 Acres, No. of Lots: 1, Ward 2 (L.B. McDonald).
- A-6. FM-75-99 - THE ARBORS AT SUMMERLIN VILLAGE 11/12 UNIT NO. 2C LOT 7 - HOWARD HUGHES PROPERTIES, INC. - Request for a Final Map on property located on the northwest corner of Charleston Boulevard and Pavilion Center Drive, P-C (Planned Community) Zone, Size: 63.98 Acres, No. of Lots: 1, Ward 2 (L.B. McDonald).
- A-7. VAC-33-98(1) - RAYMOND W. YIN ON BEHALF OF CHAMPION HOMES - Request for an Extension of Time to vacate Laws Court, generally located south of Racel Street, between Thom Boulevard and Decatur Boulevard, Ward 4 (Brown).
- A-8. VAC-34-98(1) - RAYMOND W. YIN ON BEHALF OF CHAMPION HOMES - Request for an Extension of Time to vacate Moffatt Circle, generally located north of Grand Teton Drive, between Thom Boulevard and Decatur Boulevard, Ward 4 (Brown).

### B. NON PUBLIC HEARING ITEMS:

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- B-1. Z-86-98(2) - WL HOMES, LIMITED LIABILITY COMPANY - Request for a Review of Condition on property located on the northeast corner of Durango Drive and Racel Street TO ALLOW A FRONT SETBACK OF 15 FEET FOR SIDE ENTRY GARAGES WHERE 20 FEET IS REQUIRED, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 84.96 Acres, No. of Lots: 297, Ward 4 (Brown), APN's: 125-09-201-001 and 125-09-301-001.
- B-2. Z-87-98(1) AND Z-66-87(4) - CITY OF LAS VEGAS - Request for a Development Standard Review and a Master Plan Review of the proposed Las Vegas Technology Center Phase II, located on the north side of Smoke Ranch Road, and the east side of Buffalo Drive, C-V (Civic) and C-1 (Limited Commercial) Zones under Resolution of Intent to C-PB (Planned Business Park), Size: 71.75 Acres, Ward 4 (Brown), APN: 138-15-310-011.
- B-3. SD-25-99 - CITY OF LAS VEGAS - Request for a Site Development Plan Review on property located on the southeast corner of Jefferson Avenue and D Street FOR A PROPOSED 6,435 SQUARE FOOT BUILDING IN CONJUNCTION WITH AN EXISTING DAY CARE FACILITY (VARIETY DAY HOME), C-V (Civic) Zone, Size: 2.20 Acres, Ward 3 (Reese), APN's: 139-27-211-059 and 060.
- B-4. SD-26-99 - TEMPLE INVESTMENT TRUST - Request for a Site Development Plan Review on property located at 527 North 9th Street FOR A PROPOSED 1,626 SQUARE FOOT, TWO-STORY 4-PLEX, R-3 (Medium Density Residential) Zone, Size: 0.16 Acres, Ward 3 (Reese), APN: 139-34-512-074.
- B-5. Z-100-64(170) - W. RANDALL & LESLIE MAINOR AND RICHARD A. & KAREN HARRIS - Request for a Site Development Plan Review on property located on the southeast corner of Gass Avenue and 4th Street FOR A PROPOSED 15,320 SQUARE FOOT, 3-STORY OFFICE BUILDING (MAINOR & HARRIS LAW CENTER), C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Size: 0.48 Acres, Ward 3 (Reese), APN: 139-34-410-146 through 148.
- B-6. Z-74-66(1) - C.B.C. FINANCIAL CORPORATION - Request for a Site Development Plan Review on property located at 900 West Bonanza Road FOR A PROPOSED 5,875 SQUARE FOOT ADDITION TO THE EXISTING MOULIN ROUGE HOTEL/CASINO, C-M (Commercial/Industrial) Zone, Size: 5.44 Acres, Ward 3 (Reese), APN: 139-28-703-014.
- B-7. Z-24-79(2) - DAYTON HUDSON CORPORATION - Request for a Site Development Plan Review on property located at 278 South Decatur Boulevard FOR A PROPOSED 5,093 SQUARE FOOT EXPANSION TO AN EXISTING RETAIL STORE (TARGET), C-1 (Limited Commercial) Zone, Size: 7.51 Acres, Ward 1 (McDonald), APN: 138-36-516-001.
- B-8. Z-74-84(20) - JAMES B. McCALL ON BEHALF OF LAS VEGAS MINI GRAN PRIX - Request for a Site Development Plan Review on property located at 1401 North Rainbow Boulevard FOR A PROPOSED 6,840 SQUARE FOOT ADDITION TO AN EXISTING STRUCTURE, C-1 (Limited Commercial) Zone, 6.50 Acres, Ward 2 (L.B. McDonald), APN: 138-27-502-005.
- B-9. Z-139-88(35) - VILLAGE SQUARE LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located at 9470 West Sahara Avenue FOR A PROPOSED 2,700 SQUARE FOOT RESTAURANT WITH A

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DRIVE-THROUGH (SCHLOTZSKY'S DELI), C-1 (Limited Commercial) Zone, Size: 0.64 Acres, Ward 2 (L.B. McDonald), APN: 163-06-816-023.

B-10. Z-7-90(4) - CHEYENNE PHD LIMITED PARTNERSHIP ON BEHALF OF RICK TEMPLETON CONSTRUCTION - Request for a Site Development Plan Review on property located on the southeast corner of Buffalo Drive and Atwood Avenue FOR A PROPOSED 5,208 SQUARE FOOT COMMERCIAL RETAIL CENTER, C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-10-403-026.

B-11. Z-29-91(1) - GOLD PLATED LIMITED LIABILITY COMPANY ON BEHALF OF DWIGHT W. HAROUFF - Request for a Site Development Plan Review on property located at 6029 West Charleston Boulevard FOR A PROPOSED 17,794 SQUARE FOOT ADDITION TO AN EXISTING 16,132 SQUARE FOOT RETAIL, OFFICE AND WAREHOUSE BUILDING (SKIPCO), C-1 (Limited Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Size: 2.40 Acres, Ward 1 (McDonald), APN's: 163-01-102-001, 002 and 007.

### C. PUBLIC HEARING ITEMS:

C-1. ABEYANCE - Z-89-87(4) - COMMUNITY COLLEGE OF SOUTHERN NEVADA - Request for a Site Development Plan Review on property located at 6375 West Charleston Boulevard FOR A PROPOSED SPOTLIGHT ON TOP OF AN EXISTING CLOCK TOWER, C-V (Civic) and R-E (Residence Estates) Zones, Size: 75.82 Acres, Ward 1 (McDonald), APN's: 163-02-501-001, 163-02-601-001 and 163-02-601-003.

C-2. ABEYANCE - Z-24-99(1) - STANPARK CONSTRUCTION COMPANY, INC. - Request for a Site Development Plan Review on property located north of the Alexander Road Alignment, west of the proposed Beltway, FOR A PROPOSED 345 LOT SINGLE FAMILY SUBDIVISION, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development), Size: 65.00 Acres, Ward 4 (Brown), APN's: 137-01-101-012 through 016, 137-01-201-004, 005, 008 through 010 and 015 through 018.

C-3. ABEYANCE - Z-52-99 - ALBERT ABRAMS FAMILY TRUST AND SEYMOUR & SYLVIA MATANKY FAMILY TRUST ON BEHALF OF LEE MEKELBURG - Request for a Rezoning on property located on the east side of Durango Drive, approximately 350 feet south of Alexander Road, From: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] To: R-PD8 (Residential Planned Development - 8 Units per Acre), PROPOSED USE: 76 LOT SINGLE FAMILY SUBDIVISION, Size: 10.71 Acres, Ward 4 (Brown), APN: 138-09-101-007.

C-4. VAC-44-99 - LAW OFFICE, LIMITED LIABILITY COMPANY - Petition to vacate U. S. Government Patent Reservations generally located between Atwood Avenue and Cheyenne Avenue, east of Hualapai Way, Ward 4 (Brown).

C-5. VAC-45-99 - STANPARK CONSTRUCTION COMPANY - Petition to vacate a twenty foot (20') wide public sewer easement generally located south of Alexander Road, west of Fort Apache Road, Ward 4 (Brown).

C-6. VAC-46-99 - TC 152, LIMITED LIABILITY COMPANY, ET AL - Petition to vacate portions of Dorrell Lane, Riley Street, Bonita Vista Street, Durango Drive, Bath Drive, Rome Boulevard, and an unnamed street generally located south of Elkhorn Road and east of El Capitan Way, Ward 4 (Brown).

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- C-7. U-101-99 - PRIMERA IGLESIA PENTACOSTAL UNIDA - Request for a Special Use Permit on property located on the northwest corner of Washington Avenue and Martin L. King Boulevard FOR A PROPOSED 15,960 SQUARE FOOT CHURCH (PRIMERA IGLESIA PENTACOSTAL UNIDA), R-E (Residence Estates) Zone, Ward 3 (Reese), APN's: 139-28-210-021 and 022.
- C-8. U-102-99 - REGAL TRADING COMPANY LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the southeast corner of Jones Boulevard and Craig Road FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED 26,498 SQUARE FOOT GROCERY STORE, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-01-312-002.
- C-9. U-103-99 - C.B.C. FINANCIAL CORPORATION - Request for a Special Use Permit on property located at 900 West Bonanza Road FOR THE EXPANSION OF A NON-RESTRICTED GAMING ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED RE-OPENING OF THE MOULIN ROUGE CASINO, Ward 3 (Reese), APN: 139-28-703-014.
- C-10. Z-33-97(14) - THE CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS VALLEY WATER DISTRICT - Request for a Site Development Plan Review on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive, FOR A PROPOSED 3,500 SQUARE FOOT WATER DISTRICT FACILITY (BOOSTER PUMPING STATION), C-V (Civic) Zone under Resolution of Intent to P-D (Planned Development), Size: 0.75 Acres, Ward 4 (Brown), APN: 138-07-401-009.
- C-11. Z-57-99 - BOTT 1983 TRUST - Request for a Rezoning on property located at 5834 Rowland Avenue, FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD2 Residential Planned Development - 2 Units Per Acre, PROPOSED USE: OPEN SPACE FOR A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 0.92 Acres, Ward 4 (Brown), APN: 125-25-310-020.
- C-12. Z-79-98(1) - BOTT 1983 TRUST - Request for a Site Development Plan Review on property located south of Tropical Parkway, approximately 200 feet east of Jones Boulevard FOR A PROPOSED 37 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size 18.46 Acres, Ward 4 (Brown), APN's: 125-25-310-007 through 017 and 020 through 025.
- D. DIRECTOR'S BUSINESS
- D-1. DB-9-99 - Discussion and possible action to approve the Planning Commission meeting dates for the calendar year 2000.
- D-2. DB-10-99 - Discussion and possible action to approve the Quarterly Planning Commission meeting dates for the calendar year 2000.
- E. CITIZENS PARTICIPATION:

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

# PLANNING COMMISSION

MEETING OF

OCTOBER 14, 1999

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AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

**COMMISSIONERS BRIEFING:**

**PRESENT:**

Craig Galati - Vice Chairman  
Hank Gordon  
Michael Mack -  
Marilyn Moran  
Leni Skaar  
Stephen Quinn

**EXCUSED:**

Michael Buckley - Chairman

**STAFF PRESENT:**

Doug Powell - Planning & Development Dept.  
Bob Genzer - Planning & Development Dept.  
Andrew Reed - Planning & Development Dept.  
Sue Barton - Planning & Development Dept.  
Bart Anderson - Public Works  
Rick Schroder - Public Works  
Steve George - City Attorney's Office  
Linda Owens - City Clerk's Office

Andrew Reed, Planning and Development Department, called the Briefing to order at 5:30 P.M.

**Item No. A-1, TM-44-99:**

Mr. Reed said staff has issues with this application, so the applicant has requested holding it in abeyance to be able to work with staff.

**Item No. B-6, Z-100-64(170):**

Mr. Reed advised that this item should be heard with Special Use Permit, Item No. C-9, U-103-99.

Commissioner Skaar said she received telephone calls for that same request.

**Item No. C-6, VAC-46-99:**

Mr. Reed pointed out that this is a project west of Timberlake. The applicant has requested this item be held indefinitely in order to allow time to work with the property owners in Timberlake.

**Item No. C-7, U-101-99:**

Deputy City Attorney Bryan Scott said there is a Special Improvement District involved with this Special Use Permit. An 8 foot high security wall around the Bonanza Village subdivision is being planned. If this Special Use Permit is granted, it will change the alignment and will require the Special Improvement District to go back before the City Council for approval.

Commissioner Skaar said Nevada Revised Statutes states the City has the authority to make minor modifications if it is for the health, safety and welfare of the citizens. If it is a major modification, the City does not have that authority. The Special Improvement District would have to be dissolved and all the agreements, etc., would have to be canceled. The items and money invested would have to be forgotten.

Deputy City Attorney Scott said there are concerns about this corner in terms of the line of sight.

Bart Anderson, Public Works, added that it would cost about \$51,000 to do a redesign.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. C-8, U-102-99:

Commissioner Skaar said she understands this grocery store is already under construction, but wondered what type of store it is going to be.

Mr. Reed responded that it will be an independent store.

Bob Genzer, Planning and Development, added that it will be on the order of a Wild Oats store.

Commissioner Skaar said that when the zoning was done it was with the understanding that the corner piece was going to be a bank.

Mr. Genzer responded that this was zoned with the City Council stipulating it will never be a tavern. That piece was originally owned by Ken Gragson. The shopping center is under construction.

Item No. C-9, U-103-99:

Jim DiFiore, Department of Finance and Business Services, said there is still a gaming and liquor license in effect for this location. He distributed a sheet which outlined the history of gaming and liquor at the Moulin Rouge.

Mr. Reed adjourned the Briefing at 5:52 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 East Stewart Avenue, Las Vegas, Nevada.

### ROLL CALL:

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

### ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

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

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

### MINUTES:

Approval of the minutes of the September 9, 1999 Planning Commission Meeting.

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

### STAFF PRESENT:

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

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

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

# PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ACTIONS:

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

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VICE CHAIRMAN GALATI 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.

VICE CHAIRMAN GALATI announced that a Consent item may be discussed if a Commission Member or Applicant so desires.

A-1.

TM-44-99 - CONQUISTADOR PLAZA (A COMMERCIAL SUBDIVISION) - LAW OFFICE, LIMITED LIABILITY COMPANY ON BEHALF OF TERRA WEST DEVELOPMENT

Quinn -  
**ABEYANCE INDEFINITELY**  
Unanimous  
(Buckley excused)

Request for a Tentative Map on property located on the north side of Cheyenne Avenue, approximately 700 feet east of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development), Size: 10.49 Acres, No. of Lots: 1, Ward 4 (Brown).

ANDREW REED, Planning and Development, stated the applicant has requested this item be held in abeyance indefinitely in order to allow time to resolve issues with staff.

**ON OCTOBER 7, 1999, THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE INDEFINITELY TO ALLOW THE APPLICANT TIME TO RESOLVE ISSUES WITH STAFF.**

(6:09 - 6:10) 1 - 98

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

FM-71-99 - STONE MOUNTAIN - UNIT 1 -  
STONE MOUNTAIN LIMITED LIABILITY  
COMPANY

Request for a Final Map on property located on the northwest corner of Buffalo Drive and Grand Teton Drive, -U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Size: 20.61 Acres, No. of Lots: 64, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. All drainage channel easements or dedications shall be granted or dedicated concurrent with the first unit to record for this subdivision. Also, all drainage improvements shall be bonded for concurrent with the first unit to record for this subdivision as required by the Department of Public Works.
2. Site development to comply with all previous conditions of approval for the Stone Mountain Tentative Map.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

Quinn-

**APPROVED ITEM NOS. A-2 THROUGH A-5, A-7 AND A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Galati abstaining from voting on Item Nos. A-5 and A-6 because they involve a client of his architectural firm.**

**(Buckley excused)**

VICE CHAIRMAN GALATI stated this is a Consent item.

COMMISSIONER SKAAR requested Item No. A-6 be discussed separately from the other Consent items as there was a question concerning Condition No. 2.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that in that case Item No. A-6 should be heard separately from the other Consent items.

**This is final action.**

(6:12 - 6:14) 1 - 175

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-71-99 - STONE MOUNTAIN - UNIT 1 -  
STONE MOUNTAIN LIMITED LIABILITY  
COMPANY

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

APPROVED

# PLANNING COMMISSION

MEETING OF

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

FM-72-99 - STONE MOUNTAIN - UNIT 2 -  
STONE MOUNTAIN LIMITED LIABILITY  
COMPANY

Request for a Final Map on property located on the north side of Grand Teton Drive, west of Buffalo Drive, - U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Size: 13.77 Acres, No. of Lots: 53, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. All drainage channel easements or dedications shall be granted or dedicated concurrent with the first unit to record for this subdivision. Also, all drainage improvements shall be bonded for concurrent with the first unit to record for this subdivision as required by the Department of Public Works.
2. Site development to comply with all previous conditions of approval for the Stone Mountain Tentative Map.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

Quinn-

**APPROVED ITEM NOS. A-2 THROUGH A-5, A-7 AND A-8, SUBJECT TO STAFF'S CONDITIONS.**

Motion carried with Galati abstaining from voting on Item Nos. A-5 and A-6 because they involve a client of his architectural firm.

(Buckley excused)

VICE CHAIRMAN GALATI stated this is a Consent item.

COMMISSIONER SKAAR requested Item No. A-6 be discussed separately from the other Consent items as there was a question concerning Condition No. 2.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that in that case Item No. A-6 should be heard separately from the other Consent items.

**This is final action.**

(6:12 - 6:14) 1 - 175

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-72-99 - STONE MOUNTAIN - UNIT 2 -  
STONE MOUNTAIN LIMITED LIABILITY  
COMPANY

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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24445

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

FM-73-99 - CANYON MEADOWS UNIT 8 - STANPARK CONSTRUCTION COMPANY, INC.

Request for a Final Map on property located on the south side of Alexander Road, approximately 650 feet west of Fort Apache Road, U (Undeveloped)-Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Size: 5.00 Acres, No. of Lots: 31, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map. Provide and improve all drainageways as recommended in the approved drainage plan/study.
2. Site development to comply with all previous conditions of approval for the Canyon Meadows Unit 8 Tentative Map.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

Quinn-

**APPROVED ITEM NOS. A-2 THROUGH A-5, A-7 AND A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Galati abstaining from voting on Item Nos. A-5 and A-6 because they involve a client of his architectural firm.**

**(Buckley excused)**

VICE CHAIRMAN GALATI stated this is a Consent item.

COMMISSIONER SKAAR requested Item No. A-6 be discussed separately from the other Consent items as there was a question concerning Condition No. 2.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that in that case Item No. A-6 should be heard separately from the other Consent items.

**This is final action.**

(6:12 - 6:14) 1 - 175

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ITEM

ACTION

FM-73-99 - CANYON MEADOWS UNIT 8 -  
STANPARK CONSTRUCTION COMPANY, INC.

**APPROVED**

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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24445

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

FM-74-99 - TRAILS VILLAGE CENTER SOUTH - HOWARD HUGHES PROPERTIES, INC.

Request for a Final Map on property located on the southwest corner of Trailwood Drive and Village Center Circle, P-C (Planned Community) Zone, Size: 14.43 Acres, No. of Lots: 1, Ward 2 (L.B. McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all previous conditions of approval for the Trails Village Center South Tentative Map.

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Quinn-

**APPROVED ITEM NOS. A-2 THROUGH A-5, A-7 AND A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Galati abstaining from voting on Item Nos. A-5 and A-6 because they involve a client of his architectural firm.**

**(Buckley excused)**

VICE CHAIRMAN GALATI stated this is a Consent item.

COMMISSIONER SKAAR requested Item No. A-6 be discussed separately from the other Consent items as there was a question concerning Condition No. 2.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that in that case Item No. A-6 should be heard separately from the other Consent items.

**This is final action.**

(6:12 - 6:14) 1 - 175

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

FM-75-99 - THE ARBORS AT SUMMERLIN VILLAGE 11/12 UNIT NO. 2C LOT 7 - HOWARD HUGHES PROPERTIES, INC.

Request for a Final Map on property located on the northwest corner of Charleston Boulevard and Pavilion - Center Drive, P-C (Planned Community) Zone, Size: 63.98 Acres, No. of Lots: 1, Ward 2 (L.B. McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all previous conditions of approval for The Arbors at Summerlin Village 11/12, Unit No. 2C, Lot 7 Tentative Map.

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Skaar -

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

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

**(Buckley excused)**

COMMISSIONER MORAN brought this item forward after the other Consent items were voted on.

ELENA ARELLANO, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared to represent the applicant. She requested Condition No. 2 be stricken because it conflicted with the conditions of approval for the Tentative Map.

BART ANDERSON, Public Works, responded that there are several issues involving the County, Beltway, etc., that have conditions that would be just as binding as Condition No. 2 on this application.

**This is final action.**

(6:14 - 6:15) 1 - 230

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24447

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-7.

VAC-33-98(1) - RAYMOND W. YIN ON  
BEHALF OF CHAMPION HOMES

Request for an Extension of Time to vacate Laws Court, generally located south of Racel Street, between Thom Boulevard and Decatur Boulevard, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. This Extension of Time shall expire on October 12, 2000.
2. Conformance to all original conditions of approval for VAC-33-98.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Quinn-

**APPROVED ITEM NOS. A-2 THROUGH A-5, A-7 AND A-8,  
SUBJECT TO STAFF'S CONDITIONS.**

Motion carried with Galati abstaining from voting on Item Nos. A-5 and A-6 because they involve a client of his architectural firm.

(Buckley excused)

VICE CHAIRMAN GALATI stated this is a Consent item.

COMMISSIONER SKAAR requested Item No. A-6 be discussed separately from the other Consent items as there was a question concerning Condition No. 2.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that in that case Item No. A-6 should be heard separately from the other Consent items.

**This is final action.**

(6:12 - 6:14) 1 - 175

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8.

VAC-34-98(1) - RAYMOND W. YIN ON  
BEHALF OF CHAMPION HOMES

Request for an Extension of Time to vacate Moffatt Circle, generally located north of Grand Teton Drive, between Thom Boulevard and Decatur Boulevard, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. This Extension of Time shall expire on October 12, 2000.
2. Conformance to all original conditions of approval for VAC-33-98.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Quinn-

**APPROVED ITEM NOS. A-2 THROUGH A-5, A-7 AND A-8,  
SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Galati abstaining from voting on Item  
Nos. A-5 and A-6 because they involve a client of his  
architectural firm.**

**(Buckley excused)**

VICE CHAIRMAN GALATI stated this is a Consent item.

COMMISSIONER SKAAR requested Item No. A-6 be discussed separately from the other Consent items as there was a question concerning Condition No. 2.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that in that case Item No. A-6 should be heard separately from the other Consent items.

**This is final action.**

(6:12 - 6:14) 1 - 175

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B.

**NON PUBLIC HEARING ITEMS:**

B-1.

**Z-86-98(2) - WL HOMES, LIMITED LIABILITY COMPANY**

Request for a Review of Condition on property located on the northeast corner of Durango Drive and Racel Street TO ALLOW A FRONT SETBACK OF 15 FEET FOR SIDE ENTRY GARAGES WHERE 20 FEET IS REQUIRED, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 84.96 Acres, No. of Lots: 297, Ward 4 (Brown), APN's: 125-09-201-001 and 125-09-301-001.

**STAFF RECOMMENDATION:** APPROVAL, subject to:

1. The minimum setbacks for side entry garages/casitas shall be: 15 feet on the front, 5 feet on the side, and 15 feet on the corner side.
2. The minimum required driveway length is 18 feet.
3. Conformance to all applicable conditions of approval for Zoning Applications Z-86-98, Z-86-98(1) and the Tule Springs Ranch subdivision.

**NOTICES MAILED:** N/A

**APPROVALS:** 0

**PROTESTS:** 0

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(Buckley excused)**

ANDREW REED, Planning and Development, stated the proposed side entry garage/casita is an option on some of the proposed models and is standard on others. The reduced setbacks will occur on lots internal to the subdivision. Staff noted that the minimum driveway length of 18 feet is required and proposed. The reduction is minor in nature and should not have an adverse effect on surrounding properties. Staff recommended approval, subject to the conditions.

SHERI CARLSON, WL Homes, Limited Liability Company, 1601 South Rainbow Boulevard, appeared to represent the applicant. She concurred with staff's conditions.

**This is final action.**

(6:15 - 6:17) 1 - 290

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-2.

Z-87-98(1) AND Z-66-87(4) - CITY OF LAS VEGAS

Request for a Development Standard Review and a Master Plan Review of the proposed Las Vegas Technology Center Phase II, located on the north side of Smoke Ranch Road, and the east side of Buffalo Drive, C-V (Civic) and C-1 (Limited Commercial) Zones under Resolution of Intent to C-PB (Planned Business Park), Size: 71.75 Acres, Ward 4 (Brown), APN: 138-15-310-011.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Approval of this request does not constitute approval of the number of driveway cuts shown on the submitted plans.
2. Conformance to the submitted development standards. All proposed development of this site shall be reviewed by the Office of Business Development for compliance with those standards prior to the acceptance of a Site Development Plan Review application by the Planning and Development Department.
3. Any construction on this site shall be subject to a Site Development Plan Review conducted by the Planning Commission and City Council.
4. Upon development of each parcel or padsite within this Master Plan site, the developer of such shall:
  - a) Submit an update to the approved Master Drainage Plan/Study and
  - b) Construct all incomplete half street improvements (typically sidewalk) concurrent with development as required by the Department of Public Works.
5. Site development to comply with all applicable conditions of approval for Z-87-98 and all other site-related actions as required by the Department of Public Works.

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

ANDREW REED, Planning and Development, stated the proposed development will be an expansion of the Las Vegas Technology Center that is located east of the subject site.

An overall schematic development plan for the site has been submitted. That plan provides conceptual development for the site and includes architecture, lighting, site elements, building signage, and landscaping concepts. A development plan of the overall project indicates that possibly four access drives will be provided to Buffalo Drive. Landscaping is shown along the entire Buffalo Drive frontage, as part of an entry feature along a portion of Smoke Ranch Road, along the frontages, and within the medians of the internal circulation streets.

Staff supports development of Phase 2 of the Technology Center and believes that the Development Standards as submitted are generally adequate. However, staff has concerns regarding the number of driveway cuts to Buffalo Drive, and believes it to be more appropriate to review that issue as specific development plans for this site are considered.

Staff recommended approval, subject to the conditions.

MICHAEL MAJEWSKI, City of Las Vegas, Office of Business Development, 400 Las Vegas Boulevard South, stated there are two street accesses, one is the main access, one at Peak Drive, and four additional driveway cuts. He asked for clarification on Condition No. 1.

MR. REED explained that the driveways will be considered as each individual pad comes in for development, but not approved as part of this application.

COMMISSIONER GORDON asked about the illumination of the parking lots as it does not specify the power of the foot candles. The more light that can be placed into a parking area, the less problems are created. Many of the parking areas in the Tech Center become vacant at night.

MR. MAJEWSKI responded that he was unsure of the City's standards for the foot candles.

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ITEM

ACTION

Z-87-98(1) - CITY OF LAS VEGAS

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

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

BOB GENZER, Planning and Development, stated that the only standard the City has for parking lot lighting deals with spill-over lighting from non-residential properties to residential properties. In this case, the closest non-residential property is on the other side of major streets on the west and south.

**To be heard by the City Council on 11/17/99.**

(6:17 - 6:24) 1 - 338

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-3.

SD-25-99 - CITY OF LAS VEGAS

Request for a Site Development Plan Review on property located on the southeast corner of Jefferson Avenue and D Street FOR A PROPOSED 6,435 SQUARE FOOT BUILDING IN CONJUNCTION WITH AN EXISTING DAY CARE FACILITY (VARIETY DAY HOME), C-V (Civic) Zone, Size: 2.20 Acres, Ward 3 (Reese), APN's: 139-27-211-059 and 060.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Submit an application to vacate all existing public right-of-way in conflict with this plan prior to the issuance of permits for this site as required by the Department of Public Works.
2. Coordinate with the Right-of-Way Section of the Department of Public Works to determine appropriate radius dedications for the southeast corner of "D" Street and Jefferson Avenue and the southwest corner of Jefferson Avenue and "C" Street prior to the issuance of any permits as required by the Department of Public Works. The above referenced Vacation application shall retain appropriate radii, the applicant shall dedicate such additional right-of-way as recommended by the Department of Public Works.
3. Construct all incomplete half-street improvements (sidewalk) on Jefferson Avenue and "C" Street adjacent to this site as required by the Department of Public Works.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(Buckley excused)**

ANDREW REED, Planning and Development, stated this property is owned by the City of Las Vegas and operated by the Catholic Diocese. The applicant proposes to construct a new one-story building north of the existing Variety Day Care facility. The new building is shown with no setback from the north and east property lines. Access to the site is provided by two existing driveways to "D" Street. Landscape planters will be constructed along the "C" Street and "D" Street frontages.

The elevations depict a plaster exterior with decorative glass block accents and an overall height of 21 feet. A white standing seam metal roof is depicted.

The proposed expansion of the day care facility is compatible with existing and future surrounding land uses, as projected by the West Las Vegas Plan.

Staff has no objection to the placement of the building along the north and east property lines because it will allow the parking to be centralized in one area and therefore more easily observed for security concerns.

Staff recommended approval, subject to the conditions.

RODNEY LISTER, City of Las Vegas, Neighborhood Services, 400 Stewart Avenue, appeared to represent the application. He concurred with the conditions.

**This is final action.**

(6:24 - 6:25) 1 - 556

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-25-99 - CITY OF LAS VEGAS

APPROVED

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

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

7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning and Development Department 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.

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

9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

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

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

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ACTION

SD-25-99 - CITY OF LAS VEGAS

APPROVED

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4.

SD-26-99 - TEMPLE INVESTMENT TRUST

Request for a Site Development Plan Review on property located at 527 North 9th Street FOR A PROPOSED 1,626 SQUARE FOOT, TWO-STORY 4-PLEX, R-3 (Medium Density Residential) Zone, Size: 0.16 Acres, Ward 3 (Reese), APN: 139-34-512-074.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Prior to obtaining a building permit submit for approval a revised landscaping plan depicting a minimum 8 foot wide landscape planter adjacent to the northern 65 feet of the west property line, and a minimum 15 foot wide landscape planter adjacent to the east property line. Both planters shall contain minimum 24 inch box trees located a maximum distance of 20 linear feet on-center.
2. Prior to obtaining a building permit submit for approval a revised elevation depicting the roofing material consisting of tile or other hard surface durable material, instead of asphalt shingle.
3. All development shall be in conformance with the Site Development Plan and building elevations, as amended.
4. Dedicate an additional 10 feet of right-of-way adjacent to this site for a total half-street width of 50 feet for Bonanza Road prior to the issuance of any permits as required by the Department of Public Works. Also, coordinate with the Right-of-Way Section to determine the appropriate radius for the southwest corner of Ninth Street and Bonanza Road; dedicate such required right-of-way, if any, prior to the issuance of any permits as required by the Department of Public Works.

Skaar -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS AND A BELLY BAND PLACED ONE-THIRD OF THE WAY UP ON THE FIRST STORY WINDOWS AND BELOW THE BAND PAINTED IN A HARMONIOUS COLOR WITH THE REMAINDER OF THE BUILDING.**

**Motion carried with Quinn voting "No."  
(Buckley excused)**

SUE BARTON, Planning and Development, stated access to the site is provided by direct access from the parking spaces to an alley located to the west of the site. The proposed development would consist of one building containing four studio apartments, and six parking spaces. There is sufficient parking being provided.

The existing and future surrounding land uses are compatible with the development. The maximum density allowed is being proposed, which is 25 units per acre.

The submitted landscape plan does not conform to the requirements of the City of Las Vegas Urban Design Guidelines and Standards. However, this site has constraints because of its shape. The five foot landscape planter along the south property line is appropriate. However, the northern 65 feet of the west property line should have a minimum eight foot wide landscape planter with 24-inch box trees located 20 feet on center, which means there should be additional landscaping in the northwestern corner of the site.

Staff also has a concern with the roof. The applicant is proposing an asphalt shingle roofing material. The City of Las Vegas Urban Design Guidelines and Standards discourage that type of material. The roofing materials should be tile or a hard surface.

Staff recommended approval, subject to the conditions.

AARON TEMPLE, Temple Investment Trust, 3017 West Charleston Boulevard, Suite 90, appeared to represent the application. He concurred with staff's conditions, except Condition No. 2. The buildings in the area do not have a tile roof as that would be too costly for this type of development.

COMMISSIONER MACK was in favor of affordable housing coming into the downtown area.

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ACTION

SD-26-99 - TEMPLE INVESTMENT TRUST

5. Remove all substandard public street improvements and full-width public alley improvements, if any, adjacent to this site and replace with new improvements meeting current City standards concurrent with on-site development activities as required by the Department of Public Works.

6. 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. 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 \$1,000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future

COMMISSIONER SKAAR was concerned about the appearance of the building. With the exception of the motel on the north side of Bonanza Road at Las Vegas Boulevard, this is going to be the only building north of the freeway that will be two stories. It will be surrounded by single story buildings. The walls on this building are plain. She suggested a belly band that is about a third of the way up on the bottom windows that would go all the way around the building and then have the bottom portion of the building in a different color paint than the top portion to make it look like it's anchored better to the ground so it does not look so much higher than the surrounding buildings. As new development is coming into this area, the standards are higher than what was built many years ago. There should be a durable material for the roof and not a composite shingle.

MR. TEMPLE agreed to upgrade the appearance of the building. The entire structure will have to be changed to have a tile roof.

COMMISSIONER SKAAR then made a motion for Approval, subject to the conditions as amended.

COMMISSIONER QUINN objected to requiring a tile roof as it would substantially increase the cost of the building.

**This is final action.**

(6:25 - 6:34) 1 - 615

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-26-99 - TEMPLE INVESTMENT TRUST

**APPROVED**

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.

7. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road and Ninth Street public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

8. Landscape and maintain all unimproved right-of-way on Bonanza Road and Ninth Street adjacent to this site as required by the Department of Public Works.

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

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

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

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

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ACTION

SD-26-99 - TEMPLE INVESTMENT TRUST

APPROVED

13. 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.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-5.

Z-100-64(170) - W. RANDALL & LESLIE  
MAINOR AND RICHARD A. & KAREN HARRIS

Request for a Site Development Plan Review on property located on the southeast corner of Gass Avenue and 4th Street FOR A PROPOSED 15,320 SQUARE FOOT, 3-STORY OFFICE BUILDING (MAINOR & HARRIS LAW CENTER), C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Size: 0.48 Acres, Ward 3 (Reese), APN's: 139-34-410-146 through 148.

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. The handicap parking spaces shall be designed as specified in the City of Las Vegas Zoning Code.
2. Coordinate with the Right-of-Way section of the Department of Public Works to determine appropriate right-of-way radius, if any, needed for dedication at the southeast corner of 4<sup>th</sup> Street and Gass Avenue prior to the issuance of any permits as required by the Department of Public Works.
3. Remove all substandard public street and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
4. Vehicular gates, if proposed, may be located immediately behind the right-of-way line on 4<sup>th</sup> Street if such gates are to remain open during normal business hours provided such gates are oriented so that no part of the gate encroaches into the public right-of-way in either the open or closed position as required by the Department of Public Works. If such gates are proposed to be closed during normal business hours, they shall be set back a minimum of 18 feet from the right-of-way line.

Skaar -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Moran abstaining from voting because she owns the caddy corner property.**

**(Buckley excused)**

DEPUTY CITY ATTORNEY STEVE GEORGE advised that he will not be providing legal counsel on this application as the Harris family and his family are involved in an unrelated partnership.

COMMISSIONER MORAN said she will be abstaining from voting on this item because she owns the property caddy corner from this property.

ANDREW REED, Planning and Development, stated this site is located at the southeast corner of Fourth Street and Gass Avenue and is developed with an office building and an apartment building. The applicant proposes to demolish these structures and redevelop the property with a three-story office building for the north portion of the site. There will be 35 parking spaces in the south portion of the site and additional 18 spaces on the ground floor of the building with office space on the two upper floors. The parking areas are shown with access to Fourth Street and a public alley located along the east edge of the site. Palm trees that are consistent with the existing landscaping along Fourth Street and Gass Avenue are shown along both street frontages.

The elevations depict a three-story building with a stucco exterior along the two upper levels and a stone veneer at the ground level. A copper dome is shown over the customer entrance to the building with a flat roof featuring two distinct levels over the remainder of the structure.

This site is within the Downtown Urban Design Plan as adopted by the City Council. The Plan strives to create a more walkable downtown by bringing building facades up to the street edge along the primary pedestrian streets. The building is shown with no setback from the street frontages so staff finds that the submitted Plan is in conformance with the Downtown Design Plan.

In addition, one of the handicap parking spaces will need to be redesigned. The applicant indicated that will not cause a problem.

Staff recommended approval, subject to the conditions.

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ITEM

ACTION

Z-100-64(170) - W. RANDALL & LESLIE  
MAINOR AND RICHARD A. & KAREN HARRIS

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

6. 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. 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 \$1,000.00 for neighborhood traffic

WINSTON HENDERSON, Architect, 1555 East Flamingo Road, Suite 350, appeared to represent the applicant. He concurred with staff's conditions.

COMMISSIONER SKAAR asked if the lobby goes up through the two stories. It looks like a very beautiful building.

MR. HENDERSON responded that the lobby is only in the first story.

COMMISSIONER GORDON commended the architect on the appearance of the building. He asked how many parking spaces are being provided.

MR. HENDERSON replied that 51 parking spaces are required and 52 will be provided, which includes guest and employee parking.

VICE CHAIRMAN GALATI also commended the architect on such a beautiful project.

**This is final action.**

(6:34 - 6:38) 1 - 880

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ACTION

Z-100-64(170) - W. RANDALL & LESLIE  
MAINOR AND RICHARD A. & KAREN HARRIS

APPROVED

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

7. Landscape and maintain all unimproved right-of-way on 4<sup>th</sup> Street and Gass Avenue adjacent to this site as required by the Department of Public Works.

8. Submit an Encroachment Agreement for all landscaping and private improvements located in the 4<sup>th</sup> Street and Gass Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

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

10. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning and Development Department 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 first be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

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ITEM

ACTION

Z-100-64(170) - W. RANDALL & LESLIE  
MAINOR AND RICHARD A. & KAREN HARRIS

APPROVED

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

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

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM

ACTION

B-6.

Z-74-66(1) - C.B.C. FINANCIAL CORPORATION

Request for a Site Development Plan Review on property located at 900 West Bonanza Road FOR A PROPOSED 5,875 SQUARE FOOT ADDITION TO THE EXISTING MOULIN ROUGE HOTEL/CASINO, C-M (Commercial/Industrial) Zone, Size: 5.44 Acres, Ward 3 (Reese), APN: 139-28-703-014.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The width of the landscape planter along the south property line shall be increased to 15 feet and shall include minimum 24 inch box trees spaced 40 feet on center and 4 five gallon shrubs per tree as required by the Planning and Development Department.
2. A Site Development Plan Review for Phases 2 and 3 shall be reviewed by the Planning Commission prior to the issuance of building permits for those phases. Any future development of this site requires a review by the Historic Preservation Commission prior to a review by the Planning Commission.
3. Dedicate an additional 10 feet of right-of-way adjacent to this site for a total half-street width of 50 feet for Bonanza Road prior to the issuance of any permits as required by the Department of Public Works.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.

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

VICE CHAIRMAN GALATI brought this item forward after Item No. C-6 to state that it would be heard in conjunction with Item No. C-9.

\*\*\*\*\*

VICE CHAIRMAN GALATI brought this item forward after Item C-9, U-103-99.

ANDREW REED, Planning and Development, stated the applicant proposes to open the Moulin Route site in three phases. Phase One is the subject of this application and will consist of a building addition to be constructed on the west side of the existing building. There will be approximately 75 gaming machines, kitchen area, dining area with 80 seats, bar with 30 stools, and sports book area with seating for 20 persons.

The exterior of the addition will have a treatment like the remainder of the structure.

The site plan indicates that the width of the landscaping planter along the south property line will be increased to 15 feet as required by the Urban Design Guidelines and Standards.

This expansion is compatible with existing and future surrounding land uses as projected by the General Plan. The site is suited for the type of land use being proposed.

In order to insure that Phases Two and Three are developed in a manner compatible with the remainder of the site. Staff has a condition requiring those phases to be reviewed by the Planning Commission prior to the issuance of building permits.

Staff recommended approval, subject to the conditions.

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ITEM

ACTION

Z-74-66(1) - C.B.C. FINANCIAL  
CORPORATION

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

6. 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

ATTORNEY JEFF SILVER, Gordon and Silver, appeared to represent the owner. This establishment will employ people and open a place that has been closed for years. They are required to dedicate 10 feet of this property to the City for expansion of Bonanza Road. He requested permission to build 15 feet of landscaping on that dedication until such time as it's required for use.

BART ANDERSON, Public Works, responded that there would not be a problem in having that portion of the property landscaped.

BOB GENZER, Planning and Development, said the only concern would be that if the street is ever widened it would have to be determined what type of landscaping would be left. It is unknown when that widening will occur, if ever. The applicant needs to be aware that the City will expect on-site landscaping if the street is widened.

ATTORNEY SILVER accepted that premise, but would like to utilize the area for parking that would eventually be landscaped.

COMMISSIONER SKAAR commented that about two and a half months ago the City Council approved funds to redesign this section of Bonanza Road. After the study is completed there will probably be a determination as to when the widening will take place.

COMMISSIONER MORAN said she appreciates the fact that the applicant wants to rebuild the Moulin Rouge. This is a sensitive area so she urged the applicant to find a liaison in the area to work with the residents prior to the City Council meeting.

COMMISSIONER SKAAR noted that her neighborhood association did not receive a notice of this proposal.

**To be heard by the City Council on 11/17/99.**

(9:39 - 9:47) 1 - 703

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ACTION

Z-74-66(1) - C.B.C. FINANCIAL CORPORATION

APPROVED

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.

7. Submit an Encroachment Agreement for all landscaping and private improvements in the Bonanza Way public rights-of-way adjacent to this site as required by the Department of Public Works.

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

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

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

11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning and Development Department 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.

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ITEM

ACTION

Z-74-66(1) - C.B.C. FINANCIAL CORPORATION

APPROVED

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

13 All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

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

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

16. 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.

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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24457

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ITEM

ACTION

B-7.

Z-24-79(2) - DAYTON HUDSON CORPORATION

Request for a Site Development Plan Review on property located at 278 South Decatur Boulevard FOR A PROPOSED 5,093 SQUARE FOOT EXPANSION TO AN EXISTING RETAIL STORE (TARGET), C-1 (Limited Commercial) Zone, Size: 7.51 Acres, Ward 1 (McDonald), APN: 138-36-516-001.

APPROVALS: 1 Letter

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All development shall be in conformance with the revised Site Development plan and building elevations.
2. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
3. 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.
4. Site development to comply with all applicable conditions of approval for Z-24-79 and all other site-related actions as required by the Department of Public Works.
5. All City Code requirements and design standards of all City departments must be satisfied.

**Mack -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Quinn abstaining from voting because the applicant is a client of his business.**

**(Buckley excused)**

COMMISSIONER QUINN said he would be abstaining from voting on this item since Mervyn's is a subsidiary of Dayton Hudson, which is his client.

SUE BARTON, Planning and Development, stated the applicant is proposing to make three changes to the existing Target Store. That entails a retail expansion of 1,367 square feet, an office addition of 4,354 square feet, and a garden fenced enclosure of 2,747 square feet. There is sufficient parking for this change.

The initial application showed the office building on the northern elevation as being 21.5 feet high, which would cause a problem with the Residential Adjacency Standards. There are single family residences to the north. Subsequently, the applicant submitted revised elevations to the Planning Department which showed a 20 foot high office addition on the northern elevation, which is now in conformance with the Residential Adjacency Standards.

Staff recommended approval, subject to the conditions.

GREGORY FRIO, SLS Associates, Inc., 5000 Ygnacio Valley Road, Suite 190, Walnut Creek, California, appeared to represent Dayton Hudson Corporation. He concurred with staff's conditions.

**This is final action.**

(6:38 - 6:40) 1 - 1033

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ACTION

Z-24-79(2) - DAYTON HUDSON  
CORPORATION

APPROVED

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

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

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

NOTICES MAILED: 82

APPROVALS: 0

PROTESTS: 0

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24458

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ITEM

ACTION

B-8.

Z-74-84(20) - JAMES B. McCALL ON BEHALF OF LAS VEGAS MINI GRAN PRIX

Request for a Site Development Plan Review on property located at 1401 North Rainbow Boulevard FOR A PROPOSED 6,840 SQUARE FOOT ADDITION TO AN EXISTING STRUCTURE, C-1 (Limited Commercial) Zone, 6.50 Acres, Ward 2 (L.B. McDonald), APN: 138-27-502-005.

APPROVALS: 1 Letter (10/14/99 PC)

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Prior to the issuance of any building permits, submit a revised landscape plan to the Planning and Development Department depicting one 24 inch box tree for every six proposed and existing parking spaces. The required trees can be located in minimum five foot wide landscaping fingers or in adjacent landscape planters.
2. Prior to the issuance of any building permits, submit a revised site plan to the Department of Building and Safety depicting striped handicap access routes from the parking spaces to the structure, which cannot be located behind parking spaces.
3. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Rainbow Boulevard and Vegas Drive prior to the issuance of any permits as required by the Department of Public Works. Alternatively, in lieu of right-of-way dedication at this time, a Traffic Signal Chord Easement may be granted at the southwest corner of Rainbow Boulevard and Vegas Drive.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 AMENDED TO DELETE THE TWO INTERMEDIATE FINGERS AND THE END FINGERS TO REMAIN AS SUBMITTED BY THE APPLICANT.**

**Unanimous**

**(Buckley excused)**

SUE BARTON, Planning and Development, stated this request is for a Site Development Plan Review for the mini gran prix located at 1401 North Rainbow Boulevard for a proposed 6,840 square foot addition to an existing 4,950 square foot arcade building with additional parking spaces.

Access to this site is provided by two existing driveways from Rainbow Boulevard.

Continuing the recreational use is in conformance with the future surrounding land uses.

This request does not conform to the City of Las Vegas Urban Design Guidelines and Standards. The existing parking area does not contain any landscape parking fingers. They are required to provide one tree for every six parking spaces. Secondly, they are proposing to have handicapped access striping located behind the handicapped spaces.

Staff recommended approval, subject to the conditions.

JERRY BARTON, Las Vegas Mini Gran Prix, 3013 Lightwind Court, appeared to represent the applicant. He concurred with the conditions, except for Condition No. 1. The parking lot is red brick. They don't want to tear out the brick in order to put in landscape fingers. Approximately 50% of the six acres is already landscaped. The parking will be expanded to provide 60 more parking spaces. They would like to have planters at each end of the parking rows. The first sentence in Condition No. 3 should be deleted.

BART ANDERSON, Public Works, agreed to deleting the first sentence in Condition No. 3, but felt it offered an option to the applicant and preferred to have the sentence remain.

COMMISSIONER QUINN said that parking fingers look good when they are installed, but after six or eight months they become a trash receptacle. However, the end island fingers hide the cars.

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ACTION

Z-74-84(20) - JAMES B. McCALL ON BEHALF OF LAS VEGAS MINI GRAN PRIX

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

5. 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. The drainage study shall include existing finish floor verification for drainage compliance.

6. Site development to comply with all applicable conditions of approval for Z-74-84 and all other site-related actions as required by the Department of Public Works.

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

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

9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

COMMISSIONER SKAAR went to the property and found the brick to be in excellent condition. It would not be necessary to tear it up as the brick is attractive.

COMMISSIONER GORDON said that his firm uses identical brick pavers in one of its projects. After they were installed, Nevada Power Company asked that they be removed as they needed to get underneath them, and the brick pavement has never looked the same as when it was first installed. Therefore, he recommended the brick not be taken out.

**This is final action.**

(6:40 - 6:53) 1 - 1120

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24459

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-74-84(20) - JAMES B. McCALL ON BEHALF OF LAS VEGAS MINI GRAN PRIX

APPROVED

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-9.

Z-139-88(35) - VILLAGE SQUARE LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on property located at 9470 West Sahara Avenue FOR A PROPOSED 2,700 SQUARE FOOT RESTAURANT WITH A DRIVE-THROUGH (SCHLOTZSKY'S DELI), C-1 (Limited Commercial) Zone, Size: 0.64 Acres, Ward 2 (L.B. McDonald), APN: 163-06-816-023.

STAFF RECOMMENDATION: APPROVAL, subject to:

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

Skaar -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**  
Motion carried with Gordon abstaining from voting because his company owns the shopping center across the street, and Mack abstaining from voting because of his relationship with Triple 5.

(Buckley excused)

ANDREW REED, Planning and Development, stated this restaurant will be located within the south-central portion of the Wellington Commercial Center. Access to the site will be via one 24-foot wide driveway at the southwest corner of the site and one 27-foot wide driveway at the northeast corner of the site. Landscape planters are provided around the perimeter of the property and adjacent to the building.

The building elevations depict a stucco finish with brick accent bands along the base of the building.

Staff finds the proposed development is compatible with the adjacent restaurant and retail developments within this major shopping center.

Staff recommended approval, subject to the conditions.

CLIFTON MARSHALL, Perlman Architects, 2230 Corporate Center Drive, Suite 200, Henderson, Nevada, appeared to represent the applicant. He concurred with staff's conditions.

COMMISSIONER SKAAR commented that this was approved by the Peccole Ranch Community Association.

**To be heard by the City Council on 11/17/99.**

(6:53 - 6:56) 1 - 1600

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24450

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-139-88(35) - VILLAGE SQUARE LIMITED  
LIABILITY COMPANY

APPROVED

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

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-10.

Z-7-90(4) - CHEYENNE PHD LIMITED PARTNERSHIP ON BEHALF OF RICK TEMPLETON CONSTRUCTION

Request for a Site Development Plan Review on property located on the southeast corner of Buffalo Drive and Atwood Avenue FOR A PROPOSED 5,208 SQUARE FOOT COMMERCIAL RETAIL CENTER, C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-10-403-026.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Prior to obtaining a building permit, the applicant must submit for approval a revised landscape plan depicting: a 15 foot wide landscape planter adjacent to the west property line, an 8 foot wide landscape planter adjacent to the east property line with 24 inch box trees located a maximum of 30 linear feet on center, and one 24 inch box tree for every six uncovered parking spaces to be located in landscape fingers, or in adjacent landscape planters.
2. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
3. Meet with the Collection Systems Planning Section of Public Works to establish an acceptable service lateral to provide public sewer to this site as required by the Department of Public Works. Per the Uniform Plumbing Code, this site shall have a direct lateral connection to the public sewer in Atwood Avenue.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 AMENDED TO A SIX FOOT WIDE LANDSCAPE PLANTER TO BE CONSISTENT WITH THE PLANTER TO THE SOUTH AND CONDITION NO. 7 DELETED.**

**Unanimous  
(Buckley excused)**

SUE BARTON, Planning and Development, stated that on 9/7/99 the Board of Zoning Adjustment approved a Variance to allow the setback encroachments. Additional parking is being proposed and will be shared with a Karate Studio located to the south. Access to the site is provided by one proposed driveway from Buffalo Drive. Staff considers this use to be compatible with existing surrounding land uses and future land uses as projected by the General Plan.

The west property line adjacent to Buffalo Drive depicts only a six foot wide landscaping planter where a minimum 15 foot wide landscape planter is required. Adjacent to the eastern property line there is no landscape planter proposed where eight feet is required. To the south there is no landscape planter provided. Since it is a shared parking situation with the Karate Studio, that is not an issue, so staff would just like the eight feet of landscaping to the east. One tree should be provided for every six parking spaces, which are not shown on the plan.

Staff recommended approval, subject to the conditions.

RICK TEMPLETON, Templeton Construction, 3311 South Rainbow Boulevard, #127, appeared to represent the application. He objected to Condition Nos. 1 and 7. This plan was approved by the Board of Zoning Adjustment. The six foot landscape planter on the western side abuts Rainbow Boulevard and six feet is consistent with the planter along the Karate Studio to the south. As far as the landscape planter to the east, development to the east of this property is a mini storage and the wall along there is approximately 15 feet in height. They would like to put some rocks in that area. They will increase the landscaping along Atwood Avenue and Rainbow Boulevard.

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24461

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-7-90(4) - CHEYENNE PHD LIMITED  
PARTNERSHIP ON BEHALF OF RICK  
TEMPLETON CONSTRUCTION

4. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits as required by the Department of Public Works.

5. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-7-90 and all other site-related actions as required by the Department of Public Works.

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

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.

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

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

10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

He requested that Condition No. 7 be deleted. All the off-sites around the perimeter of this site are existing.

BART ANDERSON, Public Works, responded that the drainage study condition should not be included with this application.

COMMISSIONER SKAAR asked if the Karate Studio has landscaping next to the mini storage.

MR. TEMPLETON replied that it does not have landscaping, but crushed granite.

**This is final action.**

(6:56 - 7:02) 1 - 1700

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ITEM

ACTION

Z-7-90(4) - CHEYENNE PHD LIMITED PARTNERSHIP ON BEHALF OF RICK TEMPLETON CONSTRUCTION

APPROVED

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

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

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

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-11.

Z-29-91(1) - GOLD PLATED LIMITED LIABILITY COMPANY ON BEHALF OF DWIGHT W. HAROUFF

Request for a Site Development Plan Review on property located at 6029 West Charleston Boulevard FOR A PROPOSED 17,794 SQUARE FOOT ADDITION TO AN EXISTING 16,132 SQUARE FOOT RETAIL, OFFICE AND WAREHOUSE BUILDING (SKIPCO), C-1 (Limited Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Size: 2.40 Acres, Ward 1 (McDonald), APN's: 163-01-102-001, 002 and 007.

APPROVALS: 1 Letter (10-14-99 PC)

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Prior to the issuance of any building permits, submit a revised landscape plan to the Planning and Development Department depicting in addition to the proposed planters: an eight foot wide landscape planter adjacent to the east property line with 24 inch box trees located a maximum of 30 linear feet on-center, and one 24 inch box tree for every six proposed parking spaces in the parking area located between the south property line and the south elevation of the proposed addition which can be located in minimum five foot wide landscape fingers or in adjacent landscape planters.

2. The Order of Vacation for VAC-47-99 shall record prior to the issuance of any permits for this site as required by the Department of Public Works. If VAC-47-99 cannot record for any reason, a revised site plan shall be submitted for approval by the Department of Planning and Development and the Department of Public Works, showing the existing Holmby Avenue right-of-way; the applicant shall also dedicate those portions of Holmby Avenue necessary to complete an "elbow" corner at the intersection of Holmby Avenue and Red Rock Street (in accordance with Condition #4 of Z-105-95) prior

Skaar -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND CONDITION NO. 1 AMENDED WITH AN EIGHT FOOT PLANTER ALONG THE EAST PROPERTY LINE EXTENDING TO THE SOUTHERN PORTION OF THE LOADING DOCK AND EVEN WITH THE DOCK.**

**Unanimous  
(Buckley excused)**

SUE BARTON, Planning and Development, stated that sufficient parking is being proposed. Access to the site will be provided by two driveways, one existing and one proposed from Jones Boulevard. The continued office and warehouse use of the structure is compatible with the existing commercial development and with future and existing surrounding land uses.

No landscaping is being proposed along the east property line. Staff would like to see an eight foot wide landscape planter with 24-inch box trees spaced 30 feet on center along the eastern property line. Secondly, in the proposed parking area located to the south of the addition, the applicant has not provided one tree per six spaces, which should be either in the parking fingers or adjacent landscape planters.

Staff recommended approval, subject to the conditions.

MARK SANDBERG, Sandberg Group Architects, 6175 Spring Mountain Road, appeared to represent the Harouff family, who are the property owners. He objected to Condition No. 1. A landscape planter along the east property line will prevent the existing access. They would be willing to put in landscaping and trees to screen the parking lot. In addition, he requested a five foot wide landscape planter rather than eight feet as requested by staff.

COMMISSIONER SKAAR noted that the parking spaces in the southern portion of the site are considerably farther away from the property line than the northern edge of the building. She was concerned about the access in the southern portion and asked the distance between the building and the property line on the south side of the new addition.

MR. SANDBERG responded that an eight foot planter would prevent access in the southern portion. Trucks will be backing in and out and destroying that landscaping. It is difficult for trucks coming off Charleston Boulevard to be able to maneuver all the way around to the back of the building. The distance between the building and the property line on the south side of the new addition is approximately 12 feet.

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24403

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-29-91(1) - GOLD PLATED LIMITED LIABILITY COMPANY ON BEHALF OF DWIGHT W. HAROUFF

to the issuance of any permits. If the Vacation of Holmby Avenue is not approved by City Council, the property owner shall 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 Holmby Avenue and Red Rock Street adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

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

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

5. 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 said she would like to see the planter brought north as close to the edge of the southern portion of the new addition as possible and the landscape planter be wider than five feet in that area.

MR. SANDBERG said he would be willing to bring the planter level with the loading dock and make the planter wider than five feet.

COMMISSIONER SKAAR referred to the east side of the new addition because she was concerned as to whether the new building will be of the same material or different material as the existing building.

MR. SANDBERG responded that the existing Skipco building is all Atlas brick with glass. They felt if they continued the addition with the same materials it would not be aesthetically pleasing. Therefore, they broke the entire building up with stucco, recessed windows and glass. The same brick is wrapped around the end. Along the top will be a cornice that will wrap around the building.

**This is final action.**

(7:02 - 7:13) 1 - 1960

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-29-91(1) - GOLD PLATED LIMITED LIABILITY COMPANY ON BEHALF OF DWIGHT W. HAROUFF

APPROVED

6. 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.

7. Site development to comply with all applicable conditions of approval for Z-29-91, Z-105-95, and all other site-related actions as required by the Department of Public Works.

8. All development shall be in conformance with the plot plan as amended, and building elevations.

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

10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

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

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

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24454

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-29-91(1) - GOLD PLATED LIMITED  
LIABILITY COMPANY ON BEHALF OF DWIGHT  
W. HAROUFF

APPROVED

13. 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.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM

ACTION

C.

**PUBLIC HEARING ITEMS:**

C-1.

ABEYANCE - Z-89-87(4) - COMMUNITY COLLEGE OF SOUTHERN NEVADA

Request for a Site Development Plan Review on property located at 6375 West Charleston Boulevard FOR A PROPOSED SPOTLIGHT ON TOP OF AN EXISTING CLOCK TOWER, C-V (Civic) and R-E (Residence Estates) Zones, Size: 75.82 Acres, Ward 1 (McDonald), APN's: 163-02-501-001, 163-02-601-001 and 163-02-601-003.

NOTICES MAILED: 144 (8/12/99 PC)

APPROVALS: 0

PROTESTS: 1 (8/12/99 PC)

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This use shall be reviewed in one year, at which time the City Council may require it to be discontinued.
2. Dedicate an additional 24 foot radius for a total radius of 54 feet at the southeast corner of Charleston Boulevard and Torrey Pines Drive prior to the issuance of any permits as required by the Department of Public Works. Alternatively, the applicant may grant a traffic signal chord easement on the southeast corner of Charleston Boulevard and Torrey Pines Drive; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

Unanimous

(Buckley excused)

ANDREW REED, Planning and Development, stated this spotlight will be used to draw attention to the campus when special events take place. Because the spotlight will be located in the center of the campus away from residential development, staff has no objection to this request and recommended approval, subject to the conditions.

BOB GILBERT, Community College of Southern Nevada, 3200 East Cheyenne Avenue, #22A, appeared to represent the application. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER SKAAR asked if the light will go straight up, rotate, rock, etc.

MR. GILBERT responded that there will be two lights pointing up. The diameter will be approximately 16 inches. The light will never reach ground level. It is mounted on the top of a tower that is approximately 65 feet high and 15 degrees off the vertical.

COMMISSIONER MACK asked if the dates of the events is known.

MR. GILBERT responded that the events are occurring all the time. The college is also used for events other than college events.

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24455

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ITEM

ACTION

ABEYANCE - Z-89-87(4) - COMMUNITY COLLEGE OF SOUTHERN NEVADA

3. Site development to comply with all applicable Conditions of Approval for Z-89-87 and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.

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

VICE CHAIRMAN GALATI did not feel this type of light is necessary at a college.

COMMISSIONER SKAAR wondered about having a six month review, rather than a one year review as requested by staff.

**To be heard by the City Council on 11/17/99.**

(7:13 - 7:18) 1 - 2428

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-2.

ABEYANCE - Z-24-99(1) - STANPARK  
CONSTRUCTION COMPANY, INC.

Request for a Site Development Plan Review on property located north of the Alexander Road Alignment, west of the proposed Beltway, FOR A PROPOSED -345 LOT SINGLE FAMILY SUBDIVISION, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development), Size: 65.00 Acres, Ward 4 (Brown), APN's: 137-01-101-012 through 016, 137-01-201-004, 005, 008 through 010 and 015 through 018.

NOTICES MAILED: 25

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. Submit applications to the City and County, as appropriate, to vacate all existing rights-of-way in conflict with this site plan prior to the submittal of any Final Maps for this site as required by the Department of Public Works; all Orders of Vacation shall record prior to the recordation of any Final Maps for this site.

2. If necessary, a Reversionary Map shall be recorded for the purpose of reverting to acreage the underlying parcels prior to the recordation of any Final Maps for this site as required by the Department of Public Works.

3. Dedicate all rights-of-way adjacent to this site and through this site and all appropriate corner radii as required by the Department of Public Works. Also dedicate or provide proof of dedication for the north half of Stange Road adjacent to the park site and for the proposed cul-de-sac termination of Stange Road; final right-of-way requirements shall be determined at the time of approval of a Tentative Map for this site.

Skaar -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

Unanimous

(Buckley excused)

ANDREW REED, Planning and Development, stated this subdivision is proposed to be located in the north portion (Phase 1) of the Lone Mountain West Master Planned Area. The development will be bisected by the "Loop" Road, which will connect Cheyenne Avenue and Lone Mountain Road. Eighty-eight lots and a 1.08 acre "pocket" park are shown on the west side of the "Loop" Road, with 256 lots and a 5.40 acre public park shown on the east side.

Circulation through the site is provided by minimum 40 foot wide gated private streets. When the zone change was approved for the West Lone Mountain Plan Area, the applicant indicated that approximately 5.50 acres of public park and 6.14 acres of "pocket" parks would be provided for the entire project. Staff finds the amount of park space proposed in the subject application to be an acceptable portion of the overall requirement and notes that an additional 4.66 acres of pocket parks will need to be provided as additional portions of West Lone Mountain are developed.

Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. There have been several problems with this site that had to be overcome, including drainage, topography, as well as conditions on the zone change. They have tried to be as innovative as possible. This site is approximately 7% cross fall from west to east. The lot orientation had a lot to do with reducing the overall retaining heights. A 5.5 acre park will be developed on the east side and a private pocket park on the west side for the larger lots. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-24-99(1) - STANPARK  
CONSTRUCTION COMPANY, INC.

4. Provide proof of legal access to this site prior to recordation of any Final Maps for this site as required by the Department of Public Works and construct a minimum of two lanes of paved legal access to this site concurrent with the first phase of development of this site.

5. Construct half street or full width street improvements (as appropriate) on the Loop Road, Stange Road and "A" Street adjacent to this site and including the east half of Loop Road extending south of proposed Lot 21 to the Craig Road alignment adjacent to the small triangular portion of the BLM parcel concurrent with development of this site. Also construct full width street improvements on Stange Road east of Loop Road including the proposed cul-de-sac bulb. Also, if legally able, construct a minimum of one lane of paving west of the centerline of Loop Road extending to Craig Road adjacent to the Not-a-Part pieces. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

6. Provide a plan showing how the small triangular portion of the BLM parcel adjacent to Lots 17 through 20 will be incorporated into this parcel or an adjacent parcel such that it does not become an unmaintained "no man's land" as required by the Department of Public Works.

7. All private streets shall be gated; all active gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

COMMISSIONER SKAAR asked if the end of the park will be cul-de-saced. She was concerned about the residents accessing their development.

MR. PSIODA replied that it will be a public park, so there has to be public access, but this is going to be a gated community. Stange Road ends at the east side of the park. There will be a gated entry from the cul-de-sac off Stange Road. However, it will not look like a cul-de-sac, but a road with a street that goes completely through into a gate with a turnaround at the end of the road to meet the Fire Department requirements.

COMMISSIONER SKAAR asked what is being planned for the corner piece next to the looped road and the average lot size?

MR. PSIODA explained that the adjacent developer will use that as part of their open. The lots on the east side are approximately 40 and 45 feet wide with the lots on the west side approximately 60 feet wide.

VICE CHAIRMAN GALATI asked how the slope is going to be handled.

MR. PSIODA explained that the houses will be oriented on the side of the lots so there will be small retaining walls. The majority of the lots are north/south oriented. Along the loop road there will be an extra 10 feet on top of the 6 feet that is required, for a 16 foot total, retained with terraces against the loop road. On the other side of the loop road they are proposing a 10 foot area inside the lots to make those lots 55 feet wide.

**This is final action.**

(7:18 - 7:27) 1 - 2680

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ITEM

ACTION

ABEYANCE - Z-24-99(1) - STANPARK  
CONSTRUCTION COMPANY, INC.

APPROVED

8. Provide a plan for approval by the City Planning Engineer indicating how public sewer service will be provided to the parcel to the east of this site at locations acceptable to the City Planning Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

9. Prior to the recordation or issuance of any building or grading permits, whichever may occur first, of any Final Maps for this site, comply with the site-specific recommendations, including traffic signal contributions for Phase IA of the Master Traffic Impact Analysis, once approved as required by the Department of Public Works. Dedicate all areas recommended by the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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ITEM

ACTION

ABEYANCE - Z-24-99(1) - STANPARK  
CONSTRUCTION COMPANY, INC.

APPROVED

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

12. A site-specific Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, 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.

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

14. Site development to comply with all applicable conditions of approval for Z-24-99, the Lone Mountain West Master Plan, the Lone Mountain West Master Drainage Study and Master Traffic Impact Analysis, and all other site-related actions as required by the Department of Public Works.

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ACTION

ABEYANCE - Z-24-99(1) - STANPARK  
CONSTRUCTION COMPANY, INC.

APPROVED

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

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

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

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

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

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

21. 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.

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

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ACTION

C-3.

ABEYANCE - Z-52-99 - ALBERT ABRAMS FAMILY TRUST AND SEYMOUR & SYLVIA MATANKY FAMILY TRUST ON BEHALF OF LEE MEKELBURG

Request for a Rezoning on property located on the east side of Durango Drive, approximately 350 feet south of Alexander Road, From: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] To: R-PD8 (Residential Planned Development - 8 Units per Acre), PROPOSED USE: 76 LOT SINGLE FAMILY SUBDIVISION, Size: 10.71 Acres, Ward 4 (Brown), APN: 138-09-101-007.

NOTICES MAILED: 334

APPROVALS: 0

PROTESTS: 46

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The proposed linear park feature shall be open to public access for pedestrian or bicycle use; no obstructions shall be constructed restricting such access. This trail should be constructed by the developer with the first phase of development and privately maintained by a Homeowner's Association. Coordinate with the Nevada Power Company to determine if any other access restrictions exist and, if so, provide a letter to the City indicating such.
2. The applicant shall obtain a letter from the Nevada Power Company indicating approval of the parking spaces proposed to be located within the power line easement.
3. The proposed site plan shall be revised to show only one vehicular crossing of the "linear park" feature running diagonally through this site, in order to minimize potential vehicle/pedestrian conflicts. In addition, such access point shall be posted with signage indicating Pedestrian Crossings as required by the Department of Public Works.

Gordon -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH A MINIMUM LOT WIDTH OF 35 FEET, CITY ATTORNEY'S OFFICE BE PROVIDED WITH DECLARATION OF CC&R'S INDICATING HOMEOWNERS ASSOCIATION WILL MAINTAIN COMMON AREAS, AND APPLICATION AMENDED TO R-PD7.**

**Motion carried with Mack abstaining from voting because of his relationship with the applicant's representative. (Buckley excused)**

ANDREW REED, Planning and Development, stated this item was held in abeyance from the 9/9/99 meeting in order to allow the applicant to meet with the surrounding property owners.

Access to the subdivision is provided via a gated private drive to Durango Drive. Landscaping is provided within a 6 foot wide planter along Durango Drive and within an open space in a 100 foot wide power line easement that diagonally bisects the property. A walking trail is shown within the easement. The elevation drawings depict two-story structures with stucco exteriors.

The Northwest Sector Plan map has designated the subject property as ML (Medium-Low Density Residential), which allows densities ranging from 5.6 to 8 dwelling units per acre. This proposal conforms to that land use designation and is compatible with the existing land uses in the area and those proposed by the General Plan.

Staff noted that the submitted site plan includes a walking trail within the power line easement, similar to that within subdivisions to the south. In order to ensure that all the walking paths in the area can be connected, staff added a condition requiring the trail within the subject site to be open and not fenced off. Additionally, staff added a condition requiring the applicant to obtain permission from the Nevada Power Company in order to locate parking spaces within the easement.

Staff recommended approval, subject to the conditions.

RUSSELL SILLITOE, Civiltec Inc., 4795 South Sandhill Road, appeared to represent the applicant. This subdivision will be called "Durango Village." They met with a homeowners association. As a result, changes have been made to this project. The initial concerns were that the buildings were too small, too much asphalt, lot sizes too small, future street could connect to Woodland Prairie Avenue, and density.

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ABEYANCE - Z-52-99 - ALBERT ABRAMS  
FAMILY TRUST AND SEYMOUR & SYLVIA  
MATANKY FAMILY TRUST ON BEHALF OF  
LEE MEKELBURG

4. The setbacks for this development are as follows: front: 15 feet, rear: 5 feet and side: 5 feet.

5. Prior to submittal of any Maps dividing this site, the site plan shall be revised to show the correct dimensions for the existing right-of-way on Durango Drive adjacent to this site, which varies from 50 feet at the south edge of this site to 62.74 feet at the north edge (per recorded document #990430:04286). In addition, there exists a curved "spandrel" area of drainage right-of-way over the box culverts at the north edge of this site. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in obtaining the precise dimensions.

6. Construct half-street improvements on Durango Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. In addition, construct widened paving from the north edge of this site northward to Alexander Road concurrent with development of this site; temporary "Goecke" paving is acceptable for this widened paving. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All required improvements on Durango Drive shall be constructed within one year of approval of this action by the City Council. Failure to comply with this condition shall result in this action being reconsidered by the City Council.

7. Construct a minimum of paving, curb, and gutter on the private drives interior to this subdivision concurrent with development of this site as required by the Department of Public Works.

This proposal has eliminated all the alleyways, created courtyards with lush landscaping and pedestrian access to the units. The buildings square footage has been increased by 40% over what was previously presented.

When the alleys were eliminated, they did not add units. That space went to public and private useable open space. Twenty-six percent of this site is common useable open space, over 121,000 where 65,000 square feet is required, or an increase of 61% of common useable open space. The lot sizes were increased by a minimum of 14 feet. The private open space was increased by 130%, from 14,700 to 33,750 square feet. By turning the lots around on the east side of the development, a street connection is not possible to occur between Cape Lookout Drive and Woodland Prairie Avenue. The lots have been increased along the east edge of the property to a minimum of 40 feet wide and along the west edge, backing to Durango, a minimum of 35 feet wide. Only the interior lots are 31 feet wide. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

STEVEN MACK, President, Cimarron/Gowan Homeowners Association, 8228 Spring Arts Avenue, appeared in protest. He was fearful that once this zoning is granted, the developer could redesign the project. The open space referred to by the applicant's representative is a mandatory drainage and power easement. They are trying to put more homes into less space. The surrounding developments have larger lots and homes. He knew of another property owner who is waiting for this property to be rezoned so she can request the same zoning for her property.

**There were 35 persons in the audience in protest.**

ROBERT HILSON, Treasurer, Cimarron/Gowan Homeowners Association, 8232 Spring Arts Avenue, appeared in protest. When this was discussed previously, it was requested that a meeting be held with the property owners and persons involved in this project. Their architect was the only person who attended the meeting. The property owners were concerned about the size of the lots, but it was expressed that they are proposed to be larger. He was of the understanding the houses are going to be two stories and the bottom portion of the houses not increased. They were also concerned about

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MATANKY FAMILY TRUST ON BEHALF OF  
LEE MEKELBURG

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

9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

11. 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 moneys 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

traffic going through the easement in the center of this project and fencing that off will create a lot of walk-throughs into his neighborhood. They want to retain their property values. The easement will probably not be a grass area, unless the City maintains it. He was unaware of any of the surrounding residents being in favor of this development.

DOUG POWELL, Planning and Development, clarified that it is within the purview of the Planning Commission to recommend approval of a zone change and make the project be built according to the plan presented, which is one of the conditions.

CAROL SFERRA, Cimarron/Gowan Homeowners Association, 8313 Spring Arts Avenue, appeared in protest. The developers increased the square footage of the houses and yard with a couple more trees, but did not lower the density.

TROY GEYCUS, Parade Development, 3913 Gold Point Street, appeared in protest. He was concerned about an increase in traffic, impact on property values, etc.

RENEE CARL, Durango Estates, 3920 Country Lights Street, appeared in protest. She was concerned about the drainage and density.

SANDRA MEYER, Parade Development, 3936 Gold Point Street, appeared in protest. There are some houses in her development that are not occupied which will be affected by this zone change.

LEE ANN WORTHAM, 4017 Coyote Crossing Street, appeared in protest. The density is too high.

JANET FURSBURG, 8520 Glass Point Avenue, appeared in protest. The homes are too close together, which will lower the property values in her neighborhood. This will increase the crime rate in the area.

PAULA CHRISTON, Cimarron Estates, 3909 North Cool Meadows Drive, appeared in protest. She was concerned that the smaller homes will be used for rental properties.

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MATANKY FAMILY TRUST ON BEHALF OF  
LEE MEKELBURG

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 \$16,065.00 to partially fund a traffic signal system at the intersection of Alexander Road and Durango Drive prior to the issuance of building or off-site permits or the recordation of a Final Map for 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. The City reserves the right to utilize the contributed traffic signal moneys 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.

12. Submit an Encroachment Agreement for all landscaping and private improvements located within the drainage right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

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

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

SCOTT HEDLIND, Secretary, Cimarron/Gowan Homeowners Association, 8229 Woodland Prairie Avenue, appeared in protest. The lots and homes are too small compared to the surrounding area.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

LEE MEKELBURG, 3111 Bel Air Drive, appeared to represent the application. She was out of town when the homeowners association held their meeting, but her architect and consultant attended that meeting. They tried to mitigate all the concerns of the property owners. The lots across the street are 40 x 100 feet with 1,245 square foot homes. In Copper Head subdivision to the south the lots are also 40 feet wide with 1,400 square foot homes. This density in this project is really at 7.1 units per acre.

RUSSELL SILLITOE appeared in rebuttal. They have done what they can to make sure there is no access to the east. This property will be developed as presented. If there would be a change, they would have to come back before the Planning Commission.

COMMISSIONER GORDON asked how the green belts are going to be developed and maintained. Is there a reason why there is no block wall around the Nevada Power easement?

MR. SILLITOE answered that there will be a homeowners association to maintain all the common open space and the landscaping will be in accordance with City of Las Vegas requirements. The City wants to create a linear park and pedestrian trail. The lot widths across Durango Drive and Gilmore Avenue are 40 feet wide. The minimum lot width in this development is 31 feet, which are interior lots. The lots abutting Durango Drive are 35 feet wide and the lots along the eastern property boundary are 40 feet wide with a depth of 86.5 feet. The minimum depth is 81 square feet. There is a minimum 15 foot courtyard area between the lots that back to each other.

COMMISSIONER GORDON noted the Staff Report indicates this development is compatible with the properties to the south and east, which are zoned R-PD7. If that's the case, either staff or the homeowners are incorrect.

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FAMILY TRUST AND SEYMOUR & SYLVIA  
MATANKY FAMILY TRUST ON BEHALF OF  
LEE MEKELBURG

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 moneys for the construction of neighborhood or local drainage improvements. The amount of such moneys shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits 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.

15. A Homeowner's Association shall be established to maintain all perimeter walls, private drives, landscaping and common areas created with this development.

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

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

COMMISSIONER SKAAR thought Woodland Prairie would go onto the piece that is not-a-part of this development and be cul-de-saced. Even though this request is for R-PD8, they are really building seven units to the acre. None of the homes back up to this property. The drainage easement separates the two pieces of property.

LEE MEKELBURG said they are not intending to have more than seven units to the acre.

BOB GENZER, Planning and Development, clarified that R-PD7 will allow a maximum of 7.4 dwelling units per acre, so the applicant does not need R-PD8 zoning.

MS. MEKELBURG said they are willing to have the application amended to R-PD7 zoning.

COMMISSIONER GORDON said he would like to add a condition that the City Attorney's Office be provided with their Declaration of CC&R's to make sure that the homeowners association is going to be maintaining the common areas.

VICE CHAIRMAN GALATI noted there seems to be a concern of compatibility. The largest lots in the project are 40 feet wide. He suggested having the center lots 35 feet wide as a minimum size.

RUSSELL SILLITOE replied that in working with the site plan a couple lots will have to be eliminated in order to reach seven units to the acre, but was unsure about having 35 foot wide minimum lot sizes. It would be easier to have an average of 35 foot wide lots and a minimum of 40 foot wide lots on the exterior lots. The interior lots are significantly buffered from the adjacent properties.

**To be heard by the City Council on 11/17/99.**

(7:27 - 8:10) 2 - 3120 Recess

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ABEYANCE - Z-52-99 - ALBERT ABRAMS  
FAMILY TRUST AND SEYMOUR & SYLVIA  
MATANKY FAMILY TRUST ON BEHALF OF  
LEE MEKELBURG

APPROVED

18. A Resolution of Intent with a 12 month time limit.

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

20. 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.

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

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

23. 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.

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

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

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ITEM

ACTION

C-4.

VAC-44-99 - LAW OFFICE, LIMITED LIABILITY COMPANY

Petition to vacate U. S. Government Patent Reservations generally located between Atwood Avenue and Cheyenne Avenue, east of Hualapai Way, Ward 4 (Brown).

NOTICES MAILED: 5

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Resolution of Intent as required by the Department of Public Works.
2. Development of these sites shall comply with all applicable conditions of approval for Z-95-98 and all other subsequent site-related actions as required by the Department of Public Works.
3. All development shall be in conformance with code requirements and design standards of all City departments.

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

ANDREW REED, Planning and Development, stated the Vacation of U. S. Government Patent Reservations will allow the development of this site. These Reservations no longer serve any useful purpose. Staff recommended approval, subject to the conditions.

RICHARD TURNER, L.R. Nelson Engineering, 3035 East Patrick Lane, #9, appeared to represent the applicant. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER SKAAR asked staff if there would be a problem in vacating these Patent Reservations since Item No. A-1 was held in abeyance indefinitely.

BART ANDERSON, Public Works, replied that the City is not anticipating any public streets going through this site.

**The City Council will set a date for a Public Hearing on this item at their 11/3/99 meeting. The Public Hearing will be heard by the City Council on 11/17/99.**

(8:22 - 8:25) 2 - 1180

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ITEM

ACTION

VAC-44-99 - LAW OFFICE, LIMITED LIABILITY COMPANY

APPROVED

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

5. If the Order of Relinquishment of Interest 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-5.

VAC-45-99 - STANPARK CONSTRUCTION COMPANY

Petition to vacate a twenty foot (20') wide public sewer easement generally located south of Alexander Road, west of Fort Apache Road, Ward 4 (Brown).

NOTICES MAILED: 5

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The Final Map for Canyon Meadows Unit 8 shall record prior to the recordation of the Order of Vacation as required by the Department of Public Works.

2. A public sewer relocation plan for the existing public sewer within this easement shall be submitted to and approved by the City Planning Engineer and all necessary public sewer easements required by such relocation plan, if any, shall be granted prior to recordation of an Order of Vacation as required by the Department of Public Works.

3. Site development to comply with all applicable conditions of approval for Z-44-99, the Canyon Meadows Unit 8 Tentative Map, and all other site-related actions as required by the Department of Public Works.

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

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

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

ANDREW REED, Planning and Development, stated that the existing public sewer easement is no longer required. The Department of Public Works has no objection to this application. Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

**The City Council will set a date for a Public Hearing on this item at their 11/3/99 meeting. The Public Hearing will be heard by the City Council on 11/17/99.**

(8:25 - 8:26) 2 - 1250

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ACTION

VAC-45-99 - STANPARK CONSTRUCTION COMPANY

APPROVED

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

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ITEM

ACTION

C-6.

VAC-46-99 - TC 152, LIMITED LIABILITY COMPANY, ET AL

Petition to vacate portions of Dorrell Lane, Riley Street, Bonita Vista Street, Durango Drive, Bath Drive, Rome Boulevard, and an unnamed street generally located south of Elkhorn Road and east of El Capitan Way, Ward 4 (Brown).

NOTICES MAILED: 224

APPROVALS: 0

PROTESTS: 1

**Mack -  
ABEYANCE INDEFINITELY  
Unanimous  
(Buckley excused)**

ANDREW REED, Planning and Development, stated the applicant has requested abeyance indefinitely in order to work with staff and the surrounding property owners.

BOB EYNCK, PBS&J, 901 North Green Valley Parkway, #100, Henderson, Nevada appeared to represent the applicant. He requested this item be abeyed indefinitely.

VICE CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

(6:10 - 6:11) 1 - 140

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ITEM

ACTION

C-7.

U-101-99 - PRIMERA IGLESIA  
PENTACOSTAL UNIDA

Request for a Special Use Permit on property located on the northwest corner of Washington Avenue and Martin L. King Boulevard FOR A PROPOSED 15,960 SQUARE FOOT CHURCH (PRIMERA IGLESIA PENTACOSTAL UNIDA), R-E (Residence Estates) Zone, Ward 3 (Reese), APN's: 139-28-210-021 and 022.

NOTICES MAILED: 82

APPROVALS: 3

PROTESTS: 13

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. Prior to the issuance of any building permits, submit a revised landscape plan to the Planning and Development Department depicting: 1.) a minimum fifteen foot wide landscape planter adjacent to public right of ways, with 24 inch box trees located a maximum distance of 30 linear feet on-center; 2.) a minimum 8 foot wide landscape planter with 24 inch box trees located a maximum of 20 linear feet on-center adjacent to the northeast and southwest property lines; and 3.) one 24 inch box tree for every six proposed parking spaces which can be located in minimum five foot wide landscaping fingers or in adjacent landscape planters.

2. The maximum number of fixed seats permitted in the sanctuary is 528 seats.

3. Prior to the issuance of any building permits, submit a revised site plan to the Planning and Development Department depicting five handicap accessible spaces.

Gordon -  
**DENIED**  
Unanimous  
(Buckley excused)

SUE BARTON, Planning and Development, stated that back in 1995 the City Council denied a rezoning request from R-E to C-1 and a request to amend a portion of the Southeast Sector Map of the General Plan on this property. Access to the site is provided by one proposed driveway from Martin L. King Boulevard and one from Washington Avenue. The proposed structure would be located within an established R-E district that is developed with homes on 20,000 square foot lots. Approval of this request would create long-term land use conflicts, which would be detrimental to the residential area.

Staff is concerned if this application is approved that the landscape planters adjacent to the right-of-way will be 15 feet wide and 8 feet wide adjacent to the northeast and southwest property lines. There should be one tree located in the parking finger or adjacent planter strip for every six parking spaces.

The applicant has informed staff that 506 seats are proposed, but the floor plan indicates 533 seats. Staff would like to have a condition placed on this request that there be a condition of a maximum of 528 seats because 132 parking spaces are being provided and the Code requires one parking space for every four seats.

Another concern staff has is that this site is part of a Special Improvement District for the construction of an eight foot high security wall around the entire Bonanza Village residential subdivision. That Special Improvement District has been approved. Altering the wall would constitute a substantial change to the approved S.I.D. and require it to be dissolved and that process to start from the beginning.

Staff also has concerns with the elevations as it is not very attractive. Staff would like to see the elevations upgraded.

Staff recommended denial.

PASTOR DAVID JIMENEZ, Primera Iglesia Pentacostal Unida Church, 1100 Oak Tree Lane, appeared to represent the application. The wall can be right behind this property. This use is more favorable than a bar or liquor store.

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PENTACOSTAL UNIDA

4. Prior to the issuance of any building permits, submit revised elevations to the Planning and Development Department depicting elevations in conformance with the design requirements of the City of Las Vegas Urban Design Guidelines and Standards.

5. Meet with the City Surveyor to determine whether a Reversionary Map is necessary to revert the underlying lot lines to acreage as required by the Department of Public Works. If such is required, the Reversionary Map shall record prior to the issuance of any building permits for this site.

6. Dedicate an additional 10 feet of right-of-way adjacent to this site for Martin Luther King Boulevard, and dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Washington Avenue and Martin Luther King Boulevard prior to the issuance of any permits as required by the Department of Public Works.

7. Construct all incomplete half-street improvements (sidewalk) on Washington Avenue and Martin Luther King Boulevard adjacent to this site as required by the Department of Public Works.

8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City standards concurrent with on-site development activities as required by the Department of Public Works.

VICE CHAIRMAN GALATI declared the Public Hearing open.

JACKIE PHILLIPS, President, Bonanza Village Homeowners Association, appeared in protest. They plan to build a block wall around their village. On 11/19/98 the City Council approved a Special Improvement District for the construction of the block wall. Pastor Jimenez just recently purchased this property and the homeowners have been there for many years and don't feel they should be required to change their plans. The residents want to see a security wall on the corner of Washington and Martin L. King Boulevard, not a church or commercial business. A wall will beautify their neighborhood and decrease crime. A church will increase traffic in an area that already has a high traffic volume. This could set a precedent.

MONTE LOCHNER, Vice President, Bonanza Village Homeowners Association, appeared in protest. He wondered why the applicant did not contact the Homeowners Association prior to purchasing this property. They would have informed the applicant about the wall. They have been trying to get a wall around their village for years.

A. D. GRANDZENDER, Bonanza Village Homeowners Association, appeared in protest. There are enough churches in Las Vegas.

BILL McCURDY appeared in protest. A church and drug store have been previously denied on this property.

ESTHER BELL, Bonanza Village, 1131 Sharon Road, appeared in protest. This is a rural neighborhood and she wants it to remain as it is at the present time.

J. D. BELL, Bonanza Village, 1131 Sharon Road, appeared in protest.

DR. JOHN KRAMER, Bonanza Village, appeared in protest. There are nice homes in his village and he wants it to remain as it is at the present time.

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PENTACOSTAL UNIDA

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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. No driveways accessing Washington Avenue or Martin Luther King Boulevard shall be allowed.

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. 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

HAROLD MILLER, Bonanza Village, 1726 Sutro Lane, appeared in protest.

EDNA MAE WILLIAMS, Bonanza Village, 2011 Mills Circle, appeared in protest. She wants the area to remain as it has been for many years.

JERRY PORTILLO, Bonanza Village, appeared in favor. He did not feel this church would have a great impact on traffic and didn't feel the wall will be constructed.

AL GALLEGOS, Citizen of Las Vegas, appeared in favor. He is in support of the wall. The City could make an exception for this church. The members of the church did not know about the wall when they purchased the property. The buyer should have informed them prior to the purchase. This will not increase the traffic. This church will be an asset to the neighborhood.

SHONDRA SUMMERS-ARMSTRONG, Secretary, Bonanza Village Homeowners Association, 1931 Fair Avenue, appeared in protest. She felt bad that the persons involved with the church did not know about the wall when they purchased this property. The residents are concerned about noise from the vehicles accessing the property, as well as noise from the services. It could create traffic jams. The church will have services three days a week. The residents are concerned about vagrants around the church. Bonanza Village does not have streetlights, which will be required for this church, and they want to maintain the rural setting. If the church would grow in the future, they would want to purchase more residential property. She wondered who will pay for the cost of re-engineering the wall if this church is approved.

MARION BENNETT, Bonanza Village, 1911 Gold Hill, appeared in favor. He also has property at 1101 Sharon Road and 1120 Sharon Road. He would never be opposed to a church. The residents that want the wall are not located around the perimeter of Bonanza Village.

GENE COLLINS, President, West Las Vegas Neighborhood Executive Advisory Board, appeared in protest. If this is allowed to go forward, it will also stop the shopping center from going in across the street. Politics got in the way so the wall has never been built. This property should remain residential.

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PENTACOSTAL UNIDA

contribute \$3,500.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.

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

12. Landscape and maintain all unimproved rights-of-way on Martin Luther King Boulevard and Washington Avenue adjacent to this site as required by the Department of Public Works.

ISADORE WASHINGTON, Vice Chairman, West Las Vegas Neighborhood Executive Advisory Board, appeared in protest. This church did not appear before their Board.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

PASTOR JIMENEZ appeared in rebuttal. He recently met with some of the officers of the Bonanza Village Homeowners Association. The wall can be constructed behind this property. They have an entrance on Washington Avenue and title to this property.

COMMISSIONER GORDON felt the proper zoning for this property is R-E (Residence Estates). Therefore, he made a motion for denial.

COMMISSIONER MORAN felt this is an unfortunate situation for the church. However, this corner should remain rural.

COMMISSIONER SKAAR commented that she has met with the applicant and staff in regard to this request. It is unfortunate that the Special Improvement District was not written on the Title. The City filed paperwork with the County Recorder's Office last May prior to the applicant purchasing this property indicating a Special Improvement District was involved.

VICE CHAIRMAN GALATI said that when the wall is constructed it will encourage residential development.

**This is final action.**

(8:26 - 8:59) 2 - 1210

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U-101-99 - PRIMERA IGLESIA  
PENTACOSTAL UNIDA

DENIED

13. Submit an application for an Occupancy Permit and/or obtain an Encroachment Agreement for all landscaping and private improvements in the Washington Avenue and Martin Luther King Boulevard public rights-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

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

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

16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

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

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

19. 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.

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PENTACOSTAL UNIDA

**DENIED**

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

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ITEM

ACTION

C-8.

U-102-99 - REGAL TRADING COMPANY LIMITED LIABILITY COMPANY

Request for a Special Use Permit on property located on the southeast corner of Jones Boulevard and Craig Road FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED 26,498 SQUARE FOOT GROCERY STORE, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-01-312-002.

NOTICES MAILED: 235

APPROVALS: 0

PROTESTS: 2 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. Approval of this request does not constitute approval of a liquor license.
3. Conformance to all applicable requirements of Title 6 of the Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.

Gordon -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING THE SALE OF INDIVIDUAL CONTAINERS OF ANY SIZE OF BEER, WINE COOLER, OR SCREW CAP WINE COOLER IS PROHIBITED.**

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

SUE BARTON, Planning and Development, stated this request is for a grocery store that is currently under construction. Staff finds this to be compatible with existing surrounding land uses and those projected by the General Plan. The City of Las Vegas Zoning Code requires that all off-premise packaged liquor, beer, and wine sales be a minimum distance of 400 feet from any church, school, synagogue, child care facility licensed for more than twelve children, or City park. The proposed use conforms to that requirement.

WENDELL TOBLER, 2200 Pot Oak Ridge Street, appeared as the owner of the grocery store. He was the owner of Rancho Market that is no longer in existence. He would like to move his license that he had at Rancho Market to this location. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

JULIE CROWDER, 4240 Blackmon Circle, appeared in protest. When this property was rezoned from R-E to Commercial there was a stipulation of no liquor. There are more children and schools in the neighborhood than when this was changed to Commercial. The surrounding area is R-E (Residence Estates).

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ACTION

U-102-99 - REGAL TRADING COMPANY  
LIMITED LIABILITY COMPANY

LINDA MYERS, President, Northwest Area Residents Association, 5104 Cold River Avenue, appeared in protest. The residents are opposed to any liquor sales on this site. If this is approved, the residents would like a condition that this be the only Special Use Permit for liquor sales on this property. Also, there should not be any sales of beer in containers greater than 24 ounces and no single bottles sold.

VICE CHAIRMAN GALATI declared the Public Hearing closed. He wondered if the original conditions in 1990 indicated no alcohol sales for this property.

BOB GENZER, Planning and Development, said the 1990 zoning approval prohibited convenience stores, but not liquor sales, on this property.

COMMISSIONER SKAAR wondered about limiting liquor sales on this property.

COMMISSIONER QUINN felt that if the small stores will be limited on their liquor sales, then the large stores should also be limited.

VICE CHAIRMAN GALATI said a letter is being drafted to the City Council as to where the Planning Commission should stand on liquor sales.

**The City Council will set a date for a Public Hearing on this item at their 11/3/99 meeting. The Public Hearing will be heard by the City Council on 11/17/99.**

(8:59 - 9:14) 2 - 2710

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ITEM

ACTION

C-9.

U-103-99 - C.B.C. FINANCIAL CORPORATION

Request for a Special Use Permit on property located at 900 West Bonanza Road FOR THE EXPANSION OF A NON-RESTRICTED GAMING ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED RE-OPENING OF THE MOULIN ROUGE CASINO, Ward 3 (Reese), APN: 139-28-703-014.

NOTICES MAILED: 233

APPROVALS: 0

PROTESTS: 4 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the Conditions of Approval of Z-74-66 (1).
2. All City Code requirements and design standards of all City departments must be satisfied.

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

ANDREW REED, Planning and Development, stated that the Department of Neighborhood Services sent draft agendas to some neighborhood associations which indicated this was a tavern with on and off sale of alcohol. It is a Special Use Permit for the expansion of a non-restricted gaming establishment.

This gaming facility within the Moulin Rouge Casino is compatible with existing surrounding land uses. Approval of this Special Use Permit at this location will not be inconsistent with or compromise the public health, safety and welfare or overall objectives of the General Plan.

Staff recommended approval, subject to the conditions.

ATTORNEY JEFF SILVER, Gordon and Silver, appeared with DOUG PURVIS, Architect, C.B.C. Financial Corporation, 70 Innsbrook Avenue, to represent the applicant. They concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

BILL McCURDY, 1117 Hart Avenue, appeared in protest. Several individuals have attempted to renovate the Moulin Rouge from time to time. He felt the applicant tries to just patch up properties that he purchases and not do major work. He objected to piecemealing this project. He felt it should be completely renovated. The applicant has been doing a little remodeling and was unsure if permits were issued to do that work. This property needs to be brought up to meet the requirements of the City Code.

LOUIE OVERSTREET, Executive Director, Urban Chamber of Commerce, 1048 West Owens Avenue, appeared in protest. West Las Vegas has conflicting zoning designations that would not be allowed anywhere else in the City. Within 1,000 feet there is Industrial, Multi-Family, Commercial and Institutional Zoning. Now a gaming operation is being requested to be adjacent to storefront churches. The Planning Commission should issue a six month moratorium on all Special Use Permits in West Las Vegas to allow time for the community to formalize its vision for the future. He did not feel this proposal is proper.

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ACTION

U-103-99 - C.B.C. FINANCIAL CORPORATION

STAN WASHINGTON, 4299 Lucas Avenue, appeared in protest. He is involved with a group which has an interest in developing West Las Vegas in conjunction with neighborhood organizations, etc. They are in the process of working with the City of Las Vegas, Department of Neighborhood Services, in updating the 1991 Plan for West Las Vegas. They want West Las Vegas to look like Summerlin and Green Valley. The type of developments that the applicant has been involved with are the type that they are trying to get moved out of West Las Vegas. If the applicant wants to completely renovate the Moulin Rouge, then the organizations would be in favor.

GENE COLLINS, President, West Las Vegas Neighborhood Advisory Board, appeared in protest. The applicant did not come before this Board to present what he plans to do with the Moulin Rouge. There is a possibility the area residents would be in favor if they knew the details for renovating the Moulin Rouge.

COMMISSIONER GORDON asked MR. OVERSTREET what he meant when he said this proposal is not proper.

MR. OVERSTREET replied that this proposal does not incorporate a total concept for the property. A proper approach would be to inform the community and have a proposal that benefits the whole community.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY JEFF SILVER appeared in rebuttal. The applicant sent 233 letters to the property owners and did not receive any responses. If any of those persons had an interest in this property, they could have contacted the applicant. This town was built in phases. The applicant needs to see what the interest is in various phases of the project. The previous owners could not make this property profitable, so it is very courageous of MR. MAYBIE to take this property and try to revitalize it. At the present time the Moulin Rouge is an eyesore. This could be a credit to the community.

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U-103-99 - C.B.C. FINANCIAL CORPORATION

BART MAYBIE, C.B.C. Financial Corporation, 70 Innisbrook Avenue, appeared as the owner of this property. He has purchased several of the surrounding residential properties. He wants to renovate this property in three phases. It will be done with private funds.

LINDA CORBY, C.B.C. Financial Corporation, 70 Innisbrook Avenue, appeared as one of the owners of the property. Her husband, Bart Maybie, and she have spent the last ten years renovating the west side of Las Vegas. They are not slum landlords. They purchased Rosewood, which is a wonderful apartment community. They purchased properties adjacent to the Moulin Rouge that were drug plagued and have cleaned them up. They are not asking for City funds.

COMMISSIONER MORAN asked why the applicant is starting with an expansion rather than renovating an existing portion.

ATTORNEY SILVER replied that the initial work is to install restrooms and add to the restaurant area. There will be extensive renovating of the existing building.

BART MAYBIE said they plan to start renovating next February.

COMMISSIONER SKAAR asked to see the building elevations.

STAN PURVIS, Architect, 2880 Meade Avenue, Suite 203, appeared to represent the applicant. They submitted the plans to the City's Historical Commission, who said they would forward those drawings, etc. on for this meeting.

VICE CHAIRMAN GALATI said this request is for a Special Use Permit for the expansion, etc. of the Moulin Rouge Casino.

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U-103-99 - C.B.C. FINANCIAL CORPORATION

COMMISSIONER SKAAR added that there should not be special considerations for churches in one part of town that are not granted in other parts of town. The Commissioners were informed that the gaming license for this property has been in existence continually since 1987. The establishment can be open for eight hours once every two years to keep the liquor license in existence. Therefore, the gaming and liquor licenses have never been dissolved. A number of the churches chose to locate within 1,500 feet after the gaming and liquor were approved at the Moulin Rouge.

VICE CHAIRMAN GALATI urged the applicant to meet with the Neighborhood Advisory Board prior to the City Council meeting.

**The City Council will set a date for a Public Hearing on this item at their 11/3/99 meeting. The Public Hearing will be heard by the City Council on 11/17/99.**

(9:14 - 9:39) 2 - 3470

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ITEM

ACTION

C-10.

Z-33-97(14) - THE CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS VALLEY WATER DISTRICT

Request for a Site Development Plan Review on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive, FOR A PROPOSED 3,500 SQUARE FOOT WATER DISTRICT FACILITY (BOOSTER PUMPING STATION), C-V (Civic) Zone under Resolution of Intent to P-D (Planned Development), Size: 0.75 Acres, Ward 4 (Brown), APN: 138-07-401-009.

NOTICES MAILED: 327

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The perimeter block walls shall be constructed of a decorative block, with a minimum of 20 per cent contrasting material.
2. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
3. Participate in the Cheyenne Avenue Off-Site Improvement Agreement between the Metropolitan Police Department, Nevada Power and the Las Vegas Valley Water District as set forth in the February 1999 Memorandum of Understanding. However, if improvements have not been constructed on Cheyenne Avenue at the time of development of the Water District pump station, construct half-street improvements on Cheyenne Avenue adjacent to this site as required by the Department of Public Works.

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

SUE BARTON, Planning and Development, stated in March of this year the City Council approved a Site Plan Review for a Metro Police Academy to be located west of this site. Access to the site is from one driveway on Cheyenne Avenue. The facility will be enclosed with a 10 foot high block wall, but it is not decorative in accordance with the Urban Design Guidelines and Standards. The wall should be split face, brick or slump, with a minimum of 20 per cent contrasting material. Staff recommended approval, subject to the conditions.

BOB GENZER, City of Las Vegas, Current Planning Supervisor, Planning and Development, explained that the City applied for this use on behalf of the Las Vegas Valley Water District, but they do not have a representative present.

VICE CHAIRMAN GALATI declared the Public Hearing open:

There was no one present wishing to speak on this item.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on 11/17/99.**

(9:49 - 9:50) 3 - 970

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ACTION

Z-33-97(14) - THE CITY OF LAS VEGAS ON  
BEHALF OF LAS VEGAS VALLEY WATER  
DISTRICT

APPROVED

4. Site development to comply with all applicable conditions of approval for Z-33-97 and all other site-related actions as required by the Department of Public Works.

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

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

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

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

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

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

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

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ITEM

ACTION

Z-33-97(14) - THE CITY OF LAS VEGAS ON  
BEHALF OF LAS VEGAS VALLEY WATER  
DISTRICT

APPROVED

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

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ITEM

ACTION

C-11.

Z-57-99 - BOTT 1983 TRUST

Request for a Rezoning on property located at 5834 Rowland Avenue, FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD2 Residential Planned Development - 2 Units Per Acre), PROPOSED USE: OPEN SPACE FOR A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 0.92 Acres, Ward 4 (Brown), APN: 125-25-310-020.

NOTICES MAILED: 224

APPROVALS: 1 Speaker

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Resolution of Intent with a one year limit.
2. A Site Development Plan Review for the horse arena shall be submitted for an administrative review by the Planning and Development Department.
3. Construct a decorative eight foot high block wall along the east side of the site to connect and match the wall enclosing the development to the north of the subject site.
4. Conformance to the conditions of approval of Z-79-98 and Z-79-98 (1) as required by the Planning and Development Department and the Department of Public Works.
5. Dedicate those portions of Rowland Avenue required to complete the proposed cul-de-sacs as required by the Department of Public Works.

Gordon -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 2 AMENDED TO REQUIRE THE SITE DEVELOPMENT PLAN REVIEW TO BE REVIEWED BY THE PLANNING COMMISSION, RATHER THAN ADMINISTRATIVELY.**

**Unanimous  
(Buckley excused)**

SUE BARTON, Planning and Development, stated the Northwest Amendment to the General Plan designates the subject property as R (Rural Density Residential). The requested Rezoning to R-PD2 (Residential Planned Development - 2 units per acre) is in conformance with that land use designation.

The subject property is proposed to be utilized as a horse arena. This provision is a required condition of approval for the Rezoning of the property located to the north of the subject property (Z-79-98).

Staff recommended approval, subject to the conditions.

PAUL VERDEROSA, Bott 1983 Trust, 1500 Stardust Road, appeared to represent the applicant. This acre was added as a stipulation of the conditions on the Rezoning of the remainder of the property. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

ROBERT MERANTO, 3360 West Arby Avenue, appeared in favor. However, he was concerned about the drainage channel as it appears to be draining onto the back of his property.

MR. VERDEROSA responded that the drainage channel is a requirement of Flood Control. They have to drain to an existing drain floodway that's in the neighboring subdivision and goes across Ann Road through the golf course.

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ACTION

Z-57-99 - BOTT 1983 TRUST

6. The Order of Vacation for Vacation application VAC-28-99 shall record prior to the recordation of a Final Map on this site as required by the Department of Public Works.

7. Construct half-street improvements including appropriate overpaving on Rowland Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works.

8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer. The drainage study required by Z-79-98 can satisfy this condition if this site is included in the overall drainage study.

10. A Resolution of Intent.

BART ANDERSON, Public Works, added that there is a condition in the Rezoning that requires a Drainage Plan and Technical Drainage Study. The applicant cannot concentrate flows and put them where they previously did not go, unless there is an existing easement to receive them. The Drainage Study would not be approved with concentrated flows being introduced to a place where they don't already exist. The applicant is not required to make the drainage better for his neighbors, but cannot make it worse. The easement will be determined by the Drainage Study.

VICE CHAIRMAN GALATI said that what is approved on this agenda does not approve the drainage.

MR. VERDEROSA added that there is an easement for drainage from this cul-de-sac, onto another one, and then down Rowland and out to the east. They will do whatever the Drainage Study calls for.

COMMISSIONER SKAAR noted that Condition No. 3 requires a decorative eight foot high block wall along the east side of the site to connect and match the wall enclosing the development to the north of the subject site. She wondered why the wall is only being required on the east and not on the south side of the property.

MR. VERDEROSA responded that the developer will have to construct a wall along the north side on Tropical Parkway and landscape it.

BOB GENZER, Planning and Development, explained that the reason the application was not written that way was because the cul-de-sac comes in to the west edge of the one parcel under this Rezoning. However, the intent is to take the wall all the way around the entire project, of which this small parcel is a part.

COMMISSIONER SKAAR was concerned that if the wall comes up the east side of Rowland and goes around the cul-de-sac and cuts through on the property there is an unusual shape between the two cul-de-sacs and also places a wall at the front of the property line of the existing residential home.

MR. GENZER explained where the wall would be constructed.

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ACTION

Z-57-99 - BOTT 1983 TRUST

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

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

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

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

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

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

COMMISSIONER SKAAR wondered if the wall could be pulled back to where the closest points are to the two cul-de-sacs, which would leave a triangular piece, so the wall would come up the side of the existing home, around part of the cul-de-sac interior to that property and cut across from the closest point to the closest point on the cul-de-sacs and continue on with the other cul-de-sac. That would provide a little landscaping.

MR. VERDEROSA said that by vacating the street, they gave the existing home another 30 feet out to the front.

MR. ANDERSON invited the concerned resident to review the drainage plan at the Department of Public Works.

To be heard by the City Council on 11/17/99.

(9:50 - 10:06) 3 - 1050

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ITEM

ACTION

C-12.

Z-79-98(1) - BOTT 1983 TRUST

Request for a Site Development Plan Review on property located south of Tropical Parkway, approximately 200 feet east of Jones Boulevard, FOR A PROPOSED 37 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size 18.46 Acres, Ward 4 (Brown), APN's: 125-25-310-007 through 017 and 020 through 025.

NOTICES MAILED: 315

APPROVALS: 1 Speaker

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. City of Las Vegas Petition of Vacation VAC-28-99 and Clark County Petition of Vacation VS-0957-99 shall record prior to the recordation of a Final Map for this site as required by the Department of Public Works.
2. Coordinate with the Collections Systems Planning Section of the Department of Public Works to determine appropriate service routes to provide public sewer service to this site prior to the submittal of sewer construction drawings as required by the Department of Public Works. Comply with the recommendations of the Collections Systems Planning Section.
3. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-79-98, Z-57-99, Petition of Vacation VAC-28-99 and all subsequent site-related actions as required by the Department of Public Works.

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

SUE BARTON, Planning and Development, stated this item is related to Item No. C-11, Z-57-99. Access to this site is provided by a street connection to Tropical Parkway. The minimum proposed lot size is 12,197 square feet and the maximum is 23,522 square feet. This site plan conforms to the components required for a residential development, City Code and Urban Design Guidelines. It also conforms to the conditions of approval for the Rezoning. Staff recommended approval, subject to the conditions.

PAUL VERDEROSA, Bott 1983 Trust, 1500 Stardust Road, appeared to represent the applicant. He concurred with staff's conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

BOB MERANTO, 3360 West Arby Avenue, appeared in favor.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER SKAAR asked if this will be a gated community.

MR. VERDEROSA answered that it will not be gated.

**To be heard by the City Council on 11/17/99.**

(9:50 - 10:06) 3 - 1050

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Z-79-98(1) - BOTT 1983 TRUST

APPROVED

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

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

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

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

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

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ITEM

ACTION

D.

**DIRECTOR'S BUSINESS:**

D-1.

DB-9-99

Discussion and possible action to approve the Planning Commission meeting dates for the calendar year 2000.

**Moran -  
APPROVED AS SUBMITTED  
Unanimous  
(Buckley excused)**

DOUG POWELL, Planning and Development, noted that the dates in the months of November and December have been moved to the first and third Thursdays.

(10:06 - 10:07) 3 - 1670

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ACTION

D-2.

DB-10-99

Discussion and possible action to approve the Quarterly Planning Commission meeting dates for the calendar year 2000.

Moran -  
**APPROVED AS SUBMITTED**  
**Unanimous**  
**(Buckley excused)**

DOUG POWELL, Planning and Development, said these dates are for the quarterly meetings which are similar to this year.

(10:07) 3 - 1715

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ITEM

ACTION

E.

CITIZENS PARTICIPATION:

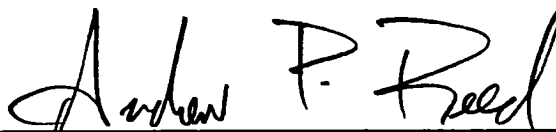
ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

COMMISSIONER SKAAR requested staff, the City Attorney and Planning Commissioners to think about adding uses such as boys and girls clubs, YWCA's and YMCA's, and year around school track break buildings that are not on a school property or City property to be added to the protected uses list.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:09 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



ANDREW REED, SENIOR PLANNER

/lo