

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 2, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 1

COMMISSIONERS

MICHAEL BUCKLEY, CHAIRMAN

CRAIG GALATI, VICE CHAIRMAN

HANK GORDON

MICHAEL MACK

MARILYN MORAN

STEPHEN QUINN

LENI SKAAR

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the November 4, 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.

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

Page 2

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.

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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PLANNING COMMISSION MEETING

DECEMBER 2, 1999

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108

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

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. ABEYANCE - 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 TC (Town Center), Size: 30.00 Acres, No. of Lots: 1, Ward 4 (Brown).
- A-2. TM-51-99 - TORREY PINES RANCH ESTATES - U. S. HOME CORPORATION - Request for a Tentative Map on property located on the northwest corner of Azure Drive and Torrey Pines Drive, R-E (Residence Estates) Zone, Size: 18.70 Acres, No. of Lots: 33, Ward 4 (Brown).
- A-3. TM-52-99 - ASPEN MEADOWS - KIMBALL HILL HOMES NEVADA, INC. - Request for a Tentative Map on property located on the south side of Alta Drive, approximately 850 feet west of Pavilion Center Drive, P-C (Planned Community) Zone, Size: 13.04 Acres, No. of Lots: 113, Ward 2 (L. B. McDonald).
- A-4. TM-53-99 - CHEYENNE/HUALAPAI NORTH - PERMA-BILT HOMES - Request for a Tentative Map on property located on the northwest corner of Gowan Road and Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 59.25 Acres, No. of Lots: 258, Ward 4 (Brown).
- A-5. FM-82-99 - TORREY PINES RANCH ESTATES - U. S. HOME CORPORATION - Request for a Final Map on property located on the northwest corner of Azure Drive and Torrey Pines Drive, R-E (Residence Estates) Zone, Size: 18.50 Acres, No. of Lots: 33, Ward 4 (Brown).
- A-6. RM-3-99 - A PORTION OF SAINT FRANCIS PARK - BOTT 1983 TRUST - Request for a Reversionary Map on property located on the south side of Tropical Parkway, approximately 250 feet east of Jones Boulevard, U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 16.18 Acres, No. of Lots: 2, Ward 4 (Brown).
- A-7. A-48-99(A) - ALLEN FOX - Petition to annex property generally located on the south side of Gowan Road, approximately 350 feet west of the future Western Beltway, containing approximately 5 acres of land, Ward 4 (Brown), APN: 137-12-301-006.

Agenda

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PLANNING COMMISSION MEETING

DECEMBER 2, 1999

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108

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

Page 4

- A-8. Z-25-88(7) - GAREHIME FAMILY TRUST 1993, ET AL ON BEHALF OF FAMILIAN DEVELOPMENT - Request for a Reinstatement and Extension of Time on an approved Rezoning on property located on the southeast corner of Alexander Road and Tenaya Way, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 5.00 Acres, Ward 4 (Brown), APN: 138-10-501-009.

B. NON PUBLIC HEARING ITEMS:

- B-1. SD-31-99 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the northwest corner of Grand Teton Drive and Durango Drive FOR A PROPOSED 31,700 SQUARE FOOT RETAIL CENTER, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 6.03 Acres, Ward 4 (Brown), APN's: 125-08-806-005 and 006.
- B-2. Z-68-85(51) - BERLIN INDUSTRIES INC. ON BEHALF OF SWISHER AND HALL ARCHITECTS - Request for a Site Development Plan Review on property located at 7350 Prairie Falcon Road FOR A PROPOSED 90,819 SQUARE FOOT ADDITION TO AN EXISTING INDUSTRIAL BUILDING, C-PB (Planned Business Park), Size: 7.42 Acres, Ward 4 (Brown), APN's: 138-15-310-003 and 010.
- B-3. Z-139-88(37) - VILLAGE SQUARE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the north side of Sahara Avenue and the west side of Fort Apache Road FOR A PROPOSED 10,005 SQUARE FOOT RETAIL BUILDING, C-1 (Limited Commercial) Zone, Size: 0.56 Acres, Ward 2 (L. B. McDonald), APN: 163-06-816-023.
- B-4. Z-139-88(38) - VILLAGE SQUARE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the north side of Sahara Avenue and the west side of Fort Apache Road FOR A PROPOSED 1,200 SQUARE FOOT RETAIL BUILDING, C-1 (Limited Commercial) Zone, Size: 0.11 Acres, Ward 2 (L. B. McDonald), APN: 163-06-816-023.
- B-5. Z-139-88(39) - VILLAGE SQUARE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the north side of Sahara Avenue and the west side of Fort Apache Road FOR A PROPOSED 9,079 RETAIL BUILDING, C-1 (Limited Commercial) Zone, Size: 0.52 Acres, Ward 2 (L. B. McDonald), APN: 163-06-816-023.

C. PUBLIC HEARING ITEMS:

- C-1. U-78-98(1) - BUFFALO & LAKE MEAD BOULEVARD, LIMITED LIABILITY COMPANY ON BEHALF OF HAE UN LEE - Request for a Review of Condition on an approved Special Use Permit on property located at 7411 West Lake Mead Boulevard TO DELETE CONDITION OF APPROVAL #1 TO ALLOW THE SALE OF INDIVIDUAL CANS AND QUART SIZE OR SIMILAR SIZE BOTTLES OF BEER WHICH WAS PREVIOUSLY PROHIBITED IN CONJUNCTION WITH A PROPOSED LIQUOR STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L. B. McDonald), APN: 138-22-302-008.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 2, 1999

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108

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

Page 5

- C-2. VAC-56-99 - UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA - Petition to vacate the remaining portion of Alturas Avenue between Shadow Lane and Willow Street, sixty feet wide, between Alturas Avenue and Goldring Avenue, Ward 1 (McDonald).
- C-3. VAC-57-99 - FOCUS COMMERCIAL GROUP - Petition to vacate portions of public rights-of-way and U.S. Government Patent Reservations generally located south of Lone Mountain Road, west of Barden Road, east of Puli Drive, and north of Cheyenne Avenue, Ward 4 (Brown).
- C-4. VAC-58-99 - AMLAND DEVELOPMENT - Petition to vacate a ten foot (10') wide public drainage easement generally located south of Sky Pointe Drive, west of Tenaya Way, Ward 4 (Brown).
- C-5. U-26-99 - GLENVIEW DEVELOPMENT CORPORATION ON BEHALF OF KIDS R KIDS - Request for a Special Use Permit on property located on the north side of Gowan Road, approximately 360 feet east of Durango Drive, FOR A 12,358 SQUARE FOOT CHILD CARE CENTER, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-CL (Single Family Compact-Lot), Ward 4 (Brown), APN's: 138-09-201-021 and 022.
- C-6. U-121-99 - ICKES FAMILY TRUST ON BEHALF OF DONREY OUTDOOR ADVERTISING - Request for a Special Use Permit on property located on the southeast corner of Wall Street and Western Avenue FOR A PROPOSED RELOCATED 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN, M (Industrial) Zone, Ward 1 (McDonald), APN: 162-04-513-015.
- C-7. U-122-99 - ARTS FACTORY LIMITED LIABILITY COMPANY ON BEHALF OF CHANCELLOR/MARTIN MEDIA - Request for a Special Use Permit on property located at 107 East Charleston Boulevard FOR A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN, C-2 (General Commercial) Zone, Ward 1 (McDonald), APN: 139-33-811-017.
- C-8. U-123-99 - S & S #2, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located at 400 North Eastern Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 4,184 SQUARE FOOT CONVENIENCE STORE (AJ'S MINI-MART); AND FOR A WAIVER OF THE MINIMUM 400 FOOT SEPARATION REQUIREMENT FROM A CHURCH AND A CHILD CARE FACILITY, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN: 139-36-210-003.
- C-9. Z-34-81(10) - PECCOLE 1982 TRUST ON BEHALF OF PECCOLE NEVADA CORPORATION - Request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, between Fort Apache Road and Odette Lane, FOR A PROPOSED 151,612 SQUARE FOOT RETAIL BUILDING (COSTCO), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Size: 16.74 Acres, Ward 2 (L. B. McDonald), APN's: 163-05-101-001 and 163-05-501-001.

Agenda

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PLANNING COMMISSION MEETING

DECEMBER 2, 1999

Council Chambers 400 Stewart Avenue
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<http://www.ci.las-vegas.nv.us>

Page 6

- C-10. U-124-99 - PECCOLE 1982 TRUST ON BEHALF OF PECCOLE NEVADA CORPORATION - Request for a Special Use Permit on property located on the south side of Charleston Boulevard, between Fort Apache Road and Odette Lane, FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED 151,612 SQUARE FOOT RETAIL BUILDING (COSTCO), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (L. B. McDonald), APN's: 163-05-101-001 and 163-05-501-001.
- C-11. U-125-99 - PECCOLE 1982 TRUST ON BEHALF OF PECCOLE NEVADA CORPORATION - Request for a Special Use Permit on property located on the south side of Charleston Boulevard, between Fort Apache Road and Odette Lane, FOR THE OFF-PREMISE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED 151,612 SQUARE FOOT RETAIL BUILDING (COSTCO), U (Undeveloped) Zone (SC [Service Commercial] General Plan Designation) under Resolution of Intent to C-2 (General Commercial), Ward 2 (L. B. McDonald), APN's: 163-05-101-001 and 163-05-501-001.
- C-12. U-126-99 - PECCOLE 1982 TRUST ON BEHALF OF PECCOLE NEVADA CORPORATION - Request for a Special Use Permit on property located on the southeast corner of Charleston Boulevard and Fort Apache Road FOR A RESTAURANT/SERVICE BAR IN CONJUNCTION WITH A PROPOSED 12,048 SQUARE FOOT RESTAURANT (CLAIM JUMPER), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (L. B. McDonald), APN: 163-05-101-001.
- C-13. U-127-99 - SAHARA WEST PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF NISSAN WEST - Request for a Special Use Permit on property located at 4601 West Sahara Avenue TO ALLOW A MINOR AUTO REPAIR GARAGE, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 162-07-101-004.
- C-14. Z-63-94(6) - WEST VALLEY ASSEMBLY OF GOD ON BEHALF OF PACIFIC BELL MOBILE SERVICES - Request for a Site Development Plan Review on property located at 8100 Westcliff Drive FOR A PROPOSED 45 FOOT HIGH WIRELESS COMMUNICATIONS ANTENNA IN CONJUNCTION WITH A CHURCH TOWER SIGN, U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] under Resolution of Intent to C-V (Civic), Size: 15.00 Acres, Ward 2 (L. B. McDonald), APN: 138-28-401-013.
- C-15. Z-37-95(11) - CHEYENNE COMMERCIAL, LIMITED LIABILITY COMPANY ON BEHALF OF ROBERT A. PAQUIN - Request for a Site Development Plan Review on property located on the north side of Cheyenne Avenue, approximately 630 feet west of Durango Drive, FOR A PROPOSED 4,900 SQUARE FOOT RESTAURANT (THE ORIGINAL PANCAKE HOUSE), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size 1.38 Acres, Ward 4 (Brown), APN: 138-08-801-017.
- C-16. Z-84-96(4) - RESTAURANT ROW, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located at 1931 North Rainbow Boulevard FOR A CONSOLIDATED FREESTANDING GROUND SIGN, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 1.61 Acres, Ward 2 (L. B. McDonald), APN: 138-22-713-004.

Agenda

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PLANNING COMMISSION MEETING

DECEMBER 2, 1999

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

Page 7

- C-17. Z-76-98(10) - ROME 13 75, ET AL - Request for a Site Development Plan Review on property located on the southwest corner of Buffalo Drive and Rome Boulevard FOR A PROPOSED 265,100 SQUARE FOOT COMMERCIAL CENTER, TC (Town Center) Zone, Size: 24.85 Acres, Ward 4 (Brown), APN's: 125-21-801-003, 004, 012, 015 and 017.
- C-18. Z-70-99 - BONANZA LAND CORPORATION ON BEHALF OF JOEL S. HARRIS - Request for a Rezoning on property located at 717 Clark Avenue, From R-1 (Single Family Residential) To: P-R (Professional Office and Parking), PROPOSED USE: 1,790 SQUARE FOOT OFFICE, Size: 0.25 Acres, Ward 1 (McDonald), APN: 139-34-710-048.
- C-19. Z-71-99 - GEORGE W. COUCH III & DOUGLAS E. SIMMS ON BEHALF OF GREAT AMERICAN CAPITAL - Request for a Rezoning on property located on the southeast corner of Craig Road and Tenaya Way, From: U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] To: C-1 (Limited Commercial) and O (Office), PROPOSED USE: 163,281 SQUARE FOOT RETAIL CENTER AND 83,600 SQUARE FOOT BUSINESS CENTER (OFFICE BUILDINGS), Size: 23.86 Acres, Ward 4 (Brown), APN's: 138-03-701-001, 002, 005, 007 through 010, 015 and 016.
- D. DIRECTOR'S BUSINESS:
- D-1. DB-11-99 - Election of Planning Commission Officers for 2000.
- 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

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
5:15 PM	
<u>COMMISSIONERS BRIEFING:</u>	
<u>PRESENT:</u>	
Michael Buckley - Chairman Craig Galati - Vice Chairman Hank Gordon Michael Mack Marilyn Morañ Leni Skaar	Andrew Reed, Planning and Development Department, called the Briefing to order at 5:33 P.M.
<u>EXCUSED:</u>	
Stephen Quinn	
<u>STAFF PRESENT:</u>	
Tim Chow - Planning & Development Dept. Bob Genzer - Planning & Development Dept. Andrew Reed - Planning & Development Dept. Kyle Walton, Planning & Development Dept. Sue Barton - Planning & Development Dept. Bart Anderson - Public Works Rick Schroder - Public Works Steve George - City Attorney's Office Linda Owens - City Clerk's Office	<u>Item No. B-1, SD-31-99:</u> Mr. Reed said that at 4:30 p.m. today a FAX was received requesting this item be held in abeyance to the 12/16/99 meeting.
	<u>Item No. C-2, VAC-56-99:</u> Mr. Reed stated this is a Vacation in the Medical District. On 12/1/99 the applicant requested abeyance to the 12/16/99 Planning Commission meeting to enable UMC to acquire additional property in the area.
	<u>Item No. C-3, VAC-57-99:</u> Mr. Reed said this request is located in the West Lone Mountain Plan area. Due to incorrect information provided by the applicant, the Public Hearing Notice for this item contained an error. Staff would like to have this item held in abeyance to the 12/16/99 Planning Commission meeting.
	<u>Item Nos. C-5, U-26-99, C-6, U-121-99, C-7, U-122-99, and C-13, U-127-99:</u> Mr. Reed stated that due to a staff error, the Public Hearing signs for these items were not delivered to the applicants, and therefore were not posted. These items should be held in abeyance to the 12/16/99 Planning Commission meeting, but will still be considered by the City Council on 1/19/00 as originally scheduled, thus causing no delay to the applicants.
	<u>Item No. C-12, U-126-99:</u> Mr. Reed noted that the applicant applied for a restaurant/service bar at Charleston Boulevard and Fort Apache Road. Staff has determined that the floor plan submitted with this request does not comply with the definition of a service bar, as clearly specified by the Zoning Code. The applicant was informed of this issue on 11/22/99, but elected to proceed with the application. The applicant did not provide a floor plan at the pre-application conference for this request, and staff believes this problem could have been addressed earlier if the applicant had done so.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. C-17, Z-76-98(10):

Bart Anderson, Public Works, presented revised conditions for Condition Nos. 19 and 21. Staff has had discussions with the applicant in the last couple of days. Buffalo will be re-aligned to go north/south where it turns into the Spaghetti Bowl. Because staff added a requirement for a new Buffalo Connector Street, which was included at the request of the neighbors, that has changed the equation. Staff always thought there would be full width improvements, but the applicant objects since this is a public street. Staff would be willing to work with the applicant prior to this application going to the City Council. If the improvements are not done in the required time, the request could be brought back by the City Council and a penalty assessed. However, that is not in the Code at the present time, but the Subdivision Code is being re-written. Construction has to commence in one year.

Item No. D-2, DB-13-99:

Mr. Reed stated this item involves Senate Bill 919, Impact Statement requirements. Because there are items on this agenda that are affected by this legislation, staff recommended that this item be moved up and heard before the "B" items.

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

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

6:00 PM

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

CALL TO ORDER:

6:05 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 Present

Stephen Quinn Excused

Leni Skaar Present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

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

Clark County Government Center,
500 South Grand Central Parkway

Senior Citizens Center,
450 East Bonanza Road

Clark County Courthouse,
200 East Carson Avenue

Court Clerk's Office Bulletin Board,
City Hall Plaza

City Hall Plaza, Special Outside Posting
Bulletin Board

MINUTES:

Approval of the minutes of the November 4, 1999 Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 6:05 P.M.

STAFF PRESENT:

Tim Chow, Director,
Planning and Development Department

Bob Genzer, Deputy Director,
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, Planner I,
Planning and Development Department

Bart Anderson, Project Engineer,
Public Works

Rick Schroder, Engineer,
Public Works

Steve George, Deputy City Attorney,
City Attorney's Office

Linda Owens, Deputy City Clerk,
City Clerk's Office

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

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

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 4

24210

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

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 5

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.

ABEYANCE - 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 TC (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.

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

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

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH THE SECOND SENTENCE IN CONDITION NO. 1 AMENDED AS FOLLOWS: "IN ADDITION, DEDICATE APPROPRIATE RIGHT-OF-WAY TO TERMINATE REGENA AVENUE IN A MANNER CONSISTENT WITH THE APPROVAL OF PUBLIC WORKS."

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

CHAIRMAN BUCKLEY stated this item would be heard separately from the Consent items.

CHAIRMAN BUCKLEY brought this item forward after staff's report on Item No. D-2.

ANDREW REED, Planning and Development, stated this request is for a commercial subdivision which consists of one lot on 30.00 acres. The Tentative Map is in conformance with the Zoning District regulations. Staff recommended approval, subject to the conditions.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. There have been meetings with Public Works. He requested modification of Condition No. 1 to have the second sentence read as follows: "In addition, dedicate appropriate right-of-way to terminate Regena Avenue." Regena Avenue had an alignment that went through the middle of this site. Because of potentially putting traffic onto that street and creating an appropriate buffer, it was the intent to vacate Regena Avenue through the middle of this site. The decision is how to terminate that street when it reaches this site. Public Works prefers a cul-de-sac. There

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 6

24211

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

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.

are other alternatives that can provide fire access in and out of that street. There could be a crash gate so the Fire Department can get through this site without a turnaround. The cul-de-sac would significantly impact this site. This site was designed for car storage. A cul-de-sac would require completely redesigning the site plan. They agree there has to be a termination.

BART ANDERSON, Public Works, responded that the only acceptable form of terminating a public street according to City standards is a full cul-de-sac. A crash gate might be acceptable to Fire Services, but it is unacceptable to Public Works because of the street sweepers and general public turning around. Deviating from the standard would have to be at the direction of the Planning Commission.

VICE CHAIRMAN GALATI asked if there is a possibility the cul-de-sac could be on the adjacent parcels.

ATTORNEY FIORENTINO replied that is a possibility. However, that would require additional dedication from a property owner. There is a chance that in five years Regena Avenue will not exist because of the way Town Center will develop.

COMMISSIONER SKAAR wondered if there is a parking problem on this site.

ATTORNEY FIORENTINO responded that the issue is not losing required parking.

COMMISSIONER SKAAR suggested having a driveway on the east side of the cul-de-sac that attaches to the car dealership, which would require losing a couple of parking spaces.

ATTORNEY FIORENTINO said that could be an option, but if the condition stipulates a cul-de-sac, that would not be feasible. There are alternatives that could work and have less impact on this project. They plan to continue working with Public Works.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

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;

COMMISSIONER SKAAR said that aside from the fact a couple of trees would be lost on the east side of the cul-de-sac, perhaps the fence could be moved to the east so that it attaches to the south end of the car dealership and the driveway be along the east side of the cul-de-sac.

ATTORNEY FIORENTINO replied that would be technically feasible. This site is not parking impaired.

VICE CHAIRMAN GALATI noted that this is not a heavily traveled street. Perhaps a hammerhead could be worked out.

MR. ANDERSON said the Planning Commission can direct Public Works to allow an alternative other than the standard, but there still should be wording that the final design would have to be approved by Public Works.

ATTORNEY FIORENTINO suggested wording as follows in the second sentence in Condition No. 1: "Terminate Regena Avenue in a manner approved by Public Works."

This is final action.

(6:18 - 6:20) 1 - 420

(6:26 - 6:39) 1 - 670

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 8

24212

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

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

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

TM-51-99 - TORREY PINES RANCH ESTATES
- U. S. HOME CORPORATION

Request for a Tentative Map on property located on the northwest corner of Azure Drive and Torrey Pines Drive, R-E (Residence Estates) Zone, Size: 18.70 Acres, No. of Lots: 33, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Dedicate 40 feet of right-of-way adjacent to this site for Torrey Pines Drive, 30 feet for Azure Drive, and a 20 foot radius at the northwest corner of Torrey Pines Drive and Azure Drive as required by the Department of Public Works.
2. Construct half-street improvements including appropriate overpaving on Torrey Pines Drive and Azure Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. Provide a minimum of two lanes of paved, legal access to this site along a logical route prior to final inspection of any units within this development as required by the Department of Public Works.
4. If not already in place at the time of development, construct public sewer in the Torrey Pines Drive alignment to the north edge of this site concurrent with development of this site as required by the Department of Public Works. Also, construct a public sewer stub at the west edge of this site in the Azure Drive alignment.

Galati -

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

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:20 - 6:25) 1 - 480

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-51-99 - TORREY PINES RANCH ESTATES
- U. S. HOME CORPORATION

APPROVED

5. 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.

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

7. Site development to comply with all applicable conditions of approval for U-81-97 and all other site-related actions as required by the Department of Public Works.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 12

24214

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-51-99 - TORREY PINES RANCH ESTATES
- U. S. HOME CORPORATION

APPROVED

8. 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.

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.

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

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

TM-52-99 - ASPEN MEADOWS - KIMBALL HILL HOMES NEVADA, INC.

Request for a Tentative Map on property located on the south side of Alta Drive, approximately 850 feet west of Pavilion Center Drive, P-C (Planned Community) Zone, Size: 13.04 Acres, No. of Lots: 113, Ward 2 (L. B. McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. If not already constructed or guaranteed by the Master Developer at the time of development of this site, construct all incomplete half-street improvements (sidewalk) on Alta Drive and Palo Brea Road adjacent to this site concurrent with development as required by the Department of Public Works.

2. Sight Visibility Restriction Easements (S.V.R.E.'s) shall be shown on the Final Map for this site including a note indicating they are to be privately maintained with no landscaping or sight restricting improvements (such as walls or fences) taller than 30 inches within the easement area as required by the Department of Public Works.

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

4. Gated entrances shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58 as required by the Department of Public Works.

Galati -

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

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:20 - 6:25) 1 - 480

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-52-99 - ASPEN MEADOWS - KIMBALL
HILL HOMES NEVADA, INC.

APPROVED

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study.

6. Site development to comply with all applicable conditions of approval for the Arbors at Summerlin Village 11/12 Unit 2C.

7. Site development to comply with the Summerlin Development and Improvement Standards.

8. 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 approval for such is received from the Planning Commission prior to approval of this Tentative Map.

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.

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.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-52-99 - ASPEN MEADOWS - KIMBALL
HILL HOMES NEVADA, INC.

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

APPROVED

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

TM-53-99 - CHEYENNE/HUALAPAI NORTH -
PERMA-BILT HOMES

Request for a Tentative Map on property located on the northwest corner of Gowan Road and Hualapai Way, U (Undeveloped) Zone [PCD (Planned-Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 59.25 Acres, No. of Lots: 258, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Dedicate 50 feet of right-of-way adjacent to this site for Hualapai Way, 30 feet for Shadow Peak Street, a 25 foot radius on the northwest corner of Hualapai Way and Gowan Road and a 15 foot radius at the northeast corner of Gowan Road and Shadow Peak Street as required by the Department of Public Works.
2. Construct half-street improvements including appropriate overpaving on Gowan Road and on Hualapai Way adjacent to this site, and construct half-street improvements including appropriate overpaving (if legally able) as well as full width paving of the cul-de-sac turn around at the terminus of Shadow Peak Street adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
3. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required 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.

Galati -

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

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:20 - 6:25) 1 - 480

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-53-99 - CHEYENNE/HUALAPAI NORTH -
PERMA-BILT HOMES

APPROVED

4. All active gated private entry drives shall be designed, located and constructed in accordance with City Standard Drawing #222a as required by the Department of Public Works. The gated access drive shown on Hualapai Way (Winnie Hansen Avenue) does not meet this criteria and shall be restricted to egress only.

5. A site-specific update to the Master Traffic Impact Analysis for the Lone Mountain Planned Development shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis update shall address the proposed elimination of the "loop drive" connecting Shadow Peak Street and Spring Shadow Road and the subsequent termination of Shadow Peak Street in a cul-de-sac. The Traffic Impact Analysis shall also address "Safe Routes to School" in anticipation of the proposed public school immediately north of this site (across the Gilmore Channel) and shall address the possible need for pedestrian access from this site across the Gilmore Channel to access such future public school. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis update, 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.

6. A site-specific Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or the recordation of a Final Map for this subdivision site. Provide and improve all drainageways as recommended in the approved drainage plan/study. No individual lots shall record within the 400 foot Gilmore Channel

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-53-99 - CHEYENNE/HUALAPAI NORTH -
PERMA-BILT HOMES

APPROVED

Corridor (excepting lots 60 and 61 on James Harbin Avenue) until such time as the final design of the channel is approved by the Department of Public Works.

7. Site development to comply with all applicable conditions of approval for Z-33-97.

8. 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.

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.

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

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

FM-82-99 - TORREY PINES RANCH ESTATES
- U. S. HOME CORPORATION

Request for a Final Map on property located on the northwest corner of Azure Drive and Torrey Pines Drive, R-E (Residence Estates) Zone, Size: 18.50 Acres, No. of Lots: 33, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Final Maps shall be in conformance with the approved Tentative Map.
2. Site development to comply with all previous conditions of approval for the Torrey Pines Ranch Estates Tentative Map.
3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

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

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:20 - 6:25) 1 - 480

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

RM-3-99 - A PORTION OF SAINT FRANCIS
PARK - BOTT 1983 TRUST

Request for a Reversionary Map on property located on the south side of Tropical Parkway, approximately 250 feet east of Jones Boulevard, U (Undeveloped) - Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 16.18 Acres, No. of Lots: 2, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

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-8, SUBJECT TO
STAFF'S CONDITIONS.**

**Unanimous
(Quinn excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:20 - 6:25) 1 - 480

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-7.

A-48-99(A) - ALLEN FOX

Petition to annex property generally located on the south side of Gowan Road, approximately 350 feet west of the future Western Beltway, containing approximately 5 acres of land, Ward 4 (Brown), APN: 137-12-301-006.

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

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

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

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

(6:20 - 6:25) 1 - 480

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 22

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8.

Z-25-88(7) - GAREHIME FAMILY TRUST 1993,
ET AL ON BEHALF OF FAMILIAN
DEVELOPMENT

Request for a Reinstatement and Extension of Time on an approved Rezoning on property located on the southeast corner of Alexander Road and Tenaya Way, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 5.00 Acres, Ward 4 (Brown), APN: 138-10-501-009.

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Condition of Approval #4 of Z-25-88(6) shall be amended to read as follows: "Construct half-street improvements on Alexander Road from Tenaya Way to the west end of the Nevada Department of Transportation overpass right-of-way (approximately 850 linear feet) as required by the Department of Public Works. Construction of all required public street improvements on Alexander Road shall commence within 12 months of City Council approval of this Extension of Time action. Failure to comply with this condition shall result in this item being reconsidered by the City Council."

2. Condition of Approval #5 of Z-25-88(6) shall be amended to read as follows: "Construct half-street improvements on Tenaya Way and full-width improvements on Dalecrest Drive as required by the Department of Public Works. Construction of all required public street improvements on Tenaya Way shall commence within 12 months of City Council approval of this Extension of Time action. Failure to comply with this condition shall result in this item being reconsidered by the City Council."

3. Site development to comply with all applicable conditions of approval for Z-25-88 as amended by each successive Extension of Time, and all other subsequent site-related actions as required by the Department of Public Works.

Galati -

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

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

To be heard by the City Council on 1/19/00.

(6:20 - 6:25) 1 - 480

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 23

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-25-88(7) - GAREHIME FAMILY TRUST 1993,
ET AL ON BEHALF OF FAMILIAN
DEVELOPMENT

4. The Extension of Time shall expire on
January 19, 2001.

5. Conformance to all Ordinance
Amendments enacted subsequent to the original
approval.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

APPROVED

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 24

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B.

B-1.

NON PUBLIC HEARING ITEMS:

SD-31-99 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on property located on the northwest corner of Grand Teton Drive and Durango Drive FOR A PROPOSED 31,700 SQUARE FOOT RETAIL CENTER, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 6.03 Acres, Ward 4 (Brown), APN's: 125-08-806-005 and 006.

Galati -

ABEYANCE TO THE 1/13/00 PLANNING COMMISSION MEETING.

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

CHAIRMAN BUCKLEY stated the applicant has requested this item be held in abeyance.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. They submitted a letter to the City this afternoon requesting this item be held for two weeks. There have been discussions with the Tule Springs Homeowners Association, but the applicant would like to have more time to resolve some of the issues. There are questions concerning the trail alignments in this area, which may affect the site plan. Staff feels this item should be a Public Hearing, but it would take longer than two weeks to get the application noticed, which would be acceptable.

BOB GENZER, Planning and Development, added that in reviewing the record, this property was rezoned in the County and then annexed into the City. A condition of approval was that any significant modification to the site plan come back as a public hearing. In annexing the property, the City has accepted all the conditions associated with the rezoning in the County. Therefore, it has to be done as a Public Hearing and will take at least 30 days to do the required notification and review any revisions to the site plan.

COMMISSIONER SKAAR commented that there were conditions imposed in the County of no gasoline sales and no access onto Durango. The site plan before the Commissioners indicates both of them. She thought there was a pueblo style of architecture that was worked out with the neighbors prior to the rezoning in the County and that is not the elevations being shown in the Staff Report.

ATTORNEY FIORENTINO responded that they want to discuss the architecture with the Tule Springs Homeowners Association.

To be heard by the Planning Commission on 1/13/00 in a Public Hearing.

(6:07 - 6:11) 1 - 55

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 25

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-2.

Z-68-85(51) - BERLIN INDUSTRIES INC. ON
BEHALF OF SWISHER AND HALL
ARCHITECTS

Request for a Site Development Plan Review on property located at 7350 Prairie Falcon Road FOR A PROPOSED 90,819 SQUARE FOOT ADDITION TO AN EXISTING INDUSTRIAL BUILDING, C-PB (Planned Business Park), Size: 7.42 Acres, Ward 4 (Brown), APN's: 138-15-310-003 and 010.

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised site plan depicting a minimum width for the internal driveways of 24 feet for two-way traffic.
2. Conformance to all applicable conditions of approval for Rezoning Application Z-68-85.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits as required by the Department of Public Works.
4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

Moran -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati abstaining from voting because of his involvement in prior negotiations on this project. (Quinn excused)

SUE BARTON, Planning and Development, stated this is a request for an addition to an existing 50,600 square foot printing building. This property is located in the Las Vegas Technology Center. The Las Vegas Technology Center Architectural Review Committee approved this addition. Sufficient parking is proposed. Access is via three existing and one proposed driveway from Prairie Falcon Road and one from Crimson Canyon Drive. This addition will be located on the eastern portion of the site and will replace part of a park. The trees that will be removed from the park will be re-located into the existing and proposed 15 foot wide landscape planter adjacent to the north property line. This is compatible with existing surrounding land uses and future land uses projected by the General Plan. Staff recommended approval, subject to the conditions.

REBECCA RALSTON, Swisher and Hall, 2801 North Tenaya Way, Suite C, appeared to represent the application. She concurred with staff's conditions.

To be heard by the City Council on 1/19/00.

(6:39 - 6:42) 1 - 1120

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 26

24221

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-68-85(51) - BERLIN INDUSTRIES INC. ON
BEHALF OF SWISHER AND HALL
ARCHITECTS

APPROVED

5. Site development to comply with all applicable conditions of approval for Z-68-85 and all other site-related actions as required by the Department of Public Works.

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

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. 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-68-85(51) - BERLIN INDUSTRIES INC. ON
BEHALF OF SWISHER AND HALL
ARCHITECTS

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

APPROVED

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 28

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-3,

Z-139-88(37) - VILLAGE SQUARE, LIMITED
LIABILITY COMPANY

Request for a Site Development Plan Review on property located on the north side of Sahara Avenue and the west side of Fort Apache Road FOR A PROPOSED 10,005 SQUARE FOOT RETAIL BUILDING, C-1 (Limited Commercial) Zone, Size: 0.56 Acres, Ward 2 (L. B. McDonald), APN: 163-06-816-023.

STAFF RECOMMENDATION: APPROVAL,
subject to:

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

Galati -

ABEYANCE OF ITEM NOS. B-3, Z-139-88[37], B-4, Z-139-88[38] AND B-5, Z-139-88[39] TO THE 1/13/00 PLANNING COMMISSION MEETING TO ALLOW THE APPLICANT TIME TO WORK WITH STAFF ON THE PARKING AND ACCESS FOR THE CENTER .

**Motion carried with Gordon abstaining from voting because his firm owns the shopping center across the street and Mack abstaining from voting because of his relationship with Triple Five.
(Quinn excused)**

SUE BARTON, Planning and Development, stated this site is located in the south-central/south-eastern portion of the Wellington Commercial Center. Landscape planters are provided adjacent to the south, east and west edges of the property. The building elevations depict a stucco finish, with stone accent bands along the base of the columns. The site access and circulation will not negatively impact the adjacent roadways. Staff recommended approval, subject to the conditions.

JAMES GRINDSTAFF, Perlman Architects, 2230 Corporate Circle, #200, Henderson, Nevada appeared to represent the applicant. He concurred with the conditions.

VICE CHAIRMAN GALATI was concerned about the parking because of the lack of parking in the entire center.

CHAIRMAN BUCKLEY noticed there was an addendum to the previously approved drainage plan, but did not see an addendum to the previously approved traffic plan. He wondered how the original traffic study can be in effect without being updated when there are additional projects.

BOB GENZER, Planning and Development, was unsure whether there was an original overall traffic study. This site is unique in that there never was an approved overall site plan. There was a plan that established parcels, but the buildings are coming in separately. Staff is attempting to track the buildings coming in with those that have been approved so there is sufficient parking for the overall site. Parking is being figured on current standards based on each item that comes forward.

MR. GRINDSTAFF responded that they have been submitting a revised parking summary every time they submit a request for a new building.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-139-88(37) - VILLAGE SQUARE, LIMITED LIABILITY COMPANY

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

COMMISSIONER MORAN felt this center has parking problems.

VICE CHAIRMAN GALATI felt this site is overbuilt at the present time. The parking is unsatisfactory and adding additional sites will make it worse. This entire parcel needs to be reviewed for additional parking. He requested this item be held in abeyance to have more information on the parking situation. Parking is a necessity for the tenants so customers can come to their businesses.

COMMISSIONER MORAN wants to see a study on the flow of traffic.

MR. GRINDSTAFF responded that they have eliminated curb cuts where they could create bottlenecks and have complied with the City's parking standards.

COMMISSIONER SKAAR wondered that if these three buildings are built whether there will be more pads as she was concerned about the parking situation.

MR. GRINDSTAFF responded that is the case unless there is a reconfiguration of the buildings.

NOTE: See Item Nos. B-4, Z-139-88[38] and B-5, Z-139-88[39] for further discussion.

To be heard by the Planning Commission on 1/13/00.

(6:42 - 6:58) 1 - 1240

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 30

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4.

Z-139-88(38) - VILLAGE SQUARE, LIMITED
LIABILITY COMPANY

Request for a Site Development Plan Review on property located on the north side of Sahara Avenue and the west side of Fort Apache Road FOR A PROPOSED 1,200 SQUARE FOOT RETAIL BUILDING, C-1 (Limited Commercial) Zone, Size: 0.11 Acres, Ward 2 (L. B. McDonald), APN: 163-06-816-023.

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The handicapped parking space depicted on the site plan must be redesigned to conform to the ADA van-accessibility standards.
2. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
3. Site development to comply with all applicable conditions of approval for Z-139-88, the Wellington Commercial subdivision, and all other site-related actions as required by the Planning and Development Department and the Department of Public Works.
4. All development shall be in conformance with the site development plan and building elevations as amended by the above conditions.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

Galati -

ABEYANCE OF ITEM NOS. ITEM NOS. B-3, Z-139-88[37], B-4, Z-139-88[38] AND B-5, Z-139-88[39] TO THE 1/13/00 PLANNING COMMISSION MEETING.

**Motion carried with Gordon abstaining from voting because his firm owns the shopping center across the street and Mack abstaining from voting because of his relationship with Triple Five.
(Quinn excused)**

SUE BARTON, Planning and Development, stated sufficient parking is being proposed. This site is located in the south-central portion of the Wellington Commercial Center. It is an internal retail pad. Access to this site is via one 24 foot wide driveway at the north side of the site. A concern is that the dimensions for the handicapped parking space are to be nine feet wide with an eight foot and five foot access aisle on one side. Access to the site is provided by internal driveways. No additional driveways are proposed. The access and circulation will not negatively impact the roadways. Adequate landscaping is provided. Staff recommended approval, subject to the conditions.

JAMES GRINDSTAFF, Perlman Architects, 2230 Corporate Circle, #200, Henderson, Nevada appeared to represent the applicant. They plan to adjust the handicapped parking to conform to the requirements. He concurred with the conditions.

NOTE: See Item Nos. B-3, Z-139-88[37] and B-5, Z-139-88[39] for further discussion.

To be heard by the Planning Commission on 1/13/00.

(6:42 - 6:58) 1 - 1240

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 31

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-139-88(38) - VILLAGE SQUARE, LIMITED
LIABILITY COMPANY

ABEYANCE

6. 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.

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

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 32

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-5.

Z-139-88(39) - VILLAGE SQUARE, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on property located on the north side of Sahara Avenue and the west side of Fort Apache Road FOR A PROPOSED 9,079 RETAIL BUILDING, C-1 (Limited Commercial) Zone, Size: 0.52 Acres, Ward 2 (L. B. McDonald), APN: 163-06-816-023.

STAFF RECOMMENDATION: APPROVAL, subject to:

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

Galati -

ABEYANCE OF ITEM NOS. ITEM NOS. B-3, Z-139-88[37], B-4, Z-139-88[38] AND B-5, Z-139-88[39] TO THE 1/13/00 PLANNING COMMISSION MEETING.

Motion carried with Gordon abstaining from voting because his firm owns the shopping center across the street and Mack abstaining from voting because of his relationship with Triple Five. (Quinn excused)

SUE BARTON, Planning and Development, stated this request is located in the eastern portion of the site. The building elevations depict a stucco finish, with stone accent bands along the base of the structure. The access and circulation will not negatively impact the neighborhood. The landscaping is adequate. Staff recommended approval, subject to the conditions.

JAMES GRINDSTAFF, Perlman Architects, 2230 Corporate Circle, #200, Henderson, Nevada appeared to represent the applicant. He concurred with the conditions.

NOTE: See Item Nos. B-3, Z-139-88[37] and B-4, Z-139-88[38] for further discussion.

To be heard by the Planning Commission on 1/13/00.

(6:42 - 6:58) 1 - 1240

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 33

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-139-88(39) - VILLAGE SQUARE, LIMITED
LIABILITY COMPANY

ABEYANCE

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

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 34

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C.

C-1.

PUBLIC HEARING ITEMS:

U-78-98(1) - BUFFALO & LAKE MEAD
BOULEVARD, LIMITED LIABILITY COMPANY
ON BEHALF OF HAE UN LEE

Request for a Review of Condition on an approved Special Use Permit on property located at 7411 West Lake Mead Boulevard TO DELETE CONDITION OF APPROVAL #1 TO ALLOW THE SALE OF INDIVIDUAL CANS AND QUART SIZE OR SIMILAR SIZE BOTTLES OF BEER WHICH WAS PREVIOUSLY PROHIBITED IN CONJUNCTION WITH A PROPOSED LIQUOR STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L. B. McDonald), APN: 138-22-302-008.

NOTICES MAILED: 305

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. The deletion of Condition #1 of U-78-98 which required the prohibition of the sale of individual cans and quart size or similar size bottles of beer. Conformance to all other Conditions of Approval of U-78-98 is required.

Skaar -

DENIED

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

SUE BARTON, Planning and Development, stated this store is currently under construction. Staff feels the public health, safety and general welfare of the City is best promoted and protected by requiring the prohibition of the sale of individual cans and quart size or similar size bottles of beer. Staff recommended denial.

KENNETH LEE, Lee's Discount Liquors, 7411 West Lake Mead Boulevard, appeared to represent the application. They do not sell single beers out of six-packs, but they do sell quartz. Eliminating quartz or similar size bottles takes away sales of micro brew and import beer which only come in 17 and 22 ounce bottles. They went to eight stores in the area and purchased single bottles of beer, so they should also be allowed to sell similar size bottles.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER GORDON noted that directly across the street will be soccer fields, which means there will be a significant amount of young people in the area.

COMMISSIONER MACK felt single containers promote people to drink and drive. He wondered what type of follow-up the City has to see that this requirement is enforced.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 35

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-78-98(1) - BUFFALO & LAKE MEAD
BOULEVARD, LIMITED LIABILITY COMPANY
ON BEHALF OF HAE UN LEE

BOB GENZER, Planning and Development, responded that there have been instances where there are follow-ups when there is a complaint.

CHAIRMAN BUCKLEY requested staff to check that none of the businesses on the submitted list are subject to that condition.

MR. LEE reiterated that some of the fine beers only come in 17 and 22 ounces. They don't carry malt liquors, etc. that promote underage drinking. He felt they are a responsible retailer.

COMMISSIONER SKAAR then made a motion for denial. However, she requested staff to see if there could be a differentiation between a brand name or manufacturer that does not wholesale their product that would be in a package.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that this application will appear before the City Council whether it is approved or denied.

To be heard by the City Council on 1/19/00.

(7:24 - 7:33) 1 - 3050

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 36

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-2.

VAC-56-99 - UNIVERSITY MEDICAL CENTER
OF SOUTHERN NEVADA

Petition to vacate the remaining portion of Alturas Avenue between Shadow Lane and Willow Street, sixty feet wide, between Alturas Avenue and Goldring Avenue, Ward 1 (McDonald).

ON DECEMBER 1ST, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE DECEMBER 16TH PLANNING COMMISSION MEETING TO ENABLE UMC TO ACQUIRE ADDITIONAL PROPERTY IN THE AREA.

Galati -

ABEYANCE TO THE 12/16/99 PLANNING COMMISSION MEETING.

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated the applicant has requested this item be held in abeyance to the 12/16/99 meeting to enable UMC to acquire additional property in the area.

DONALD HATE, University Medical Center, 1800 West Charleston Boulevard, appeared to represent the application. As this application is at the present time 903 Willow Street will be landlocked. Therefore, UMC needs to acquire that property. They are hopeful that an agreement can be reached with the owner of that property by the next meeting.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 12/16/99.

(6:11 - 6:13) 1 - 200

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 37

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3.

VAC-57-99 - FOCUS COMMERCIAL GROUP

Petition to vacate portions of public rights-of-way and U.S. Government Patent Reservations generally located south of Lone Mountain Road, west of Barden Road, east of Puli Drive, and north of Cheyenne Avenue, Ward 4 (Brown).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE UNTIL THE DECEMBER 16, 1999 PLANNING COMMISSION MEETING TO ALLOW A RENOTIFICATION OF THE REQUEST.

Galati -

ABEYANCE TO THE 12/16/99 PLANNING COMMISSION MEETING.

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated there has been a request by staff to hold this item in abeyance to the next meeting to allow time for renotification of the request.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He agreed to having this item held to the next meeting.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 12/16/99.

(6:13 - 6:14) 1 - 240

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 38

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4.

VAC-58-99 - AMLAND DEVELOPMENT

Petition to vacate a ten foot (10') wide public drainage easement generally located south of Sky Pointe Drive, west of Tenaya Way, Ward 4 (Brown).

NOTICES MAILED: 4

APPROVALS: 0

PROTESTS: 0

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. All development shall be in conformance with code requirements and design standards of all City departments.
3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate replacement public drainage easements shall be reserved or provided prior to recordation of the Order of Vacation for this site if recommended by the approved drainage plan/study.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Quinn excused)

ANDREW REED, Planning and Development, stated the applicant has indicated this drainage easement is no longer needed because a concrete pipe will be located within a new drainage easement to tie into a proposed storm drain system. Staff recommended approval, subject to the conditions.

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

CHAIRMAN BUCKLEY declared the Public Hearing open.

JEAN CHAPPELL, 6720 North Tioga Way, appeared in protest. She was concerned about the drainage because there is a problem with flooding on her street.

BRIAN PSIODA answered that that will be addressed in the Technical Drainage Study that will be approved by Public Works.

CHAIRMAN BUCKLEY pointed out that Condition No. 3 addresses the drainage issue.

BART ANDERSON, Public Works, explained that the City has to record the drainage easement which will not happen until the applicant has satisfied the City of other drainage corridors. The applicant is not allowed to make any existing conditions worse than they are at the present time.

COMMISSIONER MORAN urged the protester to contact Public Works in regard to the drainage issue.

To be heard by the City Council on 1/19/00.

(7:33 - 7:37) 1 - 3590

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 39

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VAC-58-99 - AMLAND DEVELOPMENT

APPROVED

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.

5. Development of these sites shall comply with all applicable conditions of approval for the Ann/Tenaya Commercial Subdivision and all other subsequent site-related actions as required by the Department of Public Works.

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

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 40

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-5.

U-26-99 - GLENVIEW DEVELOPMENT CORPORATION ON BEHALF OF KIDS R KIDS

Request for a Special Use Permit on property located on the north side of Gowan Road, approximately 360 feet east of Durango Drive, FOR A 12,358 SQUARE FOOT CHILD CARE CENTER, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-CL (Single Family Compact-Lot), Ward 4 (Brown), APN's: 138-09-201-021 and 022.

DUE TO A STAFF ERROR, THE PUBLIC HEARING SIGN FOR THIS REQUEST WAS NOT DELIVERED TO THE APPLICANT AND THEREFORE WAS NOT POSTED. THIS ITEM MUST BE HELD IN ABEYANCE UNTIL THE DECEMBER 16TH PLANNING COMMISSION MEETING, BUT WILL STILL BE CONSIDERED BY THE CITY COUNCIL ON JANUARY 19TH, IF APPROVED.

Galati -

ABEYANCE TO THE 12/16/99 PLANNING COMMISSION MEETING.

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated that due to a staff error, the Public Hearing sign for this request was not delivered to the applicant so it was not posted. This item has to be held to the next meeting, but will still be considered by the City Council as originally scheduled on 1/19/00, if approved.

There was no one present to represent this application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 12/16/99.

(6:14 - 6:15) 1 - 270

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 41

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6.

U-121-99 - ICKES FAMILY TRUST ON BEHALF
OF DONREY OUTDOOR ADVERTISING

Request for a Special Use Permit on property located on the southeast corner of Wall Street and Western Avenue FOR A PROPOSED RELOCATED 14 FOOT X 48 FOOT OFF-PREmise ADVERTISING (BILLBOARD) SIGN, M (Industrial) Zone, Ward 1 (McDonald), APN: 162-04-513-015.

DUE TO A STAFF ERROR, THE PUBLIC HEARING SIGN FOR THIS REQUEST WAS NOT DELIVERED TO THE APPLICANT AND THEREFORE WAS NOT POSTED. THIS ITEM MUST BE HELD IN ABEYANCE UNTIL THE DECEMBER 16TH PLANNING COMMISSION MEETING, BUT WILL STILL BE CONSIDERED BY THE CITY COUNCIL ON JANUARY 19TH, IF APPROVED.

Galati -

ABEYANCE TO THE 12/16/99 PLANNING COMMISSION MEETING.

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated the Public Hearing sign was not delivered to the applicant on time. Therefore, this item must be held in abeyance to the next meeting. It will still be considered by the City Council on 1/19/00, if approved.

There was no one present to represent this application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 12/16/99.

(6:15 - 6:16) 1 - 320

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 42

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-7.

U-122-99 - ARTS FACTORY LIMITED LIABILITY
COMPANY ON BEHALF OF CHANCELLOR/
MARTIN MEDIA

Request for a Special Use Permit on property located at 107 East Charleston Boulevard FOR A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN, C-2 (General Commercial) Zone, Ward 1 (McDonald), APN: 139-33-811-017.

DUE TO A STAFF ERROR, THE PUBLIC HEARING SIGN FOR THIS REQUEST WAS NOT DELIVERED TO THE APPLICANT AND THEREFORE WAS NOT POSTED. THIS ITEM MUST BE HELD IN ABEYANCE UNTIL THE DECEMBER 16TH PLANNING COMMISSION MEETING, BUT WILL STILL BE CONSIDERED BY THE CITY COUNCIL ON JANUARY 19TH, IF APPROVED.

Galati -

ABEYANCE TO THE 12/16/99 PLANNING COMMISSION MEETING.

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

CHAIRMAN BUCKLEY stated the Public Hearing sign was not delivered and posted on time. Therefore, this item must be held to the next meeting. However, it will be considered by the City Council on 1/19/00, if approved.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. They will return in two weeks to discuss this request.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 12/16/99.

(6:16 - 6:17) 1 - 350

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 43

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-8.

U-123-99 - S & S #2, LIMITED LIABILITY COMPANY

Request for a Special Use Permit on property located at 400 North Eastern Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 4,184 SQUARE FOOT CONVENIENCE STORE (AJ'S MINI-MART); AND FOR A WAIVER OF THE MINIMUM 400 FOOT SEPARATION REQUIREMENT FROM A CHURCH AND A CHILD CARE FACILITY, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), APN: 139-36-210-003.

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
2. The sale of individual containers of any size beer, wine coolers or screw cap wine is prohibited.
3. This approval constitutes a waiver of the separation requirement from the existing church located at 423 North Eastern Avenue, and the existing day care facility located at 2638 Cedar Avenue.
4. Approval of this request does not constitute approval of a liquor license.
5. Conformance to all relevant sections of the City of Las Vegas Zoning Code.

NOTICES MAILED: 184

APPROVALS: 0

PROTESTS: 0

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION OF NO LIQUOR SOLD THROUGH THE NIGHT WINDOW WHEN THE DOOR IS LOCKED.

Motion carried with Mack abstaining from voting because he would like to vote on this item when it appears before the City Council.

(Quinn excused)

SUE BARTON, Planning and Development, stated access is provided by a driveway from Eastern Avenue and one from Cedar Avenue. The convenience store is existing and has gasoline sales and a car wash in the southwestern portion of the site. This convenience store is located within 400 feet of an existing church and a child care center to the east. Off-premise sale of beer and wine must be a minimum of 400 feet from any church, school, synagogue, child care facility licensed for more than twelve children or a City park. Staff recommended denial.

GREG BORDEL, Planning Consultant, appeared to represent the applicant, along with MRS. SHARON HABERFELD, Operator, c/o AJ's, 400 North Eastern Avenue. MRS. HABERFELD said this is a site at the corner of Eastern Avenue and the U.S.95 exit. This project was initiated in 1995. At the October 18, 1999 City Council meeting unanimous approval was given for an off-premise beer and wine license. The project was under construction. This project was financed by Harley Harmon Mortgage Company, but in June of 1995 the construction loan stopped being paid. She did not realize there was a church nearby because it is in a large house. When she filed for a Special Use Permit she discovered this property had been vandalized and that the measurement had been changed from property line to property line. This is one of the nicest additions to the neighborhood. They carry a full line of groceries, automotive items, etc. However, it is a convenience store and a lot of the customers want to purchase beer or wine and then when they hear they cannot buy any liquor items they go to another store where they can purchase beer and wine as well as groceries, etc. Around the periphery of the property they have security cameras. There are two acres in the back which have been developed with a six foot high chain link fence, so there is no access to this property.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 44

24250

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-123-99 - S & S #2, LIMITED LIABILITY COMPANY

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER SKAAR was concerned about the night window. She requested a condition that when the doors are locked no liquor be purchased through the window.

MRS. HABERFELD was agreeable to that condition.

VICE CHAIRMAN GALATI remembered that this site used to be in disrepair. The applicant runs a nice store. The church does not seem to be concerned or they would be attending this meeting.

MRS. HABERFELD pointed out that there is no child care center in the area.

To be heard by the City Council on 1/19/00.

(6:58 - 7:15) 1 - 1850

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 45

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-9.

Z-34-81(10) - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

Request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, between Fort Apache Road and Odette Lane, FOR A PROPOSED 151,612 SQUARE FOOT RETAIL BUILDING (COSTCO), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Size: 16.74 Acres, Ward 2 (L. B. McDonald), APN's: 163-05-101-001 and 163-05-501-001.

NOTICES MAILED: 1,314 (Mailed with U-124-99, U-125-99 and U-126-99)

APPROVALS: 1

PROTESTS: 103

CONCERNS: 1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. There shall be no access to this site from Odette Lane.
2. The site plan shall be revised to provide 13 handicap spaces, of which 2 must be van accessible.
3. The 5 foot 8 inch landscape planter shown along the south property line shall be increased to 15 feet in width and shall include 36 inch box trees spaced 20 feet on center, shrubs and ground cover.
4. All required twenty-four inch box trees within the parking lot shall be placed within planters that conform to the City of Las Vegas Urban Design Guidelines and Standards.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH CONDITION NO. 1 DELETED, APPLICANT WORK WITH PUBLIC WORKS AND RESIDENTS TO HAVE SOME TYPE OF CLOSURE OF ODETTE FROM THE SOUTHERLY END TO CHARLESTON BOULEVARD AND INSTALL A TRAFFIC SIGNAL AT ODETTE AND CHARLESTON.

Motion carried with Skaar voting "No" and Mack abstaining from voting so he can vote on this item when it appears before the City Council.

(Quinn excused)

ANDREW REED, Planning and Development, stated a Costco store will be built in the center of the parcel and set back 40 feet from the south edge of Charleston Boulevard. A tire installation is shown in the east portion of the building with an attached gasoline sales island in the northeast portion of the site.

There are 123 parking spaces along the south property line separated from existing single family homes by 5'8" of landscaping. Twelve handicapped parking spaces are shown to the south of the building; none are van accessible.

Additional landscaping will be provided along Odette Lane, Fort Apache Road and adjacent to the north and south sides of the building. There are 248 24-inch box trees being provided within the parking lot where 189 are required. However, 66 of the trees are shown in 5' x 5' planters that do not comply with the City of Las Vegas Urban Design Guidelines and Standards.

Access to this site is provided by two driveways to Charleston Boulevard and one driveway on Fort Apache Road and one on Odette Lane.

The elevations depict an exterior of split face and smooth face block with decorative stucco features along all four sides. Building colors are various shades of buff, tan and brown. A painted accent band painted "safety red" is shown along all four sides of the building. The gasoline sales island will have colors similar to the main building.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 46

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-34-81(10) - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

5. The four stucco accent areas located along the north elevation shall be popped out a distance of 8 to 24 inches.

6. The color of the accent band (currently shown as "safety red"), as well as the remainder of color scheme shall be administratively reviewed and subject to revision by staff prior to the issuance of building permits as required by the Planning and Development Department.

7. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Charleston Boulevard and Fort Apache Road prior to the issuance of any permits as required by the Department of Public Works.

8. Construct all incomplete half-street improvements on Fort Apache Road and Odette Lane adjacent to this site concurrent with development of this site as required by the Department of Public Works.

9. If not already constructed or guaranteed by the Master Developer, construct the full-width of the access drives onto Fort Apache Road, Charleston Boulevard and Odette Lane (if allowed) and appropriate on-site paving to provide for two-way vehicular traffic concurrent with development of this site as required by the Department of Public Works. In addition, remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

10. All buildings, pad sites, or parcels comprising this overall development site shall have perpetual, unobstructed access to all driveways connecting this site to Fort Apache Road, Charleston Boulevard, and Odette Lane as required by the Department of Public Works.

The City of Las Vegas Urban Design Guidelines and Standards discourage direct access to local streets from a commercial development. Based on that, the proposed driveway to Odette Lane should be deleted from the development plans. The site plan depicts 12 non-van accessible handicap parking spaces. City standards require a parking lot of this size to have 13 handicapped spaces, of which 2 must be van-accessible.

The landscape planter along the south property line is shown at 5'8" in width with 24-inch box trees. That planter should be increased to 15 feet in width and the tree size increased to 35-inch box trees to provide more buffering for the single family homes on the south. A parking lot of this size is required to have 189 24-inch box trees and placed in planters that conform to one of two designs. One design is parallel to the parking space it be equal to the length of the adjacent parking space or where separating two rows of parking it be equal to the length of the parking row. There are 248 box trees provided in the parking lot where 189 are required. However, only 182 trees are shown within the planters that meet the requirements of the Guidelines and Standards. Therefore, seven additional box trees need to be placed within planters that conform to the standards.

A 457 foot exterior building wall is shown along Charleston Boulevard. In order to create shadow lines and architectural interest, staff recommended that the four stucco accent areas located along the north elevation be popped out a distance of 8 to 24 inches. The color scheme of this development is substantially different than the Boca Park project located immediately to the north. Staff feels the "safety red" accent band should be changed and the color scheme be administratively reviewed by staff prior to the issuance of building permits.

During the 1999 legislative session the State of Nevada Legislature enacted Senate Bill 191, which requires developments of significant impact to submit an Impact Statement. A statement is required for this application, which has been submitted by the applicant.

Staff recommended approval, subject to the conditions.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared to represent the applicant.

KENT BARRY, Peccole Nevada Corporation, 851 South Rampart, #220, appeared to represent the application.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-34-81(10) - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

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

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall include a section identifying the impact of introducing non-residential traffic onto Odette Lane, and shall propose specific means to mitigate such impacts. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public

PETER KAHN, 999 Lake Drive, Issaquah, Washington, appeared to represent Costco Wholesale. They feel this will meet the needs of their members and future members in the fast-growing Las Vegas area. This will be an up-to-date operation. They have been working on this site since July of this year and have met with staff on many occasions, as well as the neighbors. Costco is concerned about traffic and the residential community behind this site. This site plan addresses those issues. This facility will be an asset in the community.

PETER CLEMENT, Architect, 11820 Northup Way, Bellview, Washington, appeared to represent the applicant. There are not a lot of commercial developments in this area. This location and arrangement of the parking meets Costco's goals. It pulls the building, tire center, and gas station as far away from the residential as possible. A buffer of trees and landscaping is provided between this site and the residential to the south. They also wanted to make sure that the receiving access and delivery of the gasoline is sensitive to the surrounding neighborhood. Since the receiving will be coming from California, the trucks will probably go down Fort Apache and enter this site on Charleston Boulevard. The gas station will be at the corner. There will be two points of access along Charleston Boulevard, one at Odette, which will be signalized in the future, and another at Fort Apache.

Another challenge of this site is the slope of the land of approximately 40 feet from Fort Apache to Odette. They have tried to cut the site along Fort Apache and build retaining walls with landscape buffers against the residential properties. At the eastern end of the site they chose to lift it to construct a new wall just to the rear of the existing wall. There will also be a landscape buffer between the new wall and a new low wall to shield the parking lot lights.

JEFF SIMPSON, Landscape Architect, WRG Design, 2260 Corporate Circle, Suite 430, Henderson, Nevada appeared to represent Costco. The 5'8" landscape area is currently planted with conifers, 24-inch box trees. The 24-inch size tree will equal a 36-inch tree over a period of one year. The smaller trees tend to acclimate to new sites faster than older trees. Almost six feet of landscaping buffer is being provided where 15 feet is required. Perhaps the density could be increased to provide more screening. They will be providing 248 trees in the parking lot, where the requirement is 189 trees.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 48

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-34-81(10) - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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

15. Site development to comply with all applicable conditions of approval for Z-34-81 and all other subsequent site-related actions as required by the Department of Public Works.

CLYDE SPITZE added that their design staff met with City staff and it was agreed that the planting of the trees will be satisfactory as submitted by Costco. They have created a wall that is high enough to deflect any headlights, particularly on the east side of this site.

PETER CLEMENT said they felt this design will stand the test of time. They will use various materials as mentioned by staff. They have created an element to add interest to the Charleston and Fort Apache sides of the building, as well as the parking lot side. He asked for clarification of Condition No. 4 whereby it would just be a matter of adding the seven additional 24-inch box trees to existing planters or would it be the creation of new planters.

MR. REED responded that those trees can be added to the existing planters.

MR. CLEMENT went on to say they object to Condition No. 1. They feel access from Odette Lane is critical to the success of this operation. In regard to Condition No. 3, they feel 24-inch box trees will provide faster and better screening. In regard to Condition No. 6, the accent band is Costco's signature. They do not feel it is incompatible with the neighborhood and does not detract from the architecture of the building. However, they have muted the color down to a terra cotta in a couple of their other facilities.

CHAIRMAN BUCKLEY declared the Public Hearing open.

JOHN REDLEIN, 8817 Borla Drive, appeared in protest. Costco stores generate a large volume of business at all hours. He felt the parking being proposed is marginal. The gasoline sales and tire installation are not consistent with the neighborhood. Costco has the cheapest gas so it will be constantly busy. The architectural quality is inadequate due to the fact the building is 470 feet long and looks like a box. The roof line is square. It will have a negative affect on the residential area to the south. There should not be any access on Odette Lane. There will be hundreds of cars entering and exiting this facility every hour.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 49

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-34-81(10) - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

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

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

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

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

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

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

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

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

CHRIS FIGGINS, 1513 Padova Drive, appeared in protest. He felt the architectural scheme is inadequate. The landscaping theme that is on Charleston should be continued onto Odette. However, there should not be any access on Odette. The County Commission does not allow major operations to face residential streets. This will create hazardous conditions on Odette.

GLORIA STURMAN, 9305 Sienna Ridge Drive, appeared in protest. She was concerned about the gas station. There is no need for another one in this area. The traffic patronizing this facility will overwhelm the neighborhood. She lives in Peccole Ranch and thanked staff for notifying those residents.

CLYDE SPITZE responded that the east side of Fort Apache is not in the Peccole Ranch Association. The west side belongs to Peccole Ranch.

ROY DAVIS, Valley West, 1533 Padova Drive, appeared in protest. He does not want any access on Odette Lane. A facility like this could generate up to 56 average daily trips per 100,000 square feet, which means about 4,000 trips a day on Odette. The County only allows projects that generate 3,500 trips per day on minor collector streets.

KELLY DECKER, 8941 Torcello Drive, appeared in protest. His major objection was access on Odette because that will have a negative impact on property values in that subdivision. Costco will generate more traffic than any other facility that could be built under C-2 zoning. The Nevada Department of Transportation is not recommending a light at Odette because it is too close to Rampart.

ROBERT WOLINSKY, 8825 Pavia Drive, appeared in protest. He commended staff for taking the surrounding residents into consideration for this facility. It would be a good idea to have a traffic signal at Odette. This facility should be as far away from the houses as possible. If the applicant wants to be a good neighbor, they should accept all of staff's conditions.

JOAN McMANUS, 1404 Dominic Lane, appeared in protest. She does not want an opening on Odette Lane. This is a quiet neighborhood where children can play in the streets. This will dramatically impact her neighborhood.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 50

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-34-81(10) - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

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

25. 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.

C. J. McMANUS, 1404 Dominic Lane, appeared in protest. He objected to additional traffic on Odette Lane.

SUSAN VITTE, 8708 Pavia Drive, appeared in protest. She was never notified of Costco's neighborhood meetings. She was opposed to the entire proposal.

KATHY BAILEY, 1621 Odette Lane, appeared in protest. **She submitted a letter and a petition of signatures in opposition.** Access on Odette Lane is her major objection.

DEBORAH MATULA, Valley West, 1521 Padova Drive, appeared in protest. They do not have a homeowners association so she is dependent upon the City to protect the residents. There should not be any access on Odette Lane.

JOHN MORATH, 8708 Pavia Drive, appeared in protest. He was concerned that if there is no access on Odette, then where would the accesses be located. Perhaps this facility should be located in Boca Park because it would be farther away from neighborhoods.

GUY DUDLEY, 1625 Odette Lane, appeared in protest. This will severely impact the traffic on Odette. His street is slowly becoming a race track without this facility. If the traffic increases much more on Odette, the residents will be requesting it be closed off. There is also a problem with water pressure in the area.

BARBARA GROTE, 1600 Belluna Court, appeared in protest. The heavy traffic in the area makes it unsafe at the present time.

ROY REEDER, 8745 Pesaro Drive, appeared in protest. Costco usually has their warehouses in industrial areas. This will severely impact the residential areas.

SHEVONNE SILER, 1504 Belluno Court, appeared in protest. If this is approved, it should be subject to all of staff's conditions.

JUDY WALSH, 1529 Padova Drive, appeared in protest. There is enough traffic into her subdivision at the present time.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 51

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-34-81(10) - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

SCOTT WEIDE, 8901 Napoli Drive, appeared in protest. He was concerned about the ingress/egress for his neighborhood. He agreed with the previous speakers. **He submitted a letter in opposition.**

LINDA JOHNSON, 8729 Isola, appeared in protest. She was worried about motorists parking on Odette. There are lines at other Costco gas stations, so it makes it difficult to get into Costco parking lots.

CAROL DUDLEY, 1625 Odette Lane, appeared in protest. She lives in a quiet, peaceful neighborhood. The Police Department is giving tickets to persons driving illegally in her neighborhood.

There were approximately 60 persons in the audience in protest.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

CLYDE SPITZE appeared in rebuttal. He obtained names and addresses from the Assessor and notified 125 addresses of their neighborhood meeting.

KENT BARRY, Peccole Nevada Corporation, said the store is in the middle of the parcel with the entrance facing Charleston, which necessitates an entrance on Odette. This property is only leased to Costco, so they will be able to maintain the development to Peccole standards. The gas station can only be used by the members. Costco has restricted hours.

PETER CLEMENT appeared in rebuttal. Costco has higher parking standards than the jurisdictions where their facilities are located. They require five stalls for every 1,000 square feet of warehouse space to avoid congestion in the parking lots and streets. By increasing the landscape buffer it will take stalls away from the development and not pull the building farther away from the residential. The goal is to provide enough landscaping to screen this facility from the residential areas by planting additional trees. The hours of operation for the warehouse are Monday through Friday, 9:00 A.M. to 8:00 P.M., 9:00 A.M. to 6:00 P.M. on Saturdays and 9:00 A.M. to 5:00 P.M. on Sundays. The gas station hours are 6:00 A.M. to 10:00 P.M.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 52

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-34-81(10) - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

CURTIS ROWE, Kimberly-Horne & Associates, 1050 East Flamingo Road, appeared to represent Costco. He did a Traffic Impact Study for Costco. The trip distribution is a means to determine where traffic will come from that will access this site. Based on the study, they expect 14% of traffic from the south, 26% from the east and west, and 34% from the north. The 14% on Fort Apache would not cut through the neighborhood. The 26% will enter on the right in-right out driveways, which will be expected to turn on Odette and right turn into the driveway. He pointed out on the monitor where the 34% will be entering and exiting the facility. If Odette is removed from the traffic pattern, it would make entering and exiting more difficult.

COMMISSIONER MORAN felt her biggest concern is the huge building on Charleston. She was also concerned as to where the entrance is located.

MR. ROWE noted that this is a high traffic generator. He felt the Odette driveway is necessary.

COMMISSIONER SKAAR suggested flipping the building so the entrance is on Fort Apache.

MR. SPITZE said the problem with that suggestion is that the west side is approximately 7 feet above the finished floor above Costco. They are buffering the loading zone with the difference in elevation. They discussed with staff an accessway that would allow traffic to come in on Odette and make a right-hand turn into the shopping center. The tip of the curve would be positioned so that a right-hand turn would not allow traffic to go into Odette.

COMMISSIONER GORDON added that the way this site plan is laid out will not work unless there is a traffic signal at Odette and westbound traffic is allowed to make left turns to go into the facility. He suggested putting in a cul-de-sac at the south end of the property so that no traffic will go beyond the south property line on Odette. Therefore, there would not be any through traffic in the residential area. He also wondered if the signs on the building will be painted on or electric.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 53

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-34-81(10) - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

PETER CLEMENT responded that the signs will be raised letters and the exterior illuminated.

COMMISSIONER GORDON felt Costco primarily goes into commercial retail areas and not industrial areas. He did not see any advantage in widening the landscaping area and taking away parking spaces. However, a condition could be added that staff could review the landscaping after one year, and if not adequate, the applicant would have to plant more trees. It is imperative that Costco retain their band around the building. If the Odette driveway is approved, a decelerator lane should be put in so that southbound traffic coming off Charleston will be able to get into the facility easier. He felt Costco is a good retailer.

MR. SPITZE commented that they will support the cul-de-sac. Usually Nevada Department of Transportation will request the radius be increased to allow for cars to make the turn.

COMMISSIONER SKAAR added that she goes the wrong way out of a Turtle Stop near her home when she purchases gasoline, so the neighbors need to be aware that increasing the radius does not always work. She cannot support this site plan without the 15 foot wide landscape buffer and a double row of trees alternately in the buffer, and in exchange have the 24-inch box trees.

PETER CLEMENT responded that they are proposing a buffer of 10 feet. They could increase the buffer at the raised elevated parking lot to a 15 foot total buffer. By increasing the buffer along the south property line will adversely affect the parking.

COMMISSIONER SKAAR wondered if the building is too large and generates too much traffic.

VICE CHAIRMAN GALATI felt the developer has tried to impact the residents as little as possible. He felt the 15 foot landscape buffer is important and there should be a way to do it without impacting the parking in a significant way. For a large facility they have tried to break the scale of the building down through the use of materials, cornices and pop-outs. The color and material will give it a softer appearance than it appears in the elevation. Without Odette this project will not work. A reasonable solution is to close off Odette.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 54

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-34-81(10) - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

COMMISSIONER MORAN urged the residents to work with the developer and close off Odette with a cul-de-sac. The change would mean coming in off of Napoli. She requested a meeting between the developer and residents prior to this item being heard by the City Council.

CHAIRMAN BUCKLEY asked Public Works if Merialdo is dedicated.

BART ANDERSON, Public Works, responded that at the present time there is a barricade across Merialdo. It has not been officially decided whether it will remain closed or be opened. If there is a cul-de-sac on Odette, Public Works would look for a double cul-de-sac because it is a "T" intersection.

MR. SPITZE suggested making the cul-de-sac at the Costco entrance and then vacating the remainder back to Pavia.

MR. ANDERSON responded that if that is the case the developer should remove any existing improvements so the residents could claim that land without any additional expense.

JEFF SIMPSON explained that the objective is to screen this project from the neighbors. One third of this property is above the adjacent grade of the residential neighborhood. The balance of the property is below the residents. Where this property is below the adjacent homes, the elevation change provides a lot of visual mitigation. Instead of widening the planter area, the density could be increased.

COMMISSIONER GORDON then made a motion for approval, subject to the conditions as stated above.

MR. ANDERSON said after the motion was made that the developer is required to do a Traffic Study, which will address the warrant issue of signalization at Odette. Charleston is an NDOT corridor so they will make that final decision.

MR. SPITZE agreed to the conditions in the motion by COMMISSIONER GORDON.

NOTE: BOB GENZER, Planning and Development, stated that the State requirement for notification of this item is a minimum of 500 feet surrounding the property. However, staff expanded the notification area to anyone who might be impacted by this development.

To be heard by the City Council on 1/19/00 at a Time Certain of 2:00 P.M.

(7:37-9:34) 1- 100

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 55

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-10.

U-124-99 - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

Request for a Special Use Permit on property located on the south side of Charleston Boulevard, between Fort Apache Road and Odette Lane, FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED 151,612 SQUARE FOOT RETAIL BUILDING (COSTCO), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (L. B. McDonald), APN's: 163-05-101-001 and 163-05-501-001.

NOTICES MAILED: 1,314 [Mailed with Z-34-81(10), U-125-99 and U-126-99]

APPROVALS: 1

PROTESTS: 103

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the condition of approvals of Z-34-81(10).
2. All City Code requirements and design standards of all City departments must be satisfied.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION FOR THE DEVELOPER TO CONTACT THE RESIDENTS OF A NEIGHBORHOOD MEETING BY USING THE CITY'S MAILING LIST PRIOR TO THE CITY COUNCIL MEETING ON THIS PROJECT.

Motion carried with Mack abstaining from voting so he can vote on this application when it appears before the City Council.

(Gordon and Quinn excused)

ANDREW REED, Planning and Development, stated the site plan indicates an attached gasoline sales island is located in the northeast portion of the site, approximately 480 feet north of the south property line. The island will have colors similar to the main building. The sale of gasoline is compatible with existing and future surrounding land uses. The subject site is suited for the type of use being proposed. Staff recommended approval, subject to the conditions.

APPEARANCES:

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard
KENT BARRY, Peccole Nevada Corporation, 851 South Rampart, #220
PETER KAHN, 999 Lake Drive, Issaquah, Washington
PETER CLEMENT, Architect, 11820 Northup Way, Bellview, Washington
JEFF SIMPSON, Landscape Architect, WRG Design, 2260 Corporate Circle, Suite 430, Henderson, Nevada
JOHN REDLEIN, 8817 Borla Drive
CHRIS FIGGINS, 1513 Padova Drive
GLORIA STURMAN, 9305 Sienna Ridge Drive
ROY DAVIS, Valley West, 1533 Padova Drive
KELLY DECKER, 8941 Torcello Drive
ROBERT WOLINSKY, 8825 Pavia Drive
JOAN McMANUS, 1404 Dominic Lane
C. J. McMANUS, 1404 Dominic Lane
SUSAN VITTE, 8708 Pavia Drive
KATHY BAILEY, 1621 Odette Lane
DEBORAH MATULA, Valley West, 1521 Padova Drive
JOHN MORATH, 8708 Pavia Drive
GUY DUDLEY, 1625 Odette Lane
BARBARA GROTE, 1600 Belluna Court

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 56

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-124-99 - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

ROY REEDER, 8745 Pesaro Drive
SHEVONNE SILER, 1504 Belluno Court
JUDY WALSH, 1529 Padova Drive
SCOTT WEIDE, 8901 Napoli Drive
LINDA JOHNSON, 8729 Isola
CAROL DUDLEY, 1625 Odette Lane

**NOTE: See Item No. C-9, Z-34-81(10) and C-11, U-125-99,
for further discussion.**

**To be heard by the City Council on 1/19/00 at a Time
Certain of 2:00 P.M.**

(7:37 - 9:34) 1 - 100

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 57

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-11.

U-125-99 - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

Request for a Special Use Permit on property located on the south side of Charleston Boulevard, between Fort Apache Road and Odette Lane, FOR THE OFF-PREMISE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED 151,612 SQUARE FOOT RETAIL BUILDING (COSTCO), U (Undeveloped) Zone (SC [Service Commercial] General Plan Designation) under Resolution of Intent to C-2 (General Commercial), Ward 2 (L. B. McDonald), APN's: 163-05-101-001 and 163-05-501-001.

NOTICES MAILED: 1,314 [Mailed with Z-34-81(10), U-124-99 and U-126-99]

APPROVALS: 1

PROTESTS: 102

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the condition of approvals of Z-34-81(10).
2. All City Code requirements and design standards of all City departments must be satisfied.
3. Conformance to Chapter 6.50 of the Las Vegas Municipal Code.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Mack abstaining from voting so he can vote on this application when it appears before the City Council and Gordon excused.

(Quinn excused)

ANDREW REED, Planning and Development, stated the sale of packaged liquor is compatible with existing and future surrounding land uses. The subject site is suited for the type of land use being proposed. Staff recommended approval, subject to the conditions.

APPEARANCES:

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard

KENT BARRY, Peccole Nevada Corporation, 851 South Rampart, #220

PETER KAHN, 999 Lake Drive, Issaquah, Washington

PETER CLEMENT, Architect, 11820 Northrup Way, Bellview, Washington

JEFF SIMPSON, Landscape Architect, WRG Design, 2260 Corporate Circle, Suite 430, Henderson, Nevada

JOHN REDLEIN, 8817 Borla Drive

CHRIS FIGGINS, 1513 Padova Drive

GLORIA STURMAN, 9305 Sienna Ridge Drive

ROY DAVIS, Valley West, 1533 Padova Drive

KELLY DECKER, 8941 Torcello Drive

ROBERT WOLINSKY, 8825 Pavia Drive

JOAN McMANUS, 1404 Dominic Lane

C. J. McMANUS, 1404 Dominic Lane

SUSAN VITTE, 8708 Pavia Drive

KATHY BAILEY, 1621 Odette Lane

DEBORAH MATULA, Valley West, 1521 Padova Drive

JOHN MORATH, 8708 Pavia Drive

GUY DUDLEY, 1625 Odette Lane

BARBARA GROTE, 1600 Belluna Court

ROY REEDER, 8745 Pesaro Drive

SHEVONNE SILER, 1504 Belluno Court

JUDY WALSH, 1529 Padova Drive

SCOTT WEIDE, 8901 Napoli Drive

LINDA JOHNSON, 8729 Isola

CAROL DUDLEY, 1625 Odette Lane

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 58

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-125-99 - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

NOTE: See Item No. C-9, Z-34-81(10), and C-10, U-124-99,
for further discussion.

To be heard by the City Council on 1/19/00 at Time Certain
of 2:00 P.M.

(7:37-9:34) 1 - 100

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 59

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-12.

U-126-99 - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

Request for a Special Use Permit on property located on the southeast corner of Charleston Boulevard and Fort Apache Road FOR A RESTAURANT/SERVICE BAR IN CONJUNCTION WITH A PROPOSED 12,048 SQUARE FOOT RESTAURANT (CLAIM JUMPER), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (L. B. McDonald), APN: 163-05-101-001.

NOTICES MAILED: 1,314 (Mailed with Z-34-81(10), U-124-99 and U-125-99)

APPROVALS: 5

PROTESTS: 13

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. Prior to the issuance of a Building Permit, submit a revised landscape plan depicting 24 inch box trees throughout the parking area and provide one 24 inch box tree for every six proposed parking spaces within the parking area and adjacent to the east and south elevations of the building. The latter can be located in minimum five foot wide landscaping fingers or in adjacent landscaping planters.

2. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Charleston Boulevard and Fort Apache Road prior to the issuance of any permits as required by the Department of Public Works.

Galati -

ABEYANCE TO THE 1/13/00 PLANNING COMMISSION MEETING.

Motion carried with Mack abstaining from voting so he can vote on this application when it appears before the City Council.

(Gordon and Quinn excused)

ANDREW REED, Planning and Development, stated the submitted site plan depicts a restaurant adjacent to the intersection of Charleston and Fort Apache. Access is provided by one driveway each to Charleston Boulevard and Fort Apache Road. Landscaping that matches the adjacent proposed Costco is shown along both street frontages and additional landscaping in the parking lot. The elevations depict an exterior of wood siding with river rock accent veneers. Canvas awnings are shown along the front elevations, with asphalt shingles proposed for the roof. The restaurant service bar does not meet the City of Las Vegas Zoning Code's definition of a Restaurant Service Bar. The floor plan depicts a bar area, which is labeled as such. There are some concerns with the landscaping plan. The City of Las Vegas Urban Design Guidelines and Standards require one 24-inch box tree to be provided for every six parking spaces. The submitted plan shows 15 gallon trees, so there is a condition addressing that issue. The applicant may request abeyance on this item so it can be re-notified as a supper club. Staff recommended denial because the floor plan does not meet the definition of a restaurant service bar.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared to represent the applicant. He requested this item be held to the first meeting in January so it can be re-noticed as a supper club.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL DUDLEY, 1625 Odette Lane, appeared in protest. There is a bar and grill just down the street. There are enough restaurants in the area.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 1/13/00 to allow staff time to re-notify for a Supper Club.

(9:24 - 9:29) 3 - 630

Recess

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 60

24238

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-126-99 - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

ABEYANCE TO 1/13/00

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

4. If not already constructed or guaranteed by the Master Developer, construct the full-width of the access drives onto Fort Apache Road and Charleston Boulevard and appropriate on-site paving to provide for two-way vehicular traffic concurrent with development of this site as required by the Department of Public Works. In addition, remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

5. All buildings, pad sites, or parcels comprising this overall development site shall have perpetual, unobstructed access to all driveways connecting the overall Costco site, of which this site is a part, to Fort Apache Road, Charleston Boulevard, and Odette Lane as required by the Department of Public Works.

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

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 61

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-126-99 - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

ABEYANCE TO 1/13/00

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such moneys shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 62

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-126-99 - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

ABEYANCE TO 1/13/00

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.

10. Site development to comply with all applicable conditions of approval for Z-34-81 and all other subsequent site-related actions as required by the Department of Public Works.

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

12. 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.

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

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

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 63

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-126-99 - PECCOLE 1982 TRUST ON
BEHALF OF PECCOLE NEVADA
CORPORATION

ABEYANCE TO 1/13/00

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

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

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

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 64

24240

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-13.

U-127-99 - SAHARA WEST PLAZA, LIMITED
LIABILITY COMPANY ON BEHALF OF NISSAN
WEST

Request for a Special Use Permit on property located at 4601 West Sahara Avenue TO ALLOW A MINOR AUTO REPAIR GARAGE, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 162-07-101-004.

DUE TO A STAFF ERROR, THE PUBLIC HEARING SIGN FOR THIS REQUEST WAS NOT DELIVERED TO THE APPLICANT AND THEREFORE WAS NOT POSTED. THIS ITEM MUST BE HELD IN ABEYANCE UNTIL THE DECEMBER 16TH PLANNING COMMISSION MEETING, BUT WILL STILL BE CONSIDERED BY THE CITY COUNCIL ON JANUARY 19TH, IF APPROVED.

Galati -

ABEYANCE TO THE 12/16/99 PLANNING COMMISSION MEETING.

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY stated that due to a staff error, the sign was not delivered in time. This item must be held to the next meeting.

There was no one present to represent this application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 12/16/99.

(6:17 - 6:18) 1 - 390

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 65

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-14.

Z-63-94(6) - WEST VALLEY ASSEMBLY OF
GOD ON BEHALF OF PACIFIC BELL MOBILE
SERVICES

Request for a Site Development Plan Review on property located at 8100 Westcliff Drive FOR A PROPOSED 45 FOOT HIGH WIRELESS COMMUNICATIONS ANTENNA IN CONJUNCTION WITH A CHURCH TOWER SIGN, U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] under Resolution of Intent to C-V (Civic), Size: 15.00 Acres, Ward 2 (L. B. McDonald), APN: 138-28-401-013.

NOTICES MAILED: 446

APPROVALS: 0

PROTESTS: 1 Speaker

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. All development shall be in conformance with the site plan.
2. All City Code requirements and design standards of all City departments must be satisfied.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION THAT MOUNDS OF DIRT AND TRASH BE CLEARED OFF THE PROPERTY CLOSEST TO THE RESIDENTS PRIOR TO CONSTRUCTION OF TOWER.

Unanimous

(Gordon and Quinn excused)

SUE BARTON, Planning and Development, stated this tower will be placed in a 576 square foot lease area in the northern portion of the site. The related equipment will be located adjacent to the tower and the entire lease area will be enclosed by a six foot high block wall. Initially staff was concerned about Residential Adjacency Standards, but due to the fact the adjacent property is multi-family, those standards cannot be considered, so they comply with those standards. Also, the telecommunications technology has expanded, which has provided alternative design features. The proposed tower, without antenna projections, is an example of enhanced monopole design. This use is compatible with existing surrounding land uses, which are predominantly right-of-way and multi-family developments. Staff recommended approval, subject to the conditions.

MIKE MILLER, 1211 Town Center Drive, Suite 100, appeared to represent Pacific Bell Mobile Services and West Valley Assembly of God Church. He concurred with the conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

MICHELE ROTHSTEIN, Star Fire Townhomes, 244 Star Cluster Circle, appeared in protest. Lights are shining from the church into the homes. There is a lot of noise generated from the church property, as well as unsightly dirt mounds. She objected to the appearance of the tower.

MR. MILLER said the antenna will be disguised behind a church steeple that allows for this antenna and a future carrier to be hidden.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 66

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-63-94(6) - WEST VALLEY ASSEMBLY OF
GOD ON BEHALF OF PACIFIC BELL MOBILE
SERVICES

MR. MILLER said this is an unmanned facility so it will not increase the noise or population. The mounds of dirt being placed on the subject property is due to re-locating fill from adjacent parcels to the church property. A government entity is responsible to re-grade that property.

COMMISSIONER SKAAR commented that she was disturbed about the amount of dirt and trash on the property. In addition, there were several children playing on the dirt when she visited the property. The dirt and trash closest to the neighbors should be removed. She made a motion for approval, subject to staff's conditions, and additional condition of mounds of dirt and trash be cleared off the property closest to the residents prior to construction of tower.

MR. MILLER concurred with COMMISSIONER SKAAR'S motion.

This is final action.

(9:42 - 9:54) 3 - 799

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 67

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-15.

Z-37-95(11) - CHEYENNE COMMERCIAL,
LIMITED LIABILITY COMPANY ON BEHALF OF
ROBERT A. PAQUIN

Request for a Site Development Plan Review on property located on the north side of Cheyenne Avenue, approximately 630 feet west of Durango Drive, FOR A PROPOSED 4,900 SQUARE FOOT RESTAURANT (THE ORIGINAL PANCAKE HOUSE), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size 1.38 Acres, Ward 4 (Brown), APN: 138-08-801-017.

NOTICES MAILED: 86

APPROVALS: 1 Speaker

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
2. An amendment to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits as required by the Department of Public Works.
3. Site development to comply with all applicable conditions of approval for Z-37-95 and all other site-related actions as required by the Department of Public Works.
4. All development shall be in conformance with the Site Development plan and building elevations.

Mack -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Gordon and Quinn excused)

SUE BARTON, Planning and Development, stated this restaurant is located in the southern portion of the site. Access to this site will be via a 50 foot wide driveway at the southeast corner of this site and is also shared with the parcel to the east. Sufficient parking is proposed. The access and circulation will not negatively impact the adjacent roadways. The perimeter landscaping is already in existence and is acceptable to staff. This development is compatible with permissible land uses in the C-1 zoning district and specifically with the adjacent restaurant and mini-storage. Staff recommended approval, subject to the conditions.

ROBERT PAQUIN, 3360 East Russell Road, appeared to represent the application on behalf of the owners of the property and owners of the Pancake House. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER MACK commented that this will be a welcome addition to the area.

To be heard by the City Council on 1/19/00.

(9:54 - 9:56) 3 - 1190

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 68

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-37-95(11) - CHEYENNE COMMERCIAL,
LIMITED LIABILITY COMPANY ON BEHALF OF
ROBERT A. PAQUIN

APPROVED

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

6. 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.

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

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

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

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

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

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 69

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-16.

Z-84-96(4) - RESTAURANT ROW, LIMITED
LIABILITY COMPANY

Request for a Site Development Plan Review on property located at 1931 North Rainbow Boulevard FOR A CONSOLIDATED FREESTANDING GROUND SIGN, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 1.61 Acres, Ward 2 (L. B. McDonald), APN: 138-22-713-004.

NOTICES MAILED: 141

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Conformance to all previous conditions of approval for Z-84-96 and all applicable site-related actions, as required by the Planning and Development Department and the Department of Public Works.
2. All development shall be in conformance with the site plan and sign elevations.
3. All City Code requirements and design standards of all City departments must be satisfied.

Mack -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION THAT THE TEMPORARY WOODEN SIGNS BE REMOVED AFTER THIS NEW SIGN IS ERECTED.

**Motion carried with Gordon abstaining from voting because his firm owns this shopping center and Moran abstaining from voting because of her relationship with the applicant's attorney.
(Quinn excused)**

SUE BARTON, Planning and Development, stated this sign will be 70 feet in height which will be signage for Hooligan's Restaurant, Nevada State Bank and National Tire and Battery. This sign will be compatible with existing surrounding land uses and future uses projected by the General Plan. Normally the Code requires a freestanding ground sign to be 40 feet. There is a clause that allows a consolidated sign that is within 200 feet of any right-of-way line, which can be read from U. S. 95 to be up to 80 feet in height. This location is next to an elevated area of U. S. 95 and is elevated approximately 20 to 30 feet at this point. Staff recommended approval, subject to the conditions.

ATTORNEY JOHN MORAN, JR., Moran & Associates, 630 South 4th Street, Suite 400, appeared in conjunction with ED CONSUL of Vision Signs. The elevated section of the freeway would justify increasing the sign up to 70 feet.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 70

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-84-96(4) - RESTAURANT ROW, LIMITED
LIABILITY COMPANY

VICE CHAIRMAN GALATI noted that he designed the bank, but was advised by Deputy City Attorney Steve George that it would not be a conflict in this matter. He wondered if the wooden signs will be eliminated that are presently on the property.

ATTORNEY MORAN answered that the signs on the property will remain and this is an additional sign.

CHAIRMAN BUCKLEY did not see the need for additional height. There are only a few signs so high on the east side of the freeway. On the west side of the freeway in the Tech Center there are businesses that have signs on the buildings.

ATTORNEY MORAN added that in May of this year there was a sign approved at 75 feet for Courtyard Marriott.

To be heard by the City Council on 1/19/00.

(7:15 - 7:24) 1 - 2600

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 71

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-17.

Z-76-98(10) - ROME 13 75, ET AL

Request for a Site Development Plan Review on property located on the southwest corner of Buffalo Drive and Rome Boulevard FOR A PROPOSED 265,100 SQUARE FOOT COMMERCIAL CENTER, TC (Town Center) Zone, Size: 24.85 Acres, Ward 4 (Brown), APN's: 125-21-801-003, 004, 012, 015 and 017.

NOTICES MAILED: 81

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The impact statement required by Senate Bill 191 shall be submitted by January 4, 2000 for staff review.
2. The northernmost parcel of the subject site shall be rezoned to TC (Town Center) prior to any approval of development on the parcel.
3. The site plan shall be revised to depict the required handicap accessible parking spaces within 100 feet of the front doors of Shops D, F and G.
4. The site plan shall be revised to remove the two driveways off of the road abutting the site on the east, shown as 'Buffalo Connector Road.'
5. The site plan shall be revised to depict loading dock enclosures, consisting of solid masonry walls, of at least ten feet in height, along the length of loading spaces depicted at the rear (east) of shop buildings E, F and G.
6. Wallpack lighting shall not be allowed on any of the proposed buildings. Lighting standards within the parking at the east side of the site shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH CONDITION NO. 9 DELETED AND CONDITION NOS. 19 AND 21 AMENDED AS SUBMITTED BY PUBLIC WORKS (AMENDED CONDITIONS LISTED IN THE CONDITIONS).

Motion carried with Mack abstaining from voting so he can vote on this item when it appears before the City Council.

(Gordon and Quinn excused)

SUE BARTON, Planning and Development, stated access to this site will be via seven driveways. Senate Bill 191 requires developments of a significant impact to submit an Impact Statement, which is required for this project. The northwest portion of this site is depicted on the site plan as BLM property and currently zoned U (Undeveloped). This property should be rezoned to TC (Town Center). The handicapped accessible parking spaces should be located within 100 feet of the front doors of shops D, F and G. Another concern is the two driveways off the Buffalo Connector. Since there are so many single family residences adjacent to the east side of that street, those driveways should be eliminated. The large retail buildings may cause noise and lighting problems because of being located across from single family residences. The site plan should be revised to depict loading dock enclosures consisting of solid masonry walls of at least ten feet in height along the loading spaces, which should help the noise and lighting issues for the surrounding neighbors. Each development site within the Town Center must provide a minimum of 20% gross site acreage as open space which needs to be clarified on the site plan. Staff was concerned about the height of some palm trees, but the applicant will comply with the condition in relation to that concern. Staff is also concerned about the elevations, particularly for the anchor building because they are not consistent with the elevations of the shops and depict very few design elements. They should look like the elevations for the retail units. Staff is willing to work with the applicant prior to the City Council hearing. Staff recommended approval, subject to the conditions, with Condition No. 9 deleted.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared and represented the applicant. They have worked with the neighborhood groups to the east of this site, as well as Public Works. He felt the neighbors are satisfied with this site plan.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 72

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-76-98(10) - ROME 13 75, ET AL

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

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

9. The landscape plan shall be revised to depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

10. The landscape plan shall be revised to depict site frontage on the Frontage Road to Frontage Road standards, including a four-foot wide amenity zone with minimum 20 foot brown trunk height planted 35 feet on-center, a five-foot wide sidewalk, and a 10 foot wide landscape planter with a mixture of the four tree species (Mexican Fan Palm, Rio Grande Ash, Chitalpa, Purple Robe Locust).

11. The landscape plan shall be revised to depict the required accent paving at all street intersections.

12. The building elevations for the anchor building shall be revised to provide a design more consistent with the depicted elevations of the shops, incorporating pitched roof elements, varied roofline heights, and rooftop features at the northeast and southeast corners. In addition, the revised elevations must include elevation colors to be used. All elevations shall be subject to the approval of Planning and Development Department staff.

13. The chain-link material to be used in the anchor garden shop enclosure shall consist of black coated mesh material.

BART ANDERSON, Public Works, said Condition Nos. 19 and 21 are amended, which are indicated under the conditions. Public Works will stand by the conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, appeared in favor. She commended the applicant in meeting with the neighbors. Five years ago when this property was zoned commercial there was an agreement that there would not be any access onto Buffalo. She wanted to make sure there was not any impact to the neighbors in regard to noise and lighting.

ATTORNEY FIORENTINO said that prior to the City Council hearing it needs to be worked out as to what the zoning should be and how to zone it in order to include it in this site plan.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

VICE CHAIRMAN GALATI asked what the triangular piece is on the Buffalo Connector side because he was concerned about security in that area.

COMMISSIONER SKAAR asked if there will be a drive-thru in connection with any of the pads.

ATTORNEY FIORENTINO replied that drive-thrus are not currently in the plans.

To be heard by the City Council on 1/19/00.

(9:56 - 10:08) 3 - 1290

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 73

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-76-98(10) - ROME 13 75, ET AL

APPROVED

14. The east building elevations for the shops shall be revised to depict use of vertical elements, such as foam pop-out 'column' features reflecting the depicted west elevations.

15. A signage plan for all free-standing and wall signage shall be submitted for approval to the Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.

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

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

18. The applicant shall have constructed a six foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the eastern site boundary.

19. Dedicate, obtain dedication, or provide proof of existing dedication for 90 feet of right-of-way adjacent to this site for the Frontage Road (AKA Sky Point Drive) and dedicate 50 feet or 100 feet (as appropriate) for the Buffalo Connector Road along the east edge of this site. Also, dedicate or obtain dedication or roadway easements for the full 100 foot width of the re-aligned Buffalo Drive, the northern portion of the Buffalo Connector Road (north of the Rome Boulevard alignment), and the west half of the cul-de-sac terminating Rome Boulevard (along the old Buffalo Drive alignment) that lie within the Bureau of Land Management (BLM) parcel to the

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 74

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-76-98(10) - ROME 13 75, ET AL

APPROVED

north. Dedicate or obtain dedication (or easements) for 54 foot radii on the southwest and southeast corners of Buffalo Drive and the Buffalo Connector Road and a 54 foot radius at the northwest corner of Sky Point Drive and the Buffalo Connector Road as required by the Department of Public Works.

20. Submit applications to the City (and Clark County, as appropriate) to vacate all existing public rights-of-way in conflict with this proposal (i.e. Conough Lane, Rome Boulevard, and those portions of Buffalo Drive which are not required for the proposed cul-de-sac north of Rome Boulevard) as required by the Department of Public Works. Such Vacation application(s) shall be acted upon by City Council or County Commission prior to the approval of any Final Maps for this site and shall record prior to the issuance of any grading or building permits or the recordation of any Maps overlying the areas to be vacated. If such Vacation applications are not approved, this site shall be redesigned and any applicable Maps shall be revised to accommodate the existing rights-of-way as required by the Department of Public Works.

21. Construct full-width street improvements on the realigned Buffalo Drive from the west edge of this site to the point at which Buffalo Drive is returned to its normal (north-south) alignment, and full-width or half street improvements as appropriate on the Buffalo Connector Road adjacent to this site and northward to the intersection with the re-aligned Buffalo Drive concurrent with development of this site. Also, extend a minimum of two lanes of paving on Buffalo Drive from the north edge of the Buffalo Drive full-width street improvements to Deer Springs Road; temporary "Goecke" paving may be allowed to fulfill this requirement. If not already in place at the time of development, construct half street improvements including the full-width median island on Sky Point Drive, in

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 75

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-76-98(10) - ROME 13 75, ET AL

accordance with the approved cross section for the Town Center Frontage Road, adjacent to the entire site concurrent with development of this site as required by the Department of Public Works. In addition, construct widened paving, if legally able, on the re-aligned Buffalo Drive and Sky Point Drive adjacent to the "Not-a-Part" piece to the west of this site; temporary "Goecke" paving may be used for such widened paving. The cross-section to be constructed along the Buffalo Connector Road shall be constructed to less than the full dedicated right-of-way width; the applicant shall work with staff to establish the final cross-section prior to the submittal of construction drawings for the Buffalo Connector Road. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The applicant shall agree to participate in all future Special Improvement Districts created for the construction and/or maintenance of roadway improvements and landscaping adjacent to this site if required by the Department of Public Works. All improvements shall be constructed as above and shall commence within one year of approval of this item by the City Council, unless an alternate plan is submitted to and approved by the City Planning Engineer. Failure to comply with this condition may result in this item being reconsidered by the City Council.

22. In lieu of construction of the proposed relocated Frontage Road adjacent to this site, the applicant may contribute moneys in an amount to be determined by the City Planning Engineer to facilitate the future construction of the full width frontage road as shown in the Town Center Development Standards adjacent to this site prior to the issuance of permits for this site as required by the Department of Public Works. This contribution may be waived if an acceptable alternative is submitted to and approved by the City Planning Engineer (such as a Covenant Running With Land agreement anticipating the possible future Town Center Special Improvement District).

APPROVED

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 76

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-76-98(10) - ROME 13 75, ET AL

APPROVED

23. A Traffic Impact Analysis including a Master Driveway and On-Site Circulation Plan shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits 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 indicate the number and approximate location of all driveways servicing this site; no additional driveways shall be allowed unless specifically allowed in writing by the Traffic Engineer. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 77

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-76-98(10) - ROME 13 75, ET AL

APPROVED

24. Obtain all necessary Bureau of Land Management (BLM) easements or encroachment rights for all landscaping and improvements located on BLM property prior to occupancy of this site as required by the Department of Public Works.

25. Landscape and maintain all unimproved right-of-way on the Buffalo Connector Road adjacent to this site as required by the Department of Public Works.

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

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

28. Site development to comply with all applicable conditions of approval for Z-76-98 and all other site-related actions as required by the Department of Public Works.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 78

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-18.

Z-70-99 - BONANZA LAND CORPORATION ON
BEHALF OF JOEL S. HARRIS

Request for a Rezoning on property located at 717 Clark Avenue, From R-1 (Single Family Residential) To: P-R (Professional Office and Parking), PROPOSED USE: 1,790 SQUARE FOOT OFFICE, Size: 0.25 Acres, Ward 1 (McDonald), APN: 139-34-710-048.

NOTICES MAILED: 115

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The proposed porch shall be architecturally compatible with the ranch style house.
2. Meet with staff to discuss the provision of additional landscaping adjacent to the north and east property lines.
3. The proposed bathroom window replacement shall be compatible with the rest of the house in terms of the materials, design and colors.
4. The paint color for the main body of the house shall be a passive, neutral color (white, off-white, beige, tan etc.); the paint color for the trim and other architectural features shall be dark colors (dark red, brown, green or gray); doors and shutters shall be a third compatible color.
5. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised site plan depicting a minimum width for the internal driveway of 24 feet for two-way traffic., or 12 feet for one-way traffic.
6. Dedicate a 10 foot radius on the southwest corner of Clark Avenue and Eighth Street prior to the issuance of any permits as required by the Department of Public Works.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Mack abstaining from voting so he can vote on this item when it appears before the City Council.

(Gordon and Quinn excused)

SUE BARTON, Planning and Development, stated this is a request to convert a single family dwelling into an office which refers tradesmen to contractors and/or job sites. No day labor is proposed. The applicant is proposing to replace an existing window and provide an ADA compliant ramp and railings. Sufficient parking is proposed for this site. Access is provided by one existing driveway from Clark Avenue and one from an alley located to the west of this site. The structure is located in the eastern portion of the site. This is in conformance with the General Plan. The site is designated for low-density professional office conversion in the City of Las Vegas Downtown Development Plan. This is a transitional area and it will be compatible with the surrounding land use designations, which are a mixture of single family residential and professional office. The Historic Preservation Commission reviewed this proposal and recommended the porch rails be wood and not steel, additional landscaping be provided, bathroom window replacement be compatible with the remainder of the house, and advice concerning paint color. Staff recommended approval, subject to the conditions.

JOEL HARRIS, 1425 San Felipe, Boulder City, appeared to represent the application. He concurred with staff's recommendations.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the City Council on 1/19/00.

(10:08 - 10:11) 13 - 1740

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 79

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-70-99 - BONANZA LAND CORPORATION ON
BEHALF OF JOEL S. HARRIS

APPROVED

7. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including street lighting and possibly fire hydrants and sewers) on Eighth Street and Clark Avenue adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

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

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

10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 80

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-70-99 - BONANZA LAND CORPORATION ON BEHALF OF JOEL S. HARRIS

APPROVED

additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and 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.

11. Landscape and maintain all unimproved right-of-way on Clark Avenue and Eighth Street adjacent to this site as required by the Department of Public Works.

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

13. A Resolution of Intent.

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

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 81

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-70-99 - BONANZA LAND CORPORATION ON
BEHALF OF JOEL S. HARRIS

APPROVED

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

16. 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.

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

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

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

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

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 82

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-19.

Z-71-99 - GEORGE W. COUCH III & DOUGLAS E. SIMMS ON BEHALF OF GREAT AMERICAN CAPITAL

Request for a Rezoning on property located on the southeast corner of Craig Road and Tenaya Way, From: U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] To: C-1 (Limited Commercial) and O (Office), PROPOSED USE: 163,281 SQUARE FOOT RETAIL CENTER AND 83,600 SQUARE FOOT BUSINESS CENTER (OFFICE BUILDINGS), Size: 23.86 Acres, Ward 4 (Brown), APN's: 138-03-701-001, 002, 005, 007 through 010, 015 and 016.

NOTICES MAILED: 174

APPROVALS: 0

PROTESTS: 5 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The impact statement required by Senate Bill 191 shall be submitted by January 4, 2000 for staff review.
2. Dedicate 40 feet for Tenaya Way (for those portions not already dedicated) as required by the Department of Public Works.
3. Construct half-street improvements including appropriate overpaving on Tenaya Way and on Craig Road adjacent to the entire overall site and continuing east on Craig Road to connect to the existing U.S. 95 Interchange improvements concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site as required by the Department of Public Works. Construction of

Moran - DENIED

Motion carried with Galati voting "No," Buckley abstaining from voting because the applicant is a client of his law firm and Mack abstaining from voting so he can vote on this item when it appears before the City Council.

(Gordon and Quinn excused)

ANDREW REED, Planning and Development, stated the shopping center will consist of an anchor tenant, a major tenant, leasable shops, two fast food restaurant pads, a convenience store with gasoline sales, a drug store and four general pads. The office complex will consist of 12 single story office buildings. The elevations indicate retail and office buildings will have a stucco exterior with a decorative tile band along the lower nine feet of the structures.

The C-1 (Commercial) zoning district is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be combined with the intersections of primary thoroughfares.

The O (Office District) is intended to provide for administrative and professional offices and may be used as a buffer between residential and retail uses. This application complies with these zoning classifications.

The State of Nevada Legislature enacted Senate Bill 191 which requires developments of a significant impact to submit an Impact Statement, which is required on this application.

At the pre-application conference the applicant was informed that there will be additional Use Permits required.

Staff recommended approval, subject to the conditions.

DOUGLAS McGEARY, Great American Capitol, 10425 Carmel Mountain Avenue, appeared to represent the application. They will be submitting an Impact Statement.

VICE CHAIRMAN GALATI declared the Public Hearing open.

DR. JOSEPH HANSON, 8102 MacKenzie Court, appeared in protest. This area is one-half acre residential. There are no apartments, condos or commercial, etc. in this area. He wants this area to remain as it is at the present time.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 83

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-71-99 - GEORGE W. COUCH III & DOUGLAS E. SIMMS ON BEHALF OF GREAT AMERICAN CAPITAL

required improvements on Craig Road may be coordinated with the City's Craig Road improvement project; construction of all required improvements on Tenaya Way shall commence within 12 months of approval of this action by the City Council. Failure to comply with this requirement shall result in this action being reconsidered by the City Council.

4. Dedicate an additional 5 feet of right-of-way adjacent to this site for Craig Road in accordance with Standard Drawing #222A as required by the Department of Public Works. If such is not incorporated into the design for City's Craig Road improvement project and constructed with that project, the applicant shall construct the additional paving and shall reconstruct all existing improvements to match the new property line concurrent with development of this site.

5. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The developer of this site shall construct the full width of all driveways accessing this site and sufficient on-site paving to provide two-way vehicular traffic between this site. Craig Road and Tenaya Way. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

6. Provide to the City a copy of a recorded Inter-site Access Agreement with the "Not-a-Part" parcel at the northeast corner of this site prior to the issuance of any building or grading permits or the recordation of a Map dividing this site as required by the Department of Public Works. If the "Not-a-Part" parcels at the southeast corner

PAT DAVIS, 7204 Elite Court, appeared in protest. Commercial lowers the value of residential properties. She was concerned as to how many of the businesses will be open 24 hours a day. There is no need for liquor to be sold in this area.

GLADYS FEINN, Northwest Citizens Association, appeared in protest. There is no need for a drug store in this area selling liquor. Once there is C-1 zoning on a piece of property it can easily be upgraded to C-2 zoning. There are enough gas stations in the area already. She felt the applicant should advise the residents exactly what businesses will be coming into this complex.

LINDA FIONDA, 9390 West Helena, appeared in protest. The residents want low impact development on this property, such as doctor's offices, etc. that are closed in the evenings and weekends. This will create a high volume of traffic. Craig Road is an exit off the freeway that is heavily traveled.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

MR. McGEARY appeared in rebuttal. They have designed this to have a low impact on the neighbors. The supermarket will have adequate parking, but there has not been one that has been formalized. The drug store is uncertain at this time. There will not be any commercial to the west of this site. They will have a left turn into the shopping center from Craig Road. Craig Road will have full improvements in a Special Improvement District from the interchange to Buffalo. In addition, they plan to have sufficient stacking so there will not be a traffic hazard at the interchange. With a dual left hand turn lane on Tenaya it will locate more of the traffic on the commercial side than the residential side. All those improvements should be completed by the time this shopping center is completed. This center is for the convenience the neighborhood.

CONAN FEINN, Northwest Citizens Association, appeared in protest. He wants the road improvements done prior to construction on the site. A supermarket is a 24 hour business, which is not low impact. He does not want any access off Tenaya Way.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 84

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-71-99 - GEORGE W. COUCH III & DOUGLAS E. SIMMS ON BEHALF OF GREAT AMERICAN CAPITAL

of this site (Assessor Parcel Numbers 138-03-701-011 and 138-03-701-012) are not acquired by the applicant or incorporated into the overall site plan, the applicant shall provide to the City a copy of a recorded Inter-site Access Agreement with those parcels as well.

7. Construct a public sewer stub to the "Not A Part" parcels shown on the southeast portion of the site (Assessor Parcel Numbers 138-03-701-011 and 138-03-701-012) as required by the Department of Public Works.

8. A Traffic Impact Analysis including a Master Driveway and On-Site Circulation Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this

BART ANDERSON, Public Works, explained that the improvement project from Buffalo to the freeway is under design and pretty far advanced for Craig Road. The improvements on Tenaya Way will be the responsibility of this site and the adjacent site.

COMMISSIONER MORAN felt the road improvements should be completed prior to this shopping center.

MR. McGEARY said the Special Improvement District is ready to go out to bid, except for the median island. This will alleviate any flooding.

MR. ANDERSON said there is a flood control component that goes all the way to Durango, as well as other drainage problems. This site has been identified as a FEMA flood zone.

MR. McGEARY said they hope to be under construction by fall of 2000.

COMMISSIONER SKAAR noted that there are no elevations for the mini mart or gas canopy. It is unknown what will be placed on Pads 1, 2, 3 and 5. It looks like a couple of the pads will be fast food restaurants. She felt the information that has been presented is incomplete.

MR. McGEARY said there will be a couple of drive-thrus. They anticipate there will be a convenience store. They are requesting the zoning so they can obtain a supermarket.

BOB GENZER, Planning and Development, felt Condition No. 10 could be deleted and a site plan and building elevations can be brought back. There needs to be an added condition of a one year time limit.

COMMISSIONER MORAN felt this proposal is pre-mature so she made a motion for denial.

To be heard by the City Council on 1/19/00 at a Time Certain of 3:00 P.M.

(10:11 - 10:42) 3 - 1880

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 85

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-71-99 - GEORGE W. COUCH III & DOUGLAS
E. SIMMS ON BEHALF OF GREAT AMERICAN
CAPITAL

DENIED

site. The number and approximate location of all driveways servicing this site shall be established in the Master Driveway Plan; no other driveways shall be allowed unless specifically approved in writing 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 any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, 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 in a FEMA Zone "AE" flood zone.

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

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 86

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-71-99 - GEORGE W. COUCH III &
DOUGLAS E. SIMMS ON BEHALF OF GREAT
AMERICAN CAPITAL

DENIED

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

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

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

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

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

16. 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.

17. 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 87

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-71-99 - GEORGE W. COUCH III &
DOUGLAS E. SIMMS ON BEHALF OF GREAT
AMERICAN CAPITAL

DENIED

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

19. 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 88

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D.

DIRECTOR'S BUSINESS:

D-1.

DB-11-99

Election of Planning Commission Officers for 2000.

Galati -

Michael Buckley - Chairman

Motion carried with Mack not voting.

(Gordon and Quinn excused)

Moran -

Craig Galati - Vice Chairman

Motion carried with Mack not voting.

(Gordon and Quinn excused)

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 89

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D-2.

DB-13-99

Discussion of compliance with State of Nevada Senate Bill 191 regarding projects of significant impact.

CHAIRMAN BUCKLEY brought this item forward after Item Nos. A-2 through A-8 were approved. This is a staff report on new legislation that went into effect this year. This Senate Bill will have an affect on many applications on the Planning Commission agendas.

TIM CHOW, Planning and Development, stated that N.R.S. 463.3.094, Senate Bill 191, took effect on June 8, 1999. This statute is applicable to projects of significant impact. It requires an Impact Statement to be prepared by the applicant. Projects of significant impact include any projects which exceed 500 dwelling units, 300 hotel rooms, 3,000 average daily trips, or 160 acres of non-residential use.

The City has no choice, but to abide by this Senate Bill. The City is not in compliance at this time. However, staff has been trying to do so and are probably the last entity in the valley to comply with this Statute.

The intent is to help staff devise conditions and mitigation measures for significant projects. The problem is that the Statute requires the applicant to submit the Statement 15 days prior to final action, which is too late. It does not allow staff time to review the project and statement and be able to propose mitigation measures to bring to the attention of the Planning Commission, as well as the City Council.

The City will be submitting amendments to Title 19A and Title 18 of the Zoning and Subdivision Codes in order to require the Development Impact Notice and Assessment (DINA's) to be submitted at the time of application, not 15 days prior to final action.

In the interim, the City is not requiring DINA's, but requesting the applicant to comply with State law. After amendments are approved in Title 19A and Title 18 there will be full implementation of this statute in a practical manner.

If adopted, DINA's will be required for projects of significant rezoning or if the project is already rezoned, then at the time of application for Site Development Plan Reviews or Tentative Maps, but not for General Plan Amendments because not enough is known about the project to do the assessment.

DINA's are applicable at this meeting to Item Nos. C-9 through C-12, C-17 and C-19.

(6:21 - 6:26) 1 - 520

PLANNING COMMISSION

MEETING OF

DECEMBER 2, 1999

City of Las Vegas

AGENDA & MINUTES

Page 90

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.

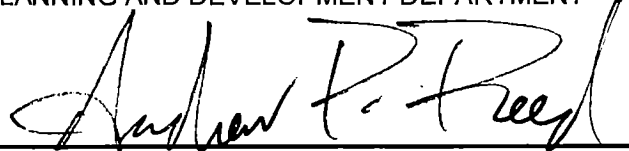
ADJOURNMENT:

/lo

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

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:44 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



ANDREW REED, SENIOR PLANNER