

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

November 4, 1999

Council Chambers

Phone 229-6301

400 Stewart Avenue

TDD 386-9108

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

Page 1

COMMISSIONERS

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the October 14, 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.

11/04/99 10:15 AM

Agenda

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PLANNING COMMISSION MEETING

November 4, 1999

Council Chambers

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Phone 229-6301

TDD 386-9108

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Page 2

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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Page 3

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-46-99 - MARSH COMMERCIAL CENTER - JIM MARSH - Request for a Tentative Map on property located on the northwest corner of Azure Way and Durango Drive, U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Size: 30.00 Acres, No. of Lots: 1, Ward 4 (Brown).
- A-2. TM-47-99 - AZRA CENTER, A COMMERCIAL SUBDIVISION - SALIM S. RANA - Request for a Tentative Map on property located on the north side of Washington Avenue and the east side of Lamb Boulevard, R-1 (Single Family Residential) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Size: 11.45 Acres, No. of Lots: 1, Ward 3 (Reese).
- A-3. TM-48-99 - BRADLEY RANCH SUBDIVISION - GREYSTONE HOMES - Request for a Tentative Map on property located on the northwest corner of Elkhorn Road and Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 18.12 Acres, No. of Lots: 81, Ward 4 (Brown).
- A-4. TM-49-99 - MONUMENT @ LONE MOUNTAIN - STANPARK CONSTRUCTION COMPANY - Request for a Tentative Map on property located on the northwest corner of Craig Road and Barden Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development), Size: 60.00 Acres, No. of Lots: 345, Ward 4 (Brown).
- A-5. TM-50-99 - WHISPERING TIMBERS - COMMUNITY DEVELOPMENT PROGRAMS CENTER OF NEVADA - Request for a Tentative Map on property located on the northwest corner of Lake Mead Boulevard and Martin L. King Boulevard, R-3 (Medium Density Residential) Zone, [Pending R-PD8 (Residential Planned Development - 8 Units Per Acre)], Size: 26.59 Acres, No. of Lots: 208, Ward 3 (Reese).
- A-6. RM-10-99 - LOTS 1 THROUGH 7, BLOCK 39, OF "CLARKS LAS VEGAS TOWNSITE" - CLARK STREET ASSOCIATES - Request for a Reversionary Map on properties located at 501, 505 and 509 South 4th Street, C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Size: 0.55 Acres, No. of Lots: 1, Ward 1 (McDonald).
- A-7. TM-20-97(2) - TROPICAL/JONES - D. R. HORTON, INC. - Request for an Extension of Time on an approved Tentative Map on property located on the northeast corner of Tropical Parkway and Jones Boulevard, U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 59.09 Acres, No. of Lots: 207, Ward 4 (Brown).
- A-8. A-46-99(A) - JAMES C. EVANS - Petition to annex property generally located on the northeast corner of Buckskin Avenue and Pull Drive, containing approximately 5.00 acres of land, Ward 4 (Brown), APN: 137-12-301-009.

Agenda

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PLANNING COMMISSION MEETING

November 4, 1999

Council Chambers

400 Stewart Avenue

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

Page 4

- A-9. A-47-99(A) - WEST GOWAN, LIMITED LIABILITY COMPANY - Petition to annex property generally located on the west side of the western Beltway, approximately 2,000 feet north of Cheyenne Avenue, containing approximately 4.10 acres of land, Ward 4 (Brown), APN: 137-12-301-007.

B. NON PUBLIC HEARING ITEMS:

- B-1. Z-75-97(2) and Z-105-97(2) - SALIM S. RANA - Request for a Site Development Plan Review on property located on the north side of Washington Avenue and the east side of Lamb Boulevard FOR A PROPOSED COMMERCIAL CENTER, R-1 (Single Family Residential) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Size: 11.45 Acres, Ward 3 (Reese), APN's: 140-29-202-003, 004 and 008.

C. PUBLIC HEARING ITEMS:

- C-1. ABEYANCE - GPA-35-99 - NEVADA POWER COMPANY - Request to Amend the Northwest Sector Plan to add Chapter 11, Electrical Power Distribution, as a new chapter in the Northwest Sector Plan, Ward 4 (Brown).
- C-2. VAC-49-99 - CORNERSTONE COMPANY - Petition to vacate a portion of 4th Street generally located between 3rd Street and the current 4th Street alignment, Ward 1 (McDonald).
- C-3. U-111-99 - THE HOWARD HUGHES CORPORATION - Request for a Special Use Permit on property located on the northeast corner of Town Center Drive and Covington Cross Drive FOR THE OFF-PREMISE SALE OF BEER AND WINE AND RESTRICTED GAMING IN CONJUNCTION WITH A PROPOSED 5,000 SQUARE FOOT CONVENIENCE STORE (CITY STOP), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), APN: 138-30-217-001.
- C-4. U-112-99 - THE HOWARD HUGHES CORPORATION - Request for a Special Use Permit on property located on the northeast corner of Town Center Drive and Covington Cross Drive FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED 5,000 SQUARE FOOT CONVENIENCE STORE (CITY STOP), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), APN: 138-30-217-001.
- C-5. U-113-99 - THE HOWARD HUGHES CORPORATION - Request for a Special Use Permit on property located on the northeast corner of Town Center Drive and Covington Cross Drive FOR A 2,200 SQUARE FOOT CAR WASH IN CONJUNCTION WITH A PROPOSED 5,000 SQUARE FOOT CONVENIENCE STORE (CITY STOP), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), APN: 138-30-217-001.
- C-6. U-114-99 - SALIM S. RANA - Request for a Special Use Permit on property located on the north side of Washington Avenue and the east side of Lamb Boulevard FOR A PROPOSED 12,500 SQUARE FOOT, TWO-STORY CONVALESCENT CARE FACILITY, R-1 (Single Family Residential) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN's: 140-29-202-003, 004 and 008.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

November 4, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 5

- C-7. U-115-99 - SALIM S. RANA - Request for a Special Use Permit on property located on the north side of Washington Avenue and the east side of Lamb Boulevard FOR A PROPOSED 3,500 SQUARE FOOT CAR WASH, R-1 (Single Family Residential) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN's: 140-29-202-003, 004 and 008.
- C-8. Z-68-99 - DBL & ASSOCIATES LIMITED LIABILITY COMPANY - Request for a Rezoning on property located at 850 South Jones Boulevard, From: R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) To: O (Office), PROPOSED USE: 7,560 SQUARE FOOT SOCIAL SERVICE PROVIDER, Size: 0.54 Acres, Ward 1 (McDonald), APN: 138-36-401-005.
- C-9. U-110-99 - DBL & ASSOCIATES LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located at 850 South Jones Boulevard FOR A PROPOSED SOCIAL SERVICE PROVIDER, R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) [Pending Zone change to O (Office)], Ward 1 (McDonald), APN: 138-36-401-005.
- C-10. Z-69-99 - FARMANALI FAMILY TRUST - Request for a Rezoning on property located on the northwest corner of Elkhorn Road and Leon Avenue, FROM: R-E (Residence Estates), TO: R-PD3 (Residential Planned Development - 3 Units per Acre), PROPOSED USE: 27 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 9.70 Acres, Ward 4 (Brown), APN: 125-13-402-009.
- C-11. VAC-50-99 - LARRY HUGHES - Petition to vacate portions of Boyd Lane and Leon Avenue, between Severance Lane and Elkhorn Road, Ward 4 (Brown).
- D. DIRECTOR'S BUSINESS
- D-1. TA-9-99 - Discussion and possible action to Amend the Town Center Development Standards, Section D, Subsections 1.5 "Permitted Signs" and 1.H "Prohibited Signs".

E. CITIZENS PARTICIPATION:

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

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

Michael Buckley - Chairman
Hank Gordon
Michael Mack
Leni Skaar
Stephen Quinn

EXCUSED:

Craig Galati - Vice Chairman
Marilyn Moran

STAFF PRESENT:

Bob Genzer - Planning & Development Dept.
Andrew Reed - Planning & Development Dept.
Sue Barton - Planning & Development Dept.
Bart Anderson - Public Works
Rick Schroder - Public Works
Kyle Walton, Planning & Development Dept.
Nick Giannini, Planner I
Angela Crolli - City Clerk's Office
Linda Owens - City Clerk's Office

Andrew Reed, Planning and Development Department, called the Briefing to order at 5:35 P.M.

Item A-1, TM-46-99:

Andrew Reed, Planning and Development, stated that the applicant requested the item be held in abeyance to the 11/18/99 Planning Commission meeting in order to review the conditions of approval recommended by staff. Staff had no objection to the abeyance request.

Item A-3, TM-48-99:

Commissioner Skaar clarified with Bart Anderson, Public Works, that the statement under findings "According to the Department of Public Works, this Map should grant appropriate Ingress/Egress easements at Sheltie Street and Akita Street" is not significant and it does not need to be imposed as a condition.

Item B-1, Z-75-97(2) and Z-105-97(2):

Mr. Reed explained that this is the site plan review for the commercial development proposed at the northeast corner of Washington and Lamb. It should be moved back on the agenda so that it can be heard with the related Use Permits, which are Items C-6, U-114-99 and C-7, U-115-99.

Item C-6, U-114-99:

Commissioner Skaar verified with Mr. Reed that the 68 unit convalescent care facility will have 80 beds.

Item D-1, TA-9-99:

Mr. Reed requested that the Town Center Sign Standards item be moved up and heard before the public hearing portion of the agenda.

Commissioner Quinn commented that single beer and wine containers conditions are usually imposed in problematic neighborhoods to prevent broken bottles. However, the same condition is now being imposed in areas such as Summerlin. Robert Genzer, Planning and Development, replied that beer and wine requirements are imposed in all applications.

Mr. Genzer introduced Nick Giannini, Planner I, who will be observing the Planning Commission meeting and making presentations at future meetings.

Mr. Reed adjourned the Briefing at 5:43 P.M.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 2

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 - Present

Chairman

Craig Galati - Present

Vice Chairman

Hank Gordon Present

Michael Mack Present

Marilyn Moran Excused

Stephen Quinn Present

Leni Skaar Present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

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

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 October 14, 1999 Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 6:00 P.M.

STAFF PRESENT:

Tim Chow, Director,

Planning and Development Department

Bob Genzer, Current Planning Supervisor,

Planning and Development Department

Andrew Reed, Senior Planner,

Planning and Development Department

Kyle Walton, Senior Planner

Planning and Development Dept.

Sue Barton, Planner II,

Planning and Development Department

Nick Giannini, Planner I

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

Angela Crolli, Deputy City Clerk

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

Galati -

APPROVED

Motion carried with Buckley abstaining and Moran excused

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ACTIONS:

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

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

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

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A.

CONSENT ITEMS:

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

A-1.

TM-46-99 - MARSH COMMERCIAL CENTER - JIM MARSH

Request for a Tentative Map on property located on the northwest corner of Azure Way and Durango Drive, U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Size: 30.00 Acres, No. of Lots: 1, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Dedicate 50 feet of right-of-way adjacent to this site for Centennial Parkway, 50 feet or 100 feet (as appropriate) for Durango Drive, and a 54 foot radius on the southwest corner of Centennial Parkway and Durango Drive as required by the Department of Public Works. In addition, dedicate appropriate right-of-way to terminate Regena Avenue in a cul-de-sac meeting current City Standards. The dedication requirement may be allowed to be reduced to 45 feet for the half street on Centennial Parkway to meet the Town Center design standards, if such is allowed by the City Planning Engineer and the Director of Planning and Development. The proposed 30 foot wide dedication for Azure Way is not required, and may be incorporated into the proposed commercial subdivision.

CHAIRMAN BUCKLEY announced any item may be discussed if a Commission Member or Applicant so desires.

Galati -

ABEYANCE TO THE 11/18/99 PLANNING COMMISSION MEETING.

Motion carried with Moran excused and Gordon abstaining because Attorney Fiorentino's firm represents him on other unrelated items

ANDREW REED, Planning and Development, stated that the applicant requested this item be held in abeyance to the 11/18/99 Planning Commission meeting in order to review the conditions of approval recommended by staff.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and noted that minor issues need to be worked through regarding Public Works' conditions.

DEPUTY CITY ATTORNEY STEVE GEORGE announced that COMMISSIONER GORDON would be abstaining because ATTORNEY FIORENTINO'S firm represents him on other unrelated items.

To be heard by the Planning Commission on 11/18/99.

(6:06 - 6:07) 1-82

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-46-99 - MARSH COMMERCIAL CENTER -
JIM MARSH

ABEYANCE to 11/18/99 Planning Commission

2. Construct half-street (or full width as appropriate) improvements including appropriate overpaving if legally able on Centennial Parkway and Durango Drive adjacent to this site and construct full-width improvements on the Regena Avenue cul-de-sac bulb concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Construction of all required improvements on Centennial Parkway and Durango Drive shall commence within 12 months of approval of this action by the City Council. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

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

4. Construct 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. Submit a plan showing how the small triangular portion of this site situated east of the proposed Durango Drive realignment will be incorporated into the surrounding developments or otherwise maintained so as not to become an unmaintained "no-man's land" as required by the Department of Public Works. Such plan shall be approved by the City prior to occupancy of any units within this site.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-46-99 - MARSH COMMERCIAL CENTER -
JIM MARSH

ABEYANCE to 11/18/99 Planning Commission

6. Extend the public sewer in the Azure Way alignment to the west edge of this site and provide a public sewer stub at the west edge of this site in the Regena Avenue alignment as required by the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.

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

8. A Master Traffic Impact Analysis including a Master Driveway Plan for the overall site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Master Driveway Plan shall determine the number and locations of proposed driveways; comply with the recommendations of the approved Master Driveway Plan. 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

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-46-99 - MARSH COMMERCIAL CENTER -
JIM MARSH

ABEYANCE to 11/18/99 Planning Commission

#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.

9. A Master Drainage Plan and Technical Drainage Study for the overall site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map 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.

10. Site development to comply with all applicable conditions of approval for Site Development Plan Review SD-20-99, MSH-3-99 and all other site-related actions as required by the Department of Public Works.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-46-99 - MARSH COMMERCIAL CENTER -
JIM MARSH

ABEYANCE to 11/18/99 Planning Commission

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

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

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

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

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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

TM-47-99 - AZRA CENTER, A COMMERCIAL
SUBDIVISION - SALIM S. RANA

Request for a Tentative Map on property located on the north side of Washington Avenue and the east side of Lamb Boulevard, R-1 (Single Family Residential) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Size: 11.45 Acres, No. of Lots: 1, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
2. 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.
3. In accordance with the intent of a Commercial Subdivision, provide intersite access between all compatible future parcels and/or padsites within this commercial subdivision and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works.
4. 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.

Galati -

**APPROVED ITEM NOS. A-2 THROUGH A-9, SUBJECT TO
STAFF'S CONDITIONS.**

Unanimous with Moran excused

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:07 - 6:08) 1-139

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-47-99 - AZRA CENTER, A COMMERCIAL
SUBDIVISION - SALIM S. RANA

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. 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 including a Master Driveway Plan for the entire 11.45 acre commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Master Driveway Plan shall establish the maximum number and general locations of the allowable driveways servicing this entire parcel. No driveways other than those identified in the approved Master Driveway Plan shall be allowed unless authorized by the Traffic Engineer. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-47-99 - AZRA CENTER, A COMMERCIAL
SUBDIVISION - SALIM S. RANA

APPROVED

any condition of approval imposed by the Planning Commission or the City Council on the development of this site. This condition supersedes Original Condition of Approval #6 of Z-75-97.

7. A Master Drainage Plan and Technical Drainage Study for the overall 11.45 acre commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. This site is within a FEMA Flood Zone. This condition supersedes Original Condition of Approval #9 of Z-75-97.

8. Site development to comply with all applicable conditions of approval for Z-75-97 and Z-105-97, the associated site development plan reviews (Z-75-97(2) and Z-105-97(2)), and all other applicable site-related actions as required by the Department of Public Works.

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

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-47-99 - AZRA CENTER, A COMMERCIAL
SUBDIVISION - SALIM S. RANA

APPROVED

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

TM-48-99 - BRADLEY RANCH SUBDIVISION
- GREYSTONE HOMES

Request for a Tentative Map on property located on the northwest corner of Elkhorn Road and Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 18.12 Acres, No. of Lots: 81, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. All proposed public easement areas, such as public drainage easements and public sewer easements, shall be identified as common elements with the type of easement clearly identified as required by the Department of Public Works.
2. Site development to comply with all applicable conditions of approval for Z-46-99 and all other site-related actions as required by the Department of Public Works.
3. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
4. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
5. Street names must be provided in accord with the City's Street Naming Regulations.

Galati -

APPROVED ITEM NOS. A-2 THROUGH A-9, SUBJECT TO STAFF'S CONDITIONS.

Unanimous with Moran excused

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:07 - 6:08) 1-139

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-48-99 - BRADLEY RANCH SUBDIVISION
- GREYSTONE HOMES

APPROVED

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

TM-49-99 - MONUMENT @ LONE MOUNTAIN
- STANPARK CONSTRUCTION COMPANY

Request for a Tentative Map on property located on the northwest corner of Craig Road and Barden Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development), Size: 60.00 Acres, No. of Lots: 345, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Dedicate 30 feet of right-of-way adjacent to this site for Peaceful Dawn Avenue, 30 feet or 60 feet as appropriate for Stange Avenue, and 40 feet or 80 feet as appropriate for Golden Reflection Street as required by the Department of Public Works. Prior to submittal of a Final Map, the applicant shall work with Public Works staff to determine the appropriate termination and/or realignment of Peaceful Dawn Avenue at the northeast corner of this site.
2. Submit an Application to Vacate all existing public rights-of-way in conflict with this proposal (e.g. the Craig Road alignment) as required by the Department of Public Works. Such Vacation Application shall be acted upon by the City Council prior to the submittal of a Final Map or the submittal of construction drawings for this site, and the Order of Vacation shall record prior to the recordation of a Final Map over any area proposed to be vacated. The Tentative Map for this site does not show existing rights-of-way adjacent to and through the proposed subdivision. If such existing rights-of-way cannot be vacated for any reason, this Tentative Map shall be considered NULL AND VOID, and a new Tentative Map for this site shall be submitted and shall show such existing rights-of-way and shall offer for dedication all necessary rights-of-way for Craig Road as required by the Department of Public Works.

Galati -

APPROVED ITEM NOS. A-2 THROUGH A-9, SUBJECT TO STAFF'S CONDITIONS.

Unanimous with Moran excused

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:07 - 6:08) 1-139

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-49-99 - MONUMENT @ LONE MOUNTAIN
- STANPARK CONSTRUCTION COMPANY

APPROVED

3. Extend public sewer to the west edge of this site in the Glowing Breeze Avenue alignment and extend public sewer in the Stange Avenue alignment to the Golden Reflection Street intersection concurrent with development of this site. Unless an alternate path is provided, provide sewer stubs to the north and south in 20 foot wide public sewer easements along the western edge of the Beltway. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

4. Site development to comply with all applicable conditions of approval for Z-24-99, the recently submitted Site Development Plan Review Z-24-99(1), the Lone Mountain Planned Development Standards, and all other site-related actions as required by the Department of Public Works.

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

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-49-99 - MONUMENT @ LONE MOUNTAIN
- STANPARK CONSTRUCTION COMPANY

APPROVED

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 1

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

TM-50-99 - WHISPERING TIMBERS -
COMMUNITY DEVELOPMENT PROGRAMS
CENTER OF NEVADA

Request for a Tentative Map on property located on the northwest corner of Lake Mead Boulevard and Martin L. King Boulevard, R-3 (Medium Density Residential) Zone, [Pending R-PD8 (Residential Planned Development - 8 Units Per Acre)], Size: 26.59 Acres, No. of Lots: 208, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. 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 on-site and off-site public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City. Public sewer easements shall be a minimum 20 feet wide.
2. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
3. Site development to comply with all applicable conditions of approval for Z-54-99.
4. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

Galati -

APPROVED ITEM NOS. A-2 THROUGH A-9, SUBJECT TO STAFF'S CONDITIONS.

Unanimous with Moran excused

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:07 - 6:08) 1-139

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-50-99 - WHISPERING TIMBERS -
COMMUNITY DEVELOPMENT PROGRAMS
CENTER OF NEVADA

APPROVED

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

RM-10-99 - LOTS 1 THROUGH 7, BLOCK 39,
OF "CLARKS LAS VEGAS TOWNSITE" -
CLARK STREET ASSOCIATES

Request for a Reversionary Map on properties located at 501, 505 and 509 South 4th Street, C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Size: 0.55 Acres, No. of Lots: 1, Ward 1 (McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. This Reversionary Map must record prior to the recordation of any future maps on this site.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-2 THROUGH A-9, SUBJECT TO STAFF'S CONDITIONS.

Unanimous with Moran excused

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:07 - 6:08) 1-139

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-7.

TM-20-97(2) - TROPICAL/JONES - D. R. HORTON, INC.

Request for an Extension of Time on an approved Tentative Map on property located on the northeast corner of Tropical Parkway and Jones Boulevard, U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 59.09 Acres, No. of Lots: 207, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Tentative Map will expire on November 19, 2000.

2. Conformance to all conditions of approval of the original Tentative Map.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-2 THROUGH A-9, SUBJECT TO STAFF'S CONDITIONS.

Unanimous with Moran excused

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:07 - 6:08) 1-139

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 22

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8.

A-46-99(A) - JAMES C. EVANS

Petition to annex property generally located on the northeast corner of Buckskin Avenue and Puli Drive, containing approximately 5.00 acres of land, Ward 4 (Brown), APN: 137-12-301-009.

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-2 THROUGH A-9, SUBJECT TO STAFF'S CONDITIONS.

Unanimous with Moran excused

CHAIRMAN BUCKLEY stated this is a Consent item.

Forward to City Council in Ordinance Form.

(6:07 - 6:08) 1-139

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 23

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-9.

A-47-99(A) - WEST GOWAN, LIMITED
LIABILITY COMPANY

Petition to annex property generally located on the west side of the western Beltway, approximately 2,000 feet north of Cheyenne Avenue, containing approximately 4.10 acres of land, Ward 4 (Brown), APN: 137-12-301-007.

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-2 THROUGH A-9, SUBJECT TO STAFF'S CONDITIONS.

Unanimous with Moran excused

CHAIRMAN BUCKLEY stated this is a Consent item.

Forward to City Council in Ordinance Form.

(6:07 - 6:08) 1-139

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 24

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B.

NON PUBLIC HEARING ITEMS:

B-1.

Z-75-97(2) and Z-105-97(2) - SALIM S. RANA

Request for a Site Development Plan Review on property located on the north side of Washington Avenue and the east side of Lamb Boulevard FOR A PROPOSED COMMERCIAL CENTER, R-1 (Single Family Residential) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Size: 11.45 Acres, Ward 3 (Reese), APN's: 140-29-202-003, 004 and 008.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all applicable conditions of approval for Z-75-97 and Z-105-97 and all other applicable site-related actions as required by the Planning and Development Department and the Department of Public Works.
2. 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.
3. The Azra Center Commercial Subdivision Tentative Map (TM-47-99) shall record prior to the issuance of any permits for this site as required by the Department of Public Works.
4. In accordance with the intent of a Commercial Subdivision, provide intersite access between all compatible future parcels and/or padsites within this commercial subdivision as required by the Department of Public Works.

Gordon -

APPROVED SUBJECT TO STAFF'S CONDITIONS AND APPROVING ONLY THE CAR WASH AND CONVALESCENT CARE SITE DEVELOPMENT PLAN AND ADDING THAT THE APPLICANT WORK WITH STAFF TO COME UP WITH COLORS THAT ARE COMPATIBLE AND AESTHETICALLY PLEASING WITH THE REST OF THE SHOPPING CENTER

Unanimous with Moran excused

ANDREW REED, Planning and Development, stated that the Site Development Plan Review for this site was approved in 1998. This plan depicted retail buildings in the north portion of the site adjacent to the Las Vegas Wash, and a series of retail pads along both street frontages. After receiving this approval, the applicant began to develop the site, with the initial construction consisting of a Shell convenience store, a tire shop, an A & W fast food restaurant, and a retail building with leaseable shops. The applicant now seeks to revise the original development plan by deleting some of the retail pads and including a car wash, two story office building and a convalescent care facility. Landscaping is depicted within 10 foot wide planters along the street frontages and within the parking lots adjacent to the buildings.

The elevations for the retail buildings and car wash depict finished stucco surfaces accented with brick veneers. The elevations for the office building and convalescent care facility depict stucco exteriors and concrete tile roofs. The modifications of this retail shopping to include a car wash, office building, convalescent care facility, is compatible with existing land uses. The subject site is suited for the type of land use being proposed. Therefore, staff recommended approval.

DEWEY JONES, Jones & Greenwold Architectural Designs, 3185 S. Highland Drive, #14, concurred with staff's conditions. He stated that MR. REED advised him that there was concern regarding the car wash. That particular site is adjacent to the new A & W fast food restaurant that is being constructed and will take on somewhat of the 50's architectural theme connotation. The walls are not perfectly perpendicular to give it a bit of the cartoon and speedway look in order to draw street appeal into the business. The original color schemes were selected by one of the principals in the car wash. However, the applicant will be willing to conform to the softer taupe and beige color as the rest of the shopping center.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 25

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-75-97(2) and Z-105-97(2) - SALIM S. RANA

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

6. A Traffic Impact Analysis including a Master Driveway Plan for the entire 11.45 acre commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Master Driveway Plan shall establish the maximum number and general locations of the allowable driveways servicing this entire parcel. No driveways other than those identified in the approved Master Driveway Plan shall be allowed unless authorized by the Traffic Engineer. 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

COMMISSIONER GORDON clarified with MR. JONES that the 37,000 square foot building east of the shopping center is proposed for commercial use. A prospective tenant is looking at something similar to K-Mart. The depth of the building is about 90 feet deep and there is a driveway in the back adjacent to the Las Vegas Wash, which will be fenced. There is no access other than for Fire Department emergency vehicles. COMMISSIONER GORDON noted that if the building is for retail use there would be sufficient parking in front to the south, but not for office use. MR. JONES replied that it was not proposed for office use. There are other smaller retail shops, as well as the two pads near the driveway and possibly a fast food restaurant east of this building. The traffic analysis for this site was based on full retail use.

COMMISSIONER SKAAR expressed concern that the two buildings closest to the Las Vegas Wash do not have any detail going along the east or west sides of these buildings. MR. JONES replied that those buildings will probably not be built. At this time he is trying to get a site approval and find a major tenant that will come in and decide what will be built at that site. If it does not conform with these parameters within the boundaries, then he understands he would have to come back before the Planning Commission for approval. COMMISSIONER SKAAR questioned whether it is appropriate at this time to be looking at the buildings' elevations when what has been shown will probably not be built on the site. MR. REED stated that if the elevations were substantially different, a new site plan review would be required.

COMMISSIONER SKAAR indicated that a condition might be imposed that called for more architectural details along the east and west sides of building A and B and that loading docks be provided. There is significant space to require loading areas. MR. JONES answered that loading and dumpster areas are items that will have to be addressed during the planning stage.

CHAIRMAN BUCKLEY suggested that perhaps a condition be added that the applicant come back with a site plan, architectural review of those two buildings before any building permits are issued. His concern is that the Board might approve the application for retail use, but in the future someone could come back and use the site for an office building with a total different look. MR. JONES answered that if that is the case, he would have to come back before the Board.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 26

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-75-97(2) and Z-105-97(2) - SALIM S. RANA

any condition of approval imposed by the Planning Commission or the City Council on the development of this site. This condition supersedes Original Condition of Approval #6 of Z-75-97.

7. A Master Drainage Plan and Technical Drainage Study for the overall 11.45 acre commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. This site is within a FEMA Flood Zone. This condition supersedes Original Condition of Approval #9 of Z-75-97.

8. All development shall be in conformance with the site plan 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

COMMISSIONER GALATI verified with MR. JONES that buildings A and B are separate from the convalescent care and car wash. The convalescent home has adequate parking to support 68 units and the designs provided is what is intended to be built. The only thing that possibly might change would be the type of architecture. COMMISSIONER GORDON commented that in view of that, the Board propose to approve the convalescent home and the car wash and leave the rest of the design review for a subsequent meeting when the applicant has something more specific to show the Board. CHAIRMAN BUCKLEY clarified with staff that that would not be a problem. However, the office building should also be part of the approval because elevations have been provided.

MR. JONES reiterated that the intent is to secure a lease for the buildings and if somebody comes along and decided that they rather put a quick care medical building, he would be back requesting that approval. He is trying to obtain a site plan review where the property is designed to be developed along these parameters. He understands that he would have to come back before the Planning Commission if he deviates from the plan.

COMMISSIONER GALATI commented that at this point he does not want to approve any elevations other than the car wash and the convalescent care and everything else needs to come back as it gets designed. MR. JONES concurred with the request adding that he is just trying to go through the process of getting the site plan review in order to ascertain that the property could be utilized for this type of a product. COMMISSIONER GORDON added that a Site Development Plan Review by the Planning Commission or City Council is not needed in order to approach prospective tenants. That is why he wanted to make a motion on only the two items that the applicant has the specifics for. MR. JONES stated that part of this process is for a tentative map and that was part of the reason for submitting the site plan review. COMMISSIONER SKAAR noted that there is nothing on the tentative map that has anything to do with the layout or the placement of the building. A tentative map just basically showed where the sewer easement or drainage is located and the lay of the land.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-75-97(2) and Z-105-97(2) - SALIM S. RANA

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

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

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

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

14. 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 for transportation hazards.

16. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the 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

MR. GENZER indicated that in the case of a commercial subdivision's tentative map, the only thing shown on that map is the boundary of the parcel. It allows the applicant to move forward with the final map which is very similar. It shows the boundary of the parcel. Once that is recorded they are able to subdivide the property by legal description within that boundary. But the actual site layout is not shown on the commercial subdivision.

COMMISSIONER SKAAR verified with MR. JONES that the existing shopping center under construction will be creme with a rose trim color and mission standard rose color tiles. The A & W restaurant is going to be kind of a beige with a mauve background and is designed similar to the 5 & Diner restaurants that are around town. However, MR. JONES requested to keep the checkerboard look with an architectural theme to give it an interesting curve appeal. The colors could be softened to blend with the rest of the development. COMMISSIONER SKAAR commented that she has no objection to having the checkerboard theme along the top. However, covering the whole entrance and the whole exit would be a bit much. MR. JONES replied that the checker board theme is being used as an advertising piece. The irregular shaped walls are just accent walls and not structural.

COMMISSIONER GALATI stated that he would like to see the color scheme more consistent throughout the entire site. COMMISSIONER QUINN noted that there are no CC&RS that bind the applicant to paint the walls a certain color. Six months from now the applicant could paint the walls back a different color than what was originally approved. MR. JONES answered that the Board could impose a restriction on that issue. COMMISSIONER GORDON clarified with DEPUTY CITY ATTORNEY STEVE GEORGE that the Board could approve the site development plan for only the car wash and the convalescent care facility and that the applicant come back when he has the actual specific plans and uses for the other buildings.

In this event, MR. JONES asked what would this do to the subdivision tentative map. COMMISSIONER GORDON replied that if a commercial subdivision map was filed, all MR. JONES has to do is record a recorded survey and record a deed and then he can divide it into a legal lot. COMMISSIONER GORDON moved to approve only those portions of the property applicable to the convalescent home at the east end of the property and the specific area showing the car wash.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 28

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-75-97(2) and Z-105-97(2) - SALIM S. RANA

COMMISSIONER GALATI requested that a condition be added that the applicant work with staff to come up with colors that are compatible and aesthetically pleasing to the remainder of the shopping center. MR. JONES concurred with the both COMMISSIONERS GORDON and GALATI's requests.

NOTE: All related discussion for Item B-1, Z-75-97(2) and Z-105-97(2), Item C-6, U-114-99 and Item C-7, U-115-99 took place under Item B-1.

The City Council will set a date for a Public Hearing on this item at their 12/1/99 meeting. The Public Hearing will be heard by the City Council on 12/15/99.

(6:34 - 7:05) 1- 1035

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C.

PUBLIC HEARING ITEMS:

C-1.

ABEYANCE - GPA-35-99 - NEVADA POWER COMPANY

Request to Amend the Northwest Sector Plan to add Chapter 11, Electrical Power Distribution, as a new chapter in the Northwest Sector Plan, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 0

PROTESTS: 0

Mack -

APPROVED

Unanimous with Moran excused

KYLE WALTON, Planning and Development, stated that the purpose of this General Plan Amendment is to add a subchapter to the Northwest Sector Plan. The new subchapter will be part of the Infrastructure Chapter which was incomplete because staff wanted to work more with the northwest residents. Additionally, Nevada Power wanted to make sure that they had as much support as possible from area residents, including all affected agencies. He recommended approval.

MINDY UNGER-WADKINS, Nevada Power Company, 6226 West Sahara, indicated that Nevada Power has gone through an extensive process to update its portion of the Northwest Master Plan. In 1996 there was a plan that involved a large number of City residents in terms of planning, but did not involve many County residents. There were oppositions from the County and decided to go back and look at the entire plan, revisit it without going through a City or County process. Many public meetings were held to discuss and make sure that the transmission lines would be in the right places where everybody would be comfortable with.

MS. WADKINS presented a revised plan that resulted after numerous meetings with area residents, the Timberlake, Tule Springs and Sheep Mountain Homeowners Associations. She also met with Councilman Brown along with Commissioners Malone and Kinkaid to discuss the best locations for substations and routes for distribution lines. She asked that the Board approve the General Plan Amendment.

CHAIRMAN BUCKLEY commended Nevada Power for their effort to get the public's input.

EVA PAULUSSEN, 8208 Farm Brooke Court, Timberlake, appeared in support of the revised plans.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 30

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - GPA-35-99 - NEVADA POWER COMPANY

CAROL LEDUC, 7575 Rome Boulevard, expressed appreciation for MS. WADKINS' willingness to work with area residents and appreciates the substations because they will prevent loss of power which often occurs where she resides. However, she is concerned about the triple power lines on Mocassin because the people who live out in rural areas will have to deal with such high power voltage.

COMMISSIONER MACK thanked MS. WADKINS for expanding the notification area and getting the public involved. The community will appreciate what has been accomplished.

COMMISSIONER SKAAR commended MS. WADKINS for proposing a better plan. She is aware that Nevada Power is looking at the small site on the southeast corner of the Beltway and US 95 for another substation. She is concerned that the site is going to be incredibly tight because of the small amount of acreage. She encouraged staff to see if there is something the City can do to help Nevada Power acquire another half acre so that power lines will not run over US 95. MS. WADKINS responded that Nevada Power prefers not to do crossings and is looking at a number of different sites. She is trying to ascertain the exact size of the small County site to see if is appropriate for a substation. She is also working with the Shulman Group for different options.

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

(6:10 - 6:21) 1- 254

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 31

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-2.

VAC-49-99 - CORNERSTONE COMPANY

Petition to vacate a portion of 4th Street generally located between 3rd Street and the current 4th Street alignment, Ward 1 (McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Submit a Site Development Plan Review application for this property prior to the recordation of this Vacation action as required by the Department of Planning and Development.
2. This Vacation Application shall be amended to exclude that portion of right-of-way currently used as paved travel lanes on 4th Street, as well as the southernmost portion currently containing the circular arrangement of Palm Trees (part of the 4th Street Beautification Project), and extending 6 feet to the north of the circumferential line of the circular palm tree arrangement. The application shall also exclude the existing 10' landscaped strip on the west side of 4th Street. Any future development of the area to be vacated shall be permitted access only from 3rd Street; no access to 4th Street across the landscaped area will be allowed as required by the Department of Public Works.
3. The applicant shall purchase, for fair market value, that portion of the area requested to be vacated that was previously purchased by the City of Las Vegas by Order of Condemnation 877:704773 as required by the Department of Public Works.
4. A 20 foot wide public sewer easement shall be retained over that portion of the area to be vacated overlying the existing public sewer line, unless an alternate relocation plan is submitted to and approved by the City Planning Engineer, as required by the Department of Public Works.

Quinn -

APPROVED, SUBJECT TO CONDITIONS AND AMENDING CONDITION 5 FOR A TWO YEAR TIME PERIOD
Unanimous with Moran excused

ANDREW REED, Planning and Development, stated that the request is being made to facilitate development of a multi-story office building on this unused portion of 4th Street right-of-way and the adjacent parcel to the north. Due to the proposed project's close proximity to the Gateway Park, staff recommends that the applicant submit a Site Development Plan Review application prior to the recordation of this Vacation to evaluate how the site will relate to the park. Staff notes that the area to be vacated is part of larger piece of property that was purchased by the City through condemnation. Based on this, staff believes it appropriate for the applicant to purchase the area to be vacated for its current fair market value. This issue has been addressed in Condition Number 3 of staff's recommendation. Staff recommended approval.

RICK TRUSDALE, 9412 Tormat Canyon Drive, appeared on behalf of the applicant and concurred with staff's conditions. The parcel is adjacent to the Gateway Park and the planned development is still being designed as it relates to this parcel. He clarified that a portion of this property is part of a bigger condemnation. If appropriate he would like to work with Public Works with regards to access off of 4th Street. He requested that the time frame be extended to 18 months.

BART ANDERSON, Public Works, stated that Public Works will continue to work with the applicant between now and the City Council meeting to resolve the access issues and has no objection to changing the time frame.

ROBERT GENZER, Planning and Development, explained that he also has no objection to changing the time frame. There is no specific requirement that it can only be for one year. He suggested two years rather than 18 months to give the applicant enough time so that he would not have to come back for an extension of time.

The City Council will set a date for a Public Hearing on this item at their 12/1/99 meeting. The Public Hearing will be heard by the City Council on 12/15/99.

(6:21 - 6:24) 1-581

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 32

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VAC-49-99 - CORNERSTONE COMPANY

APPROVED

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

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

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

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

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 33

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VAC-49-99 - CORNERSTONE COMPANY

APPROVED

9. 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.

NOTICES MAILED: 1

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 34

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3.

U-111-99 - THE HOWARD HUGHES CORPORATION

Request for a Special Use Permit on property located on the northeast corner of Town Center Drive and Covington Cross Drive FOR THE OFF-PREMISE SALE OF BEER AND WINE AND RESTRICTED GAMING IN CONJUNCTION WITH A PROPOSED 5,000 SQUARE FOOT CONVENIENCE STORE (CITY STOP), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), APN: 138-30-217-001.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Prior to the issuance of building permits, submit a Site Development Plan Review to be reviewed by the City Referral Group.
2. The sale of individual containers of any size of beer, wine coolers, or screw cap wine is prohibited.
3. Approval of this request does not constitute approval of a liquor license.
4. Conformance to all applicable requirements of Title 6 of the Municipal Code.
5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied.

NOTICES MAILED: 79 (Mailed with U-112-99 and U-113-99)

APPROVALS: 0

PROTESTS: 0

Skaar –

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND REPLACING CONDITION 2 TO READ: THERE WILL BE A TWO-YEAR ADMINISTRATIVE REVIEW IF THERE HAVE BEEN NO COMPLAINTS FILED WITH EITHER METRO OR CODE ENFORCEMENT. IN THE EVENT THERE ARE COMPLAINTS, THE REVIEW SHALL TAKE PLACE BEFORE THE PLANNING COMMISSION AND CITY COUNCIL AT WHICH TIME ADDITIONAL CONDITIONS MAY BE IMPOSED.

Motion carried with Buckley and Galati abstaining and Moran excused

SUE BARTON, Planning and Development, explained that this request is for a Special Use Permit for the off-premise sale of beer and wine. There are two other Special Use Permits, a car wash and gasoline sales. Staff finds that the sale of packaged liquor, beer, and wine at this location to be compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan. The proposed uses conform to the separation distance requirement and to the requirements of the Summerlin Development Standards. The Summerlin Development Standards require the Site Development Plan to be reviewed by the City Referral Group. Staff recommended approval.

ATTORNEY SCOTT EATON, Lionel, Saywer & Collins, 300 S. Fourth Street, appeared on behalf of the applicant together with GREG BORGEL. MR. EATON stated that he is very pleased to be bringing a location of this caliber to Summerlin that not only meets, but exceeds stringent requirements that have been set by the Howard Hughes Corporation. He appreciates staff's favorable report and concurred with all staff's conditions with the exception of Condition No. 2 on U-111-99 regarding the single sales. That condition may be appropriate in certain locations within the City, but in Summerlin is not an issue with this particular item. However, he is willing to agree to a two-year review of that condition to see whether circumstances may change during that time period.

GREG BORGEL, 300 South Fourth Street, clarified that Condition No. 2 be stricken and a two-year review be imposed.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 35

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-111-99 - THE HOWARD HUGHES CORPORATION

COMMISSIONER SKAAR noted that in lieu of Condition No. 2 on U-111-99 a condition be imposed stating that at the end of two years from City Council action there be a review to see if any written complaints have been filed with either Metro or Code Enforcement, at which time, if there have been problems, additional conditions may be imposed.

ROBERT GENZER commented that that type of condition has been imposed on other sites and it can simply state a two-year review at which time additional conditions may be imposed. The two-years would be from City Council approval date. COMMISSIONER SKAAR emphasized that her objective is to find out at that time if either Metro or Code Enforcement had any written complaints. MR. GENZER replied that that is staff's focus on any review of that type. ATTORNEY EASTON concurred with the two-year review condition.

COMMISSIONER MACK noted that it is clear that the City is trying to get away from the single containers in problematic areas and it is a hard decision for the Board to make. This condition could be used in the future to resolve many of the issues for areas that do not have a concern of high pedestrian and traffic problems.

COMMISSIONER GORDON verified with MR. BORDEL that the proposed car wash is a drive-through car wash.

COMMISSIONER QUINN clarified with COMMISSIONER SKAAR that if after two years there are no written complaints filed either with Metro or Code Enforcement the Special Use Permit will be reviewed administratively. MR. GENZER indicated that this should be made part of the condition as the normal circumstance would be to bring it back. MR. BORDEL concurred with the administrative review.

COMMISSIONER SKAAR moved to approve the Special Use Permit subject to staff's condition, deleting Condition No. 2 and replacing that there will be a two-year administrative review if there have been no complaints filed with either Metro or Code Enforcement. In the event there are complaints, the review shall take place before the Planning Commission and City Council at which time additional conditions may be imposed.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 36

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-111-99 - THE HOWARD HUGHES CORPORATION

MR. GENZER clarified with COMMISSIONER GORDON that it is easier to track the two-year review from the Council action date than from the issuance of the Certificate of Occupancy permit.

The City Council will set a date for a Public Hearing on 12/1/99. The Public Hearing will be heard by the City Council on 12/15/99.

(6:24 - 6:32) 1-703

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 37

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4.

U-112-99 - THE HOWARD HUGHES CORPORATION

Request for a Special Use Permit on property located on the northeast corner of Town Center Drive and Covington Cross Drive FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED 5,000 SQUARE FOOT CONVENIENCE STORE (CITY STOP), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), APN: 138-30-217-001.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Prior to the issuance of building permits, submit a Site Development Plan Review to be reviewed by the City Referral Group.
2. 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.
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.

NOTICES MAILED: 79 (Mailed with U-111-99 and U-113-99)

APPROVALS: 0

PROTESTS: 0

Skaar –

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley and Galati abstaining and Moran excused

SUE BARTON, Planning and Development, noted that staff finds that the Special Use Permit for gasoline sales is in accordance with existing and future surrounding lands uses and meets all code requirements. She added the same comments for the car wash.

COMMISSIONER SKAAR commented that she likes the floor plan and that it is an appropriate location for the proposed project.

NOTE: Additional related discussion for Items C-3, U-111-99, C-4, U-112-99 and C-5, 113-99 took place under Item C-3, U-111-99.

The City Council will set a date for a Public Hearing on 12/1/99. The Public Hearing will be heard by the City Council on 12/15/99.

(6:32 - 6:33) 1-983

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 38

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-5.

U-113-99 - THE HOWARD HUGHES CORPORATION

Request for a Special Use Permit on property located on the northeast corner of Town Center Drive and Covington Cross Drive FOR A 2,200 SQUARE FOOT CAR WASH IN CONJUNCTION WITH A PROPOSED 5,000 SQUARE FOOT CONVENIENCE STORE (CITY STOP), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), APN: 138-30-217-001.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Prior to the issuance of building permits, submit a Site Development Plan Review to be reviewed by the City Referral Group.
2. 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.
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.

NOTICES MAILED: 79 (Mailed with U-111-99 and U-112-99)

APPROVALS: 0

PROTESTS: 0

Skaar –

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley and Galati abstaining and Moran excused

NOTE: All related discussion for Items C-3, U-111-99, C-4, U-112-99 and C-5, 113-99 took place under Item C-3, U-111-99.

The City Council will set a date for a Public Hearing on 12/1/99. The Public Hearing will be heard by the City Council on 12/15/99.

(6:33 - 6:34) 1-1009

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 39

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6.

U-114-99 - SALIM S. RANA

Request for a Special Use Permit on property located on the north side of Washington Avenue and the east side of Lamb Boulevard FOR A PROPOSED 12,500 SQUARE FOOT, TWO-STORY CONVALESCENT CARE FACILITY, R-1 (Single Family Residential) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN's: 140-29-202-003, 004 and 008.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all applicable conditions of approval for Z-75-97 and Z-105-97 and all other applicable site-related actions as required by the Planning and Development Department and the Department of Public Works.
2. 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.
3. All City Code requirements and design standards of all City departments must be satisfied.

NOTICES MAILED: 1294 (Mailed with U-115-99)

APPROVALS: 0

PROTESTS: 0

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Unanimous with Moran excused

ANDREW REED, Planning and Development, noted that the applicant intends to construct a two-story convalescent care facility on property located on the north side of Washington Avenue and the east side of Lamb Boulevard, with access provided by a one-way circular drive. The elevations depict stucco exterior with a concrete tile roof and window pop-outs along the front of the building. Staff finds the development of a convalescent care facility on this site to be compatible with existing and surrounding land uses. The subject site is suited for the type of land use being proposed. Therefore, staff recommended approval.

NOTE: All related discussion for Item B-1, Z-75-97(2) and Z-105-97(2), Item C-6, U-114-99 and Item C-7, U-115-99 took place under Item B-1.

The City Council will set a date for a Public Hearing on this item at their 12/1/99 meeting. The Public Hearing will be heard by the City Council on 12/15/99.

(6:34 - 7:05) 1- 1035

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 40

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-7.

U-115-99 - SALIM S. RANA

Request for a Special Use Permit on property located on the north side of Washington Avenue and the east side of Lamb Boulevard FOR A PROPOSED 3,500 SQUARE FOOT CAR WASH, R-1 (Single Family Residential) and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN's: 140-29-202-003, 004 and 008.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all applicable conditions of approval for Z-75-97 and Z-105-97 and all other applicable site-related actions as required by the Planning and Development Department and the Department of Public Works.
2. 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.
3. All City Code requirements and design standards of all City departments must be satisfied.

NOTICES MAILED: 1294 (Mailed with U-114-99)

APPROVALS: 0

PROTESTS: 0

Gordon -

APPROVAL SUBJECT TO STAFF'S CONDITIONS

Unanimous with Moran excused

ANDREW REED, Planning & Development, explained that the applicant intends to construct a car wash facility in the south portion of the site with access provided by the shopping center driveways. The elevations depict finished stucco surfaces accented with brick veneers and an aluminum storefront window system. The development of a full service car wash facility on this site is compatible with existing land uses and the subject site is suited for the type of land use being proposed. Therefore, staff recommended approval.

NOTE: All related discussion for Item B-1, Z-75-97(2) and Z-105-97(2), Item C-6, U-114-99 and Item C-7, U-115-99 took place under Item B-1.

The City Council will set a date for a Public Hearing on this item at their 12/1/99 meeting. The Public Hearing will be heard by the City Council on 12/15/99.

(6:34 - 7:05) 1- 1035

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 41

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-8.

Z-68-99 - DBL & ASSOCIATES LIMITED
LIABILITY COMPANY

Request for a Rezoning on property located at 850 South Jones Boulevard, From: R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) To: O (Office), PROPOSED USE: 7,560 SQUARE FOOT SOCIAL SERVICE PROVIDER, Size: 0.54 Acres, Ward 1 (McDonald), APN: 138-36-401-005.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This approval constitutes a waiver of the required landscape planters to be located adjacent to the north and south property lines, and the required parking fingers adjacent to the north property line.
2. Prior to the issuance of building permits, submit for approval a revised site plan to the Planning and Development Department depicting handicap accessible spaces at least nine feet wide with adjacent minimum five foot wide access aisles on both sides. Additionally, one in eight handicap accessible spaces shall be van accessible requiring the width of one of the access aisles to be eight feet.
3. Conformance to all previous conditions of approval for Z-18-91 and all applicable site-related actions, as required by the Planning and Development Department and the Department of Public Works.
4. The underlying Resolution of Intent shall be expunged upon approval of this request.
5. A Resolution of Intent.
6. All development shall be in conformance with the Site Development plan and building elevations.

Quinn -

APPROVAL, SUBJECT TO STAFF'S CONDITIONS
Unanimous with Moran excused

Susan Barton, Planning and Development, stated that access to the site is provided by one existing driveway from Jones Boulevard. The applicant is proposing to use the existing office building as a social service provider. The City Code does not address parking standards for a social service provider use. However, it does allow staff to determine the required parking by using the closest comparable use and trip generation characteristics. Staff considers a child care center to be the closest comparable use, for the purpose of a required parking calculation. Based on these requirements, the social service provider would require 19 parking spaces. The applicant has provided 31 parking spaces and staff feels that sufficient parking is proposed for this project. Minor interior alterations are proposed to the structure.

The proposed zoning would be in conformance with the General Plan designation of O (Office). Directly to the north of the subject property there is a mixed R-1 and P-R. The P-R zoned properties are utilized by low intensity offices. A multi-family development separates the subject property from the commercial uses located on Charleston Boulevard. Staff feels that the Office zone at that location would be a good buffer between the residential uses to the north and the more intensive commercial to the south. The only concern staff has pertains to the handicapped parking spaces which is not van accessible. Therefore, staff requests that it be restriped so that it conforms to the Code requirements in terms of dimensions.

Staff notes that the applicant requested a waiver of the landscaping requirement adjacent to the north and south property lines. Since the building was constructed prior to the adoption of Title 19.A, staff feels that the waiver would be appropriate. Additionally, there is extensive landscaping on the eastern property line to provide a buffer between the residential use. Therefore, staff recommended approval.

EUGENE ESGUERRA, 10513 Angel Alcove Avenue, concurred with staff's conditions. The proposal is to establish an adult health care center and provide health care for the frail and elderly 55 and older and maintain their independent living. This is a concept originally started in Sacramento, California and hope to bring the same concept to Las Vegas.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 42

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-68-99 - DBL & ASSOCIATES LIMITED LIABILITY COMPANY

7. 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.

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

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

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

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

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

13. 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.

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.

Social services, occupational, speech, and physical therapies will also be provided. These services will not create any traffic problems because most of the participants are going to be picked up and go to and from the center.

COMMISSIONER GALATI clarified with MR. ESGUERRA that the concept of the health care center calls for family members to get involved to bring the elderly to the center. However, if transportation cannot be provided by family members, the center will pick up and return the elderly to their homes.

MR. ESGUERRA added that the people who will be attending this facility will be evaluated over a three day period and a nurse, in consultation with the participant's personal physician, will design a care plan to meet that participant's needs.

The City Council will set a date for a Public Hearing on this item at their 12/1/99 meeting. The Public Hearing will be heard by the City Council on 12/15/99.

(7:05 - 7:11) 1- 2244

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 43

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-68-99 - DBL & ASSOCIATES LIMITED
LIABILITY COMPANY

APPROVED

15. 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: 179 (Mailed with U-110-99)

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 44

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-9.

U-110-99 - DBL & ASSOCIATES LIMITED
LIABILITY COMPANY

Request for a Special Use Permit on property located at 850 South Jones Boulevard FOR A PROPOSED SOCIAL SERVICE PROVIDER, R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) [Pending Zone change to O (Office)], Ward 1 (McDonald), APN: 138-36-401-005.

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

NOTICES MAILED: 179 (Mailed with Z-68-99)

APPROVALS: 0

PROTESTS: 0

Skaar -

APPROVAL SUBJECT TO STAFF'S CONDITIONS

Unanimous with Moran excused

Susan Barton, Planning and Development, incorporated the report from the previous item to this item and explained that the use is compatible with surrounding land uses. Staff recommended approval.

EUGENE ESGUERRA, 10513 Angel Alcove Avenue, concurred with staff's conditions.

COMMISSIONER SKAAR commented that the building is lovely and it saddened her to see it sit empty for so long. The handicapped accesses are appropriate and it seems that this building was built for this use in that location. MR. ESGUERRA noted that several buildings were looked at before choosing this particular one and feels that the community would be best served by this facility.

The City Council will set a date for a Public Hearing on this item at their 12/1/99 meeting. The Public Hearing will be heard by the City Council on 12/15/99.

(7:11 - 7:13) 1- 2527

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 45

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-10.

Z-69-99 - FARMANALI FAMILY TRUST

Request for a Rezoning on property located on the northwest corner of Elkhorn Road and Leon Avenue, FROM: R-E (Residence Estates), TO: R-PD3 (Residential Planned Development - 3 Units per Acre), PROPOSED USE: 27 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Size: 9.70 Acres, Ward 4 (Brown), APN: 125-13-402-009.

STAFF RECOMMENDATION: APPROVAL, subject to conditions:

1. The site plan shall be revised to provide a landscape planter along Elkhorn Road with 24 inch box trees spaced 30 feet on center and ground cover consisting of four 5 gallon shrubs for every tree. The planter can taper from 15 feet on the east side of the property to 10 feet on the west.
2. The proposed setbacks for this development shall be 20 feet in the front, 5 feet on each side, 15 feet for a corner side and 20 feet in the rear
3. Resolution of Intent with a twelve month time limit.
4. The Order of Vacation for Vacation Application VAC-50-99 must record prior to the recordation of a Final Map for this site as required by the Department of Public Works.
5. Dedicate 25.5 feet adjacent to this site for Leon Avenue, 50 feet for Elkhorn Road, a 25 foot radius on the northeast corner of Boyd Lane and Elkhorn Road and a 25 foot radius at the northwest corner of Elkhorn Road and Leon Avenue as required by the Department of Public Works.

Gordon -

APPROVAL SUBJECT TO STAFF'S CONDITIONS AND AMENDING CONDITION NO. 1 THAT THE LANDSCAPE PLANTER SHALL TAPER FROM 15 FEET TO 10 FEET ALONG ELKHORN ROAD

Motion carried with Galatl and Skaar voting NO and Moran excused

ANDREW REED, Planning & Development, explained that the minimum lot size is 8,200 square feet. The landscaping is shown around the perimeter of the site in 10 foot wide planters along the street frontages and in common areas at the entrance. A park is shown in the center of the subdivision. The proposed setbacks for this development are 20 feet in the front, five feet on each side, 15 feet for a corner side and 20 feet in the rear. This site is designated as rural density residential on the General Plan. The proposed R-PD3 zoning is compatible with that designation.

The proposed open space exceeds the requirements of the zoning code for Residential Planned Development. Staff finds the proposed setbacks to be adequate. However, staff notes that the site immediately to the east, which was recently rezoned to R-1, will have a 15 foot wide planter along Elkhorn Road. In order to ensure consistency, staff believes that the subject site should include a planter of a similar width. Staff would have no objection to a planter that tapers from 15 feet on the east side to 10 feet on the west side. Staff spoke with the applicant regarding the planter and decided that a taper planter across to the eastern most lots would be sufficient. Therefore, staff recommended approval.

VICTOR RODRIGUEZ, 6574 Cloverwood Lane, appeared on behalf of the applicant and stated that Mr. Hughes, who is the property owner to the north, has decided to work with the property owner in acquiring the property because he is directly affected by it and because his neighbors are working with him to lay out the lots. Basically, the lots on the north side and the lots on the west side have been enlarged. The neighbors along Boyd Lane to the west are in agreement with most of it. Their only request was that curbs, gutters, sidewalks, and street lights not be put in along Boyd Lane so it would be compatible with the rest of the street. BART ANDERSON, Public Works, indicated that staff never voluntarily gives up improvements and would like to see the applicant build the full roads. COMMISSIONER GORDON verified with MR. RODRIGUEZ that he concurred with staff's conditions.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 46

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-69-99 - FARMANALI FAMILY TRUST

6. Construct half-street improvements including appropriate overpaving on Boyd Lane, Leon Avenue and Elkhorn Road adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, construct widened paving from the west edge of this site westward to Jones Boulevard; temporary "Goecke" paving may be used for such widened paving. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. The private access drive connecting this site to Elkhorn Road shall be gated and shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

8. If not already in place at the time of construction, extend public sewer service in the Elkhorn Road alignment to the west edge of this site and in the Leon Avenue alignment to the north edge of this site to locations acceptable to the City Planning Engineer as required by the Department of Public Works.

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

CAROL LEDUC, 7575 Rome Boulevard, commended MR. RODRIGUEZ for the time and effort he put in working with the neighbors and supports the proposed plan. It is a better plan because of the fact that there was neighborhood input. She noted that the new standards for the Northwest General Plan talks about urban streets and urban lights and the residents are still fighting about the rural street standards. She questioned why there have to be so many lights instead of leaving a more rural setting. MS. LEDUC asked how the urban streets and urban lights mentioned in the Northwest General Plan will be applied to these rural settings.

MR. ANDERSON replied that there is a proposed rural preservation area and a map delineates the rural areas. Within the rural preservation areas staff has allowed these rural standards. This site is not within the rural preservation area and as such by default the regular standard street sections would be imposed.

COMMISSIONER GALATI indicated that he appreciates the submittal of a better plan, but does not believe it is appropriate and the property should remain R-E.

ROBERT GENZER, Planning and Development, noted that the motion should include an amendment to Condition No. 1 that would allow the landscape planter to taper across the first two lots from 15 feet to 10 feet along Elkhorn.

COMMISSIONER SKAAR clarified with MR. GENZER that the landscape planter will taper from the first two lots on the east adjacent to Leon Avenue going west.

The City Council will set a date for a Public Hearing on this item at their 12/1/99 meeting. The Public Hearing will be heard by the City Council on 12/15/99.

(7:13 - 7:22) 1- 2627

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-69-99 - FARMANALI FAMILY TRUST

APPROVED

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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. 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 onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

11. A Homeowner's Association shall be established to maintain all 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. Construct a minimum of paving and curb and gutter on all private roadways within this site as required by the Department of Public Works.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 48

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-69-99 - FARMANALI FAMILY TRUST

APPROVED

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

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

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 49

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-69-99 - FARMANALI FAMILY TRUST

APPROVED

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

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

17. 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.

18. 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.

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

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 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.

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 50

24320

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-69-99 - FARMANALI FAMILY TRUST

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

NOTICES MAILED: 47

APPROVALS: 0

PROTESTS: 1

APPROVED

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 51

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-11.

VAC-50-99 - LARRY HUGHES

Petition to vacate portions of Boyd Lane and Leon Avenue, between Severance Lane and Elkhorn Road, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been 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.

Quinn -

APPROVED SUBJECT TO STAFF'S CONDITIONS
Unanimous with Moran excused

ANDREW REED, Planning and Development, noted that the applicant proposes to vacate portions of Boyd Lane and Leon Avenue thereby reducing the eventual right-of-way width of both streets from 60 to 51 feet. This request will not reduce the traffic handling capacity of the affected street and therefore staff recommended approval.

VICTOR RODRIGUEZ, 6574 Cloverwood Lane, concurred with staff's conditions.

The City Council will set a date for a Public Hearing on this item at their 12/1/99 meeting. The Public Hearing will be heard by the City Council on 12/15/99.

(7:22 - 7:23) 1- 3089

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 52

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VAC-50-99 - LARRY HUGHES

APPROVED

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

NOTICES MAILED: 14

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 53

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D.

DIRECTOR'S BUSINESS:

D-1.

TA-9-99

Discussion and possible action to Amend the Town Center Development Standards, Section D, Subsections 1.5 "Permitted Signs" and 1.H "Prohibited Signs".

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The Permitted and Prohibited Sign Standards should be modified as shown in the attached copy of the Strike Out version of the Development Standards.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITION
Unanimous with Moran excused

KYLE WALTON, Planning and Development, explained that the request is to amend the Town Center Development sections on Permitted signs and Prohibited signs. There has been some confusion in the past because the language is vague and not specific in some areas. He pointed out the portions that are to be deleted and those that are to be added and requested approval.

COMMISSIONER BUCKLEY clarified with MR. WALTON that this would simply bring the sign standards in conformity with the general requirements of Title 19A.14 which clarify how a particular type of sign can be allowed in Town Center.

COMMISSIONER SKAAR thanked staff and the City Attorney's Office for working with her and adding "All signs not expressly delineated as permitted herein are prohibited". This will eliminate a lot of the confusion that had the area residents concerned.

COMMISSIONER MACK also thanked staff for bringing this forward. He received several telephone calls from the community as it has been a hot subject and residents of the new Ward 6 will be happy to see this implemented.

CHAIRMAN BUCKLEY noted that this will be forwarded to City Council in Ordinance Form.

This item will be forward to City Council in Ordinance Form.

(6:08 - 6:10) 1-254

PLANNING COMMISSION

MEETING OF

NOVEMBER 4, 1999

City of Las Vegas

AGENDA & MINUTES

Page 54

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

E.

CITIZENS PARTICIPATION:

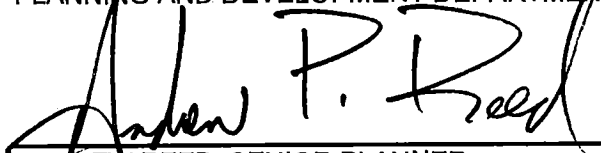
ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

None

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 7:23 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT


ANDREW REED, SENIOR PLANNER

/ac