

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 16, 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 18, 1999 Planning Commission Meeting
Approval of the minutes of the October 28, 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.

Agenda

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PLANNING COMMISSION MEETING

DECEMBER 16, 1999

Council Chambers

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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.

Agenda

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PLANNING COMMISSION MEETING

DECEMBER 16, 1999

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400 Stewart Avenue

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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. TM-54-99 - BOTT ACRES - BOTT 1983 TRUST - Request for a Tentative Map on property adjacent to the south side of Tropical Parkway, approximately 175 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: 18.46 Acres, No. of Lots: 37, Ward 4 (Brown) [WARD 6 (MACK)].
- A-2. TM-55-99 - GRAND TETON/ DURANGO COMMERCIAL DEVELOPMENT - SOUTHWEST DESERT EQUITIES LIMITED LIABILITY COMPANY - Request for a Tentative Map on property located adjacent to the northwest corner of the intersection of Grand Teton Drive and Durango Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 9.7 Acres, No. of Lots: 1, Ward 4 (Brown) [WARD 6 (MACK)].
- A-3. TM-56-99 - CONCORDIA @ LONE MOUNTAIN WEST - CONCORDIA HOMES - Request for a Tentative Map on property located adjacent to the south side of the Craig Road alignment, east of the Spine Road alignment, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 16.54 Acres, No. of Lots: 70, Ward 4 (Brown).
- A-4. FM-83-99 - TULE SPRINGS RANCH NORTH - UNIT 3 - W. L. HOMES, LIMITED LIABILITY COMPANY - Request for a Final Map on property located adjacent to the southeast corner of the intersection of Brent Lane and Durango Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 14.42 Acres, No. of Lots: 39, Ward 4 (Brown) [WARD 6 (MACK)].
- A-5. FM-84-99 - TULE SPRINGS RANCH SOUTH - UNIT 3 - W. L. HOMES LIMITED LIABILITY COMPANY - Request for a Final Map on property located adjacent to the north side of Racel Street, east of Durango Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 10.65 Acres, No. of Lots: 45, Ward 4 (Brown).

Agenda

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PLANNING COMMISSION MEETING

DECEMBER 16, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 4

- A-6. FM-85-99 - CIMARRON SPRINGS RANCH PARCEL 2 (A COMMERCIAL SUBDIVISION) - CIMARRON FRONTAGE, LIMITED LIABILITY COMPANY - Request for a Final Map on property located adjacent to the southeast corner of the intersection of Deer Springs Way and Cimarron Road, T-C (Town Center) Zone, Size: 12.29 Acres, No. of Lots: 1, Ward 4 (Brown).
- A-7. FM-86-99 - CIMARRON SPRINGS RANCH - PARCEL 1 (A COMMERCIAL SUBDIVISION) - CIMARRON FRONTAGE LIMITED LIABILITY COMPANY - Request for a Final Map on property located adjacent to the west side of Cimarron Road, between the intersection of Sky Pointe Drive and Deer Springs Way, TC (Town Center) Zone, Size: 2.47 Acres, No. of Lots: 1, Ward 4 (Brown) [WARD 6 (MACK)].
- A-8. FM-87-99 - TODD NEIL ESTATES - RICHARD PETERSON, ET AL - Request for a Final Map on property located adjacent to the southwest corner of the intersection of Cimarron Road and Del Rey Avenue, U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential), Size: 2.29 Acres, No. of Lots: 8, Ward 1 (McDonald).
- A-9. VAC-39-98(1) - DELUNA, INC. - Request for an Extension of Time on an approved Vacation which vacated the south 30 feet of El Parque Avenue between the east right-of-way line of Tomsik Street and the west right-of-way line of Cimarron Road, Ward 1 (McDonald).
- A-10. A-49-99(A) - EARLENE LUND - Request to Annex property generally located adjacent to the southwest corner of Kyle Canyon Road and U.S.-95, containing approximately 1.41 acres of land, Ward 4 (Brown) [WARD 6 (MACK)], APN: 126-01-702-009.
- A-11. A-50-99(A) - ANTHONY AND MARY THOMAS ON BEHALF OF STANPARK HOMES CONSTRUCTION COMPANY - Request to Annex property generally located adjacent to the southeast corner of the intersection of Shaumber Road and Red Coach Avenue, containing approximately 5 acres of land, Ward 4 (Brown), APN: 137-01-201-006, and 007.
- A-12. U-115-98(1) - VILLAGE SQUARE LIMITED LIABILITY COMPANY - Request for an Extension of Time for an approved Special Use Permit on property located at 9440 West Sahara Avenue which allowed a supper club (Joe's Crab Shack), C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald), APN: 163-06-816-012.

Agenda

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PLANNING COMMISSION MEETING

DECEMBER 16, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 5

B. NON PUBLIC HEARING ITEMS:

- B-1. ABEYANCE - Z-31-99(1) - W. L. HOMES** - Request for a Site Development Plan Review on property located on the north side of Racel Street approximately 1,340 feet east of Durango Drive FOR GUEST HOUSES/CASITAS ON LOTS LESS THAN 80 FEET IN WIDTH IN A PROPOSED 133 LOT SUBDIVISION, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 38.25 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-09-301-001.
- B-2. ABEYANCE - Z-102-86(3) - THREE B'S, INC.** - Request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, approximately 550 feet west of Durango Drive FOR A PROPOSED 2,804 SQUARE FOOT DRIVE-THRU RESTAURANT, C-1 (Limited Commercial) Zone, Size: 15.61 Acres, Ward 1 (McDonald), APN: 163-05-517-002.
- B-3. Z-102-86(4) - THREE B'S INC.** - Request for a Site Development Plan Review on property located adjacent to the southwest corner of the intersection of Charleston Boulevard and Durango Drive FOR A PROPOSED 136,754 SQUARE FOOT COMMERCIAL CENTER, C-1 (Limited Commercial) Zone, Size: 16.2 Acres, Ward 1 (McDonald), APN: 163-05-517-002.
- B-4. Z-96-84(16) - KIRKLIE & ATTMAN LAKE MEAD/ JONES PARTNERSHIP** - Request for a Site Development Plan Review on property located adjacent to the southwest corner of the intersection of Lake Mead Boulevard and Jones Boulevard FOR A PROPOSED FAST FOOT RESTAURANT WITH DRIVE-THROUGH (KENTUCKY FRIED CHICKEN), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 0.66 Acres, Ward 1 (McDonald) [WARD 5 (WEEKLY)], APN: 138-23-719-002.
- B-5. Z-68-85(52) - LAS VEGAS TECH CENTER LIMITED PARTNERSHIP** - Request for a Site Development Plan Review on property located at 2400 North Tenaya Way FOR TWO (2) 24 FOOT X 60 FOOT MODULAR OFFICE TRAILERS, C-PB (Planned Business Park) Zone, Size: 2.15 Acres, Ward 4 (Brown), APN: 138-15-810-009.
- B-6. Z-17-90(32) - PECCOLE 1982 TRUST** - Request for a Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Charleston Boulevard and Hualapai Way FOR A PROPOSED 3,074 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 0.92 Acres, Ward 2 (L. B. McDonald), APN: 163-06-111-004.

12/16/99 8:13 AM

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 16, 1999

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108

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

Page 6

- B-7. Z-136-94(6) - MORELAND CORPORATION** - Request for a Site Development Plan Review on property located adjacent to the northwest corner of the intersection of Martin L. King Boulevard and Vegas Drive FOR FIVE (5) 12 FOOT X 60 FOOT MODULAR OFFICE TRAILERS ON THE VETERANS ADMINISTRATION HOSPITAL CAMPUS, R-E (Residence Estates) Zone under Resolution of Intent to C-PB (Planned Business Park), Size: 14.9 Acres, Ward 3 (Reese) [WARD 5 (WEEKLY)], APN: 139-21-416-003.
- B-8. Z-102-96(3) - ARAMESH AKHAVAN, ET AL** - Request for a Site Development Plan Review on property located adjacent to the west side of Cumorah Court, approximately 300 feet north of Sahara Avenue FOR A PROPOSED 5,429 SQUARE FOOT OFFICE BUILDING; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial); SIZE: 0.56 Acres; Ward 1 (McDonald); APN: 163-03-415-004.
- B-9. Z-74-97(5) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review on property located adjacent to the east side of Drexel Road, approximately 310 feet south of Ann Road FOR A PROPOSED FAST-FOOD RESTAURANT WITH DRIVE-THROUGH (KENTUCKY FRIED CHICKEN), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 0.71 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-34-515-006.
- B-10. Z-74-99(1) - ROME 95 LIMITED PARTNERSHIP** - Request for a Site Development Plan Review on property located adjacent to the northwest corner of the intersection of Rome Boulevard and Sky Pointe Drive FOR A PROPOSED 51,679 SQUARE FOOT COMMERCIAL CENTER, U (Undeveloped) Zone [TC (Town Center) General Plan Designation] PROPOSED ZONE TC (Town Center), Size: 10.22 Acres Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-21-701-004 and 125-21-801-001.
- C. PUBLIC HEARING ITEMS:**
- C-1. ABEYANCE - GPA-24-99 - THE HOWARD HUGHES PROPERTIES, INC.** - Request to Amend a portion of the Southwest Sector of the General Plan on property located on the west side of Village Center Circle, north of Golf Center Drive, From: H (High Density Residential), To: SC (Service Commercial) and H (High Density Residential), Ward 2 (L. B. McDonald), APN: 138-19-811-004.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 16, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 7

- C-2. **ABEYANCE - SV-29-99 - HOWARD HUGHES PROPERTIES, INC.** - Request for a Major Modification to the Summerlin Development Plan for Village 1 on property located on the west side of Village Center Circle, north of Golf Center Drive, to change the land use designation FROM: MF3 (Multi Family High Density) TO: VC (Village Center), P-C (Planned Community) Zone, Size: 1.95 Acres, Ward 2 (L. B. McDonald), APN: 138-19-811-004.
- C-3. **ABEYANCE - A-40-99(A) - FLETCHER, NELSON AND NUNN** - Petition to Annex property generally located on the northwest corner of Campbell Road and Gilmore Avenue, containing approximately 5 acres of land, Ward 4 (Brown), APN: 138-08-101-020 and 021.
- C-4. **ABEYANCE - 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-5. **ABEYANCE - RENOTIFICATION - 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-6. **ABEYANCE - 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: 138-09-201-021 and 022.
- C-7. **ABEYANCE - 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.

Agenda

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PLANNING COMMISSION MEETING

DECEMBER 16, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 8

- C-8. ABEYANCE - 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-9. ABEYANCE - 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-10. U-129-99 - LAKE MEAD & BUFFALO PARTNERSHIP ON BEHALF OF COMPUTER RENAISSANCE - Request for a Special Use Permit on property located at 7450 West Lake Mead Boulevard FOR A PROPOSED SECOND-HAND DEALER (COMPUTER RENAISSANCE) IN CONJUNCTION WITH AN EXISTING RETAIL CENTER, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-22-211-009.
- C-11. U-130-99 - PECCOLE 1982 TRUST - Request for a Special Use Permit on property located adjacent to the southeast corner of the intersection of Charleston Boulevard and Hualapai Way FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE; AND FOR A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L. B. McDonald), APN: 163-06-111-004.
- C-12. U-131-99 - PECCOLE 1982 TRUST - Request for a Special Use Permit on property located adjacent to the southeast corner of the intersection of Charleston Boulevard and Hualapai Way FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE 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: 163-06-111-004.
- C-13. U-132-99 - D&L DEVELOPMENT - Request for a Special Use Permit on property located at 8504 Del Webb Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING MARKET (24-7 DELIVERY.COM); AND FOR A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH, PC (Planned Community) Zone, Ward 2 (L. B. McDonald), APN: 138-17-711-001.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 16, 1999

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

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

Page 9

- C-14. U-133-99 - GAREHIME FAMILY TRUST - Request for a Special Use Permit on property located on the southeast corner of the intersection of Alexander Road and Tenaya Way FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 5,532 CONVENIENCE STORE WITH A FAST FOOD RESTAURANT; AND FOR A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CITY PARK, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-10-501-009.
- C-15. U-134-99 - GAREHIME FAMILY TRUST - Request for a Special Use Permit on property located adjacent to the southeast corner of the intersection of Alexander Road and Tenaya Way FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED 5,532 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-10-501-009.
- C-16. Z-132-93(7) - SPRING MOUNTAIN RANCH LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located adjacent to the northwest corner of the intersection of Ackerman Avenue and US-95 FOR A PROPOSED 162 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Size: 13.1 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-08-410-001.
- C-17. Z-132-93(8) - SPRING MOUNTAIN RANCH LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located adjacent to the northeast corner of the intersection of Racel Street and Fort Apache Road FOR A 149 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Size: 13.6 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-08-310-001.
- C-18. SD-32-99 - CLARK COUNTY SCHOOL DISTRICT - Request for a Site Development Plan Review on property located adjacent to the northwest corner of the intersection of Gilmore Avenue and Chieftain Street FOR A PROPOSED ELEMENTARY SCHOOL (GILMORE/ TEE PEE ELEMENTARY SCHOOL), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], Size: 10.29 Acres, Ward 4 (Brown), APN: 138-07-501-012.

Agenda

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PLANNING COMMISSION MEETING

DECEMBER 16, 1999

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 10

- C-19. **Z-72-99 - WELLINGTON MEADOWS APARTMENTS, LIMITED LIABILITY COMPANY** - Request for a Rezoning on property located at 9550 West Sahara Avenue, FROM: C-1 (Limited Commercial) TO: R-3 (Medium Density Residential), EXISTING USE: 332 UNIT APARTMENT COMPLEX, Size: 15.64 Acres, Ward 2 (L. B. McDonald), APN: 163-06-814-003.
- C-20. **Z-73-99 - LOZZI ENTERPRISES, INC.** - Request for a Rezoning on property located adjacent to the northeast corner of Buffalo Drive and Gowan Road FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] PROPOSED O (OFFICE) TO: O (Office) PROPOSED USE: 14,900 SQUARE FOOT OFFICE BUILDING, Size: 2.5 Acres, Ward 4 (Brown), APN: 138-10-201-012.
- C-21. **Z-74-99 - ROME 95 LIMITED PARTNERSHIP** - Request for a Rezoning on property located adjacent to the northwest corner of the intersection of Rome Boulevard and Sky Pointe Drive FROM: U (Undeveloped) Zone [TC (Town Center) General Plan Designation] TO: TC (Town Center), PROPOSED USE: 51,679 SQUARE FOOT COMMERCIAL CENTER, Size: 10.22 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-21-701-004 and 125-21-801-001.
- D. **DIRECTOR'S BUSINESS:**
- D-1. **ABEYANCE - TA-7-99 - CITY OF LAS VEGAS** - Discussion and possible recommendation to amend Title 19A.10 Table 1 - Public or Private School, Junior High, From: 3½ Parking Spaces per classroom To: 2 Parking Spaces per classroom.
- D-2. **TA-10-99 - CITY OF LAS VEGAS** - Discussion and possible recommendation to amend Title 19A.20.020 Definitions to include the term manufactured home within the definition for single family detached dwelling and to amend Title 19A.04.010 Land Use Tables to place a "+" in Manufactured Homes and Single Family Dwelling to indicate that there are specific standards and to amend Title 19A.04.060 Standards for certain uses to include Single Family Dwelling, Detached/Manufactured Home to include the conditions that are required, also to delete from Title 19A.04.040 Conditional Uses the Manufactured Home section.
- D-3. **DB-13-99 - CITY OF LAS VEGAS** - Presentation and discussion of the Parks Element of the Master Plan.

Agenda

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PLANNING COMMISSION MEETING

DECEMBER 16, 1999

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

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

Page 11

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 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

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

STAFF PRESENT:

Tim Chow - Planning & Development Dept.
Robert Genzer - Planning & Development Dept.
David Petrovich - Planning & Development Dept.
Chris Glore - Planning & Development Dept.
Matt Pinjuv - Planning & Development Dept.
Gary Reid - Public Works
Mark Escobedo - Public Works
Steve George - City Attorney's Office
Linda Owens - City Clerk's Office

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

Item No. A-2, TM-55-99:

Mr. Glore said the applicant has requested abeyance of this item to the 1/13/00 meeting. They want the Site Development Plan Review to be considered at the same time as this Tentative Map.

Item No. A-4, FM-83-99:

Mr. Glore stated the applicant has requested this item be held in abeyance to the 1/13/00 meeting

Item No. B-1, Z-31-99(1):

Mr. Glore said there is a concern about the conditions on this application. Commissioner Skaar added that casitas should not be placed near the front door of the house. Mr. Glore spoke about the setbacks. This is a low density area adjacent to the State park. There is too much building on this site with the casitas. David Petrovich, Planning and Development, noted these casitas are not always attached to houses. Mr. Glore added that the intent of this Ordinance is that they are detached. Commissioner Quinn said that casitas were not to have a kitchen.

Item No. B-4, Z-96-84(16):

Mr. Glore announced that staff has requested abeyance indefinitely on this item to allow time for the applicant to meet with the overall property owner and have a site plan prepared. The applicant will probably have a representative attending this meeting.

Item Nos. B-5, Z-68-85(52) and B-7, Z-136- 94(6):

Mr. Glore said these items involve modular trailers at the Tech Center. The City's Office of Business Development has concerns about these items. Under Item No. B-5 it was understood these trailers would only be there a year or two. In regard to Item No. B-7, the VA wants the trailers to remain until they secure funding from Washington for a permanent addition.

Item No. B-6, Z-17-90(32):

Mr. Glore advised that this item should trail Item Nos. C-11 and C-12.

Item No. B-10, Z-74-99(1):

Mr. Glore announced this item should be trailed and heard with Item No. C-21, Z-74-99.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. C-1, GPA-24-99, and Item No. C-2, SV-29-99:

Mr. Gore said the applicant has requested these items be withdrawn without prejudice.

Item No. C-4, VAC-56-99:

Mr. Gore stated the applicant has requested abeyance of this item to the 1/27/00 meeting.

Item No. C-8, U-122-99:

Mr. Gore said staff is recommending denial of this application.

Item No. C-9, U-127-99:

Mr. Gore stated that staff is recommending denial of this application because it is incompatible with the surrounding uses and there is inadequate parking on the site.

Item No. C-16, Z-132-93(7)

Mr. Gore said the applicant has requested this item be withdrawn without prejudice.

Item No. D-1, TA-7-99

Mr. Gore said staff wants this item held in abeyance to the 1/17/00 meeting.

Item No. D-3, DB-14-99:

Mr. Gore said this item should be brought forward early in the meeting because two representatives of the Comprehensive Planning Division will be making a presentation and they won't have to wait until the end of the meeting.

General Discussion:

Commissioner Gordon said there needs to be a definite arrangement for the Commissioners to park when they attend the Planning Commission meetings.

Bob Genzer, Planning and Development, announced there will be at least two new Planning Commissioners in the near future. He gave each Commissioner a sheet asking for suggestions as to how to train the new members. At the present time, staff is planning an orientation for the new members. Commissioner Moran felt seminars are good, as well as the Code books, but the best way is to sit on the Commission and listen to the other Commissioners. Commissioner Mack suggested a Training Workshop for the new members.

Mr. Gore adjourned the Briefing at 5:50 P.M.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 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:

6:01 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

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

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

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

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

MINUTES:

Approval of the minutes of the November 18, 1999 Planning Commission Meeting and October 28, 1999 Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 6:01 P.M.

STAFF PRESENT:

Tim Chow, Director,
Planning and Development Department
Bob Genzer, Deputy Director,
Planning and Development Department
David Petrovich, Planning Supervisor,
Planning and Development Department
Chris Glore, Senior Planner,
Planning and Development Department
Matt Pinjuv, Planner II,
Planning and Development Department
Troy Jeschke, Planner I,
Planning and Development Department
Gary Reid, Project Engineer,
Public Works
Mark Escobedo, Project Engineer,
Public Works
Steve George, Deputy City Attorney
Linda Owens, Deputy City Clerk

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

NOTE: CHAIRMAN BUCKLEY said this is COMMISSIONERS MACK and SKAAR's final meeting. COMMISSIONER SKAAR will be working for COUNCILMAN MACK. He said it has been a pleasure working with them. This makes three former Planning Commissioners on the City Council. The Planning Commission presented COMMISSIONER MACK with a shovel, hoe and a pair of gloves to be used at the City Council. They gave COMMISSIONER SKAAR a scarf. He said COMMISSIONER SKAAR was very hard working on the Commission.

COMMISSIONER MACK thanked Staff and the Commissioners for the education they had given him on this Commission. He will be the Councilman for the new Ward 6. He resigned as of this meeting and abstained from all voting so he can vote on the items when they reach the City Council.

Galati -
APPROVED MINUTES
Unanimous
(Mack excused)

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 4

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 16, 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.

TM-54-99 - BOTT ACRES - BOTT 1983 TRUST

Request for a Tentative Map on property adjacent to the south side of Tropical Parkway, approximately 175 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: 18.46 Acres, No. of Lots: 37, Ward 4 (Brown) [WARD 6 (MACK)].

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map shall be filed.
2. Street names shall be provided in accord with the City's Street Naming Regulations.
3. All development is subject to the conditions of City departments and State Subdivision Statutes.
4. 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.
5. Site development to comply with all applicable conditions of approval for Rezoning Z-79-98, Rezoning Z-57-99, Vacation VAC-28-99, and Site Development Plan Review Z-79-98(1).

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

Galati -

APPROVED ITEM NOS. A-1, A-3, A-5 THROUGH A-9, AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack excused)

NOTE: There was a motion by Galati to reconsider Item No. A-10 which carried unanimously and Mack excused.

CHAIRMAN BUCKLEY stated this is a Consent item. However, he requested Item Nos. A-11 and A-12 be heard separately from the rest of the Consent items.

NOTE: Subsequent to the vote, CHAIRMAN BUCKLEY said he misspoke and wanted A-10, not A-11, heard separately.

This is final action.

(6:07 - 6:08) 1 - 98

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-54-99 - BOTT ACRES - BOTT 1983
TRUST

APPROVED

6. City of Las Vegas Petition of Vacation VAC-28-99 must record prior to the recordation of a Final Map for this site as required by the Department of Public Works.

7. 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.

8. 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-54-99 - BOTT ACRES - BOTT 1983 TRUST

APPROVED

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

TM-55-99 - GRAND TETON/ DURANGO
COMMERCIAL DEVELOPMENT -
SOUTHWEST DESERT EQUITIES LIMITED
LIABILITY COMPANY

Request for a Tentative Map on property located adjacent to the northwest corner of the intersection of Grand Teton Drive and Durango Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 9.7 Acres, No. of Lots: 1, Ward 4 (Brown) [WARD 6 (MACK)].

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Site Development to comply with all applicable conditions of approval for Annexation A-31-97(A).
2. A Parcel Map to create this parcel site as shown shall be recorded prior to the recordation of a Final Map for this site as required by the Department of Public Works.
3. Submit a Master Streetlight plan for the entire overall site prior to the submittal of any construction drawings as required by the Department of Public Works.
4. Site development to comply with all applicable conditions of approval for SD-31-99 and all subsequent site-related actions as required by the Department of Public Works.
5. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map, a new Tentative Map shall be filed.
6. Street names shall be provided in accord with the City's Street Naming Regulations.
7. All development is subject to the conditions of the City Departments and State Subdivision Statutes.

Galati -

ABEYANCE TO THE 1/13/2000 PLANNING COMMISSION MEETING.

Unanimous

(Mack excused)

CHAIRMAN BUCKLEY stated that at the last meeting a related item was held to the 1/13/2000 meeting. The applicant has requested this item also be held to 1/13/2000.

To be heard by the Planning Commission on 1/13/2000.

(6:07 - 6:08) 1 - 180

24164

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-55-99 - GRAND TETON/ DURANGO
COMMERCIAL DEVELOPMENT -
SOUTHWEST DESERT EQUITIES LIMITED
LIABILITY COMPANY

ABEYANCE TO 1/13/2000

8. A Drainage Plan and Technical Drainage Study must be submitted prior to the recordation of a Final Map.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

TM-56-99 - CONCORDIA @ LONE MOUNTAIN
WEST - CONCORDIA HOMES

Request for a Tentative Map on property located adjacent to the south side of the Craig Road alignment, east of the Spine Road alignment, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 16.54 Acres, No. of Lots: 70, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Order of Vacation for Vacation Application VAC-57-99 shall record prior to the recordation of a Final Map for this site as required by the Department of Public Works.
2. A master streetlight plan for all public streets adjacent to this site shall be submitted to and approved by the City of Las Vegas prior to or concurrent with the submittal of any construction drawings as required by the Department of Public Works.
3. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
4. Site development to comply with all applicable conditions of approval for Rezoning Z-24-99 and Site Development Plan Review Z-24-99(2).
5. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.

Galati -

APPROVED ITEM NOS. A-1, A-3, A-5 THROUGH A-9, AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack excused)

NOTE: There was a motion by Galati to reconsider Item No. A-10 which carried unanimously and Mack excused.

CHAIRMAN BUCKLEY stated this is a Consent item. However, he requested Item Nos. A-11 and A-12 be heard separately from the rest of the Consent items.

NOTE: Subsequent to the vote, CHAIRMAN BUCKLEY said he misspoke and wanted A-10, not A-11, heard separately.

This is final action.

(6:07 - 6:08) 1 - 98

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 11

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-56-99 - CONCORDIA @ LONE MOUNTAIN
WEST - CONCORDIA HOMES

APPROVED

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

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

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of a Final Map.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

FM-83-99 - TULE SPRINGS RANCH NORTH -
UNIT 3 - W. L. HOMES, LIMITED LIABILITY
COMPANY

Request for a Final Map on property located adjacent to the southeast corner of the intersection of Brent Lane and Durango Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 14.42 Acres, No. of Lots: 39, Ward 4 (Brown) [WARD 6 (MACK)].

ON DECEMBER 6, 1999 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JANUARY 13, 2000 PLANNING COMMISSION MEETING

Galati -

ABEYANCE TO THE 1/13/2000 PLANNING COMMISSION MEETING.

Unanimous

(Mack excused)

CHRIS GLORE, Planning and Development, stated the applicant has requested this item be abeyed to the 1/13/2000 meeting.

PAUL KENNER, John Laing Homes, 1601 South Rainbow Boulevard, Suite 100, appeared to represent the application. They had been requested through the Planning and Development and Public Works Departments to hold this item in abeyance. There is an issue of right-of-way with the State. This is one of the exchange parcels with the park. There are concerns with the unit along Brent Lane.

To be heard by the Planning Commission on 1/13/2000.

(6:08 - 6:09) 1 - 210

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

FM-84-99 - TULE SPRINGS RANCH SOUTH -
UNIT 3 - W. L. HOMES LIMITED LIABILITY
COMPANY

Request for a Final Map on property located adjacent to the north side of Racel Street, east of Durango Drive; R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size:10.65 Acres, No. of Lots: 45, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This Final Map (FM-84-99) shall be in conformance with the approved Tentative Map (TM-10-99).
2. The Tule Springs Ranch South - Unit 1 Final Map (FM-38-99) shall record prior to the recordation of this Final Map in order to provide legal access.
3. Appropriate other units must record prior to the recordation of this Final Map to provide legal access.
4. Site development to comply with all previous conditions of approval for the Tule Springs Ranch Tentative Map.
5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all

Galati -

APPROVED ITEM NOS. A-1, A-3, A-5 THROUGH A-9, AND A-11, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Mack excused)**

NOTE: There was a motion by Galati to reconsider Item No. A-10 which carried unanimously and Mack excused.

CHAIRMAN BUCKLEY stated this is a Consent item. However, he requested Item Nos. A-11 and A-12 be heard separately from the rest of the Consent items.

NOTE: Subsequent to the vote, CHAIRMAN BUCKLEY said he misspoke and wanted A-10, not A-11, heard separately.

This is final action.

(6:07 - 6:08) 1 - 98

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-84-99 - TULE SPRINGS RANCH SOUTH -
UNIT 3 - W. L. HOMES LIMITED LIABILITY
COMPANY

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

APPROVED

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

FM-85-99 - CIMARRON SPRINGS RANCH
PARCEL 2 (A COMMERCIAL SUBDIVISION) -
CIMARRON FRONTAGE, LIMITED LIABILITY
COMPANY

Request for a Final Map on property located adjacent to the southeast corner of the intersection of Deer Springs Way and Cimarron Road, T-C (Town Center) Zone, Size: 12.29 Acres, No. of Lots: 1, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development to comply with all previous conditions of approval for the Cimarron Springs Ranch Parcel 2 (A Commercial Subdivision) Tentative Map.

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

3. This Final Map (FM-85-99) shall be in conformance with the approved Tentative Map (TM-35-99).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1, A-3, A-5 THROUGH A-9, AND A-11, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Mack excused)**

NOTE: There was a motion by Galati to reconsider Item No. A-10 which carried unanimously and Mack excused.

CHAIRMAN BUCKLEY stated this is a Consent item. However, he requested Item Nos. A-11 and A-12 be heard separately from the rest of the Consent items.

NOTE: Subsequent to the vote, CHAIRMAN BUCKLEY said he misspoke and wanted A-10, not A-11, heard separately.

This is final action.

(6:07 - 6:08) 1 - 98

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-7.

FM-86-99 - CIMARRON SPRINGS RANCH -
PARCEL 1 (A COMMERCIAL SUBDIVISION) -
CIMARRON FRONTAGE LIMITED LIABILITY
COMPANY

Request for a Final Map on property located adjacent to the west side of Cimarron Road, between the intersection of Sky Pointe Drive and Deer Springs Way, TC (Town Center) Zone, Size: 2.47 Acres, No. of Lots: 1, Ward 4 (Brown) [WARD 6 (MACK)].

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Site development to comply with all previous conditions of approval for the Cimarron Springs Ranch Parcel 1 (A Commercial Subdivision) Tentative Map.

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

3. This Final Map (FM-86-99) shall be in conformance with the approved Tentative Map (TM-34-99).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1, A-3, A-5 THROUGH A-9, AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Unanimous
(Mack excused)

NOTE: There was a motion by Galati to reconsider Item No. A-10 which carried unanimously and Mack excused.

CHAIRMAN BUCKLEY stated this is a Consent item. However, he requested Item Nos. A-11 and A-12 be heard separately from the rest of the Consent items.

NOTE: Subsequent to the vote, CHAIRMAN BUCKLEY said he misspoke and wanted A-10, not A-11, heard separately.

This is final action.

(6:07 - 6:08) 1 - 98

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8.

FM-87-99 - TODD NEIL ESTATES -
RICHARD PETERSON, ET AL

Request for a Final Map on property located adjacent to the southwest corner of the intersection of Cimarron Road and Del Rey Avenue, U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential), Size: 2.29 Acres, No. of Lots: 8, Ward 1 (McDonald).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Site development to comply with all previous conditions of approval for the Todd Neil Estates Tentative Map.

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

3. This Final Map (FM-87-99) shall be in conformance with the approved Tentative Map (TM-37-99).

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1, A-3, A-5 THROUGH A-9, AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack excused)

NOTE: There was a motion by Galati to reconsider Item No. A-10 which carried unanimously and Mack excused.

CHAIRMAN BUCKLEY stated this is a Consent item. However, he requested Item Nos. A-11 and A-12 be heard separately from the rest of the Consent items.

NOTE: Subsequent to the vote, CHAIRMAN BUCKLEY said he misspoke and wanted A-10, not A-11, heard separately.

This is final action.

(6:07 - 6:08) 1 - 98

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-9.

VAC-39-98(1) - DELUNA, INC.

Request for an Extension of Time on an approved Vacation which vacated the south 30 feet of El Parque Avenue between the east right-of-way line of Tomsik Street and the west right-of-way line of Cimarron Road, Ward 1 (McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Reservations of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. The Order of Vacation shall not be recorded until all of the above conditions have been satisfied.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED ITEM NOS. A-1, A-3, A-5 THROUGH A-9, AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack excused)

NOTE: There was a motion by Galati to reconsider Item No. A-10 which carried unanimously and Mack excused.

CHAIRMAN BUCKLEY stated this is a Consent item. However, he requested Item Nos. A-11 and A-12 be heard separately from the rest of the Consent items.

NOTE: Subsequent to the vote, CHAIRMAN BUCKLEY said he misspoke and wanted A-10, not A-11, heard separately.

This is final action.

(6:07 - 6:08) 1 - 98

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-10.

A-49-99(A) - EARLENE LUND

Request to Annex property generally located adjacent to the southwest corner of Kyle Canyon Road and U.S.95, containing approximately 1.41 acres of land, Ward 4 (Brown) [WARD 6 (MACK)], APN: 126-01-702-009.

STAFF RECOMMENDATION: APPROVAL.

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

CHRIS GLORE, Planning and Development, stated the applicant intends to rezone this property to C-1 (Limited Commercial) and develop a convenience store after the property is annexed into the City. The current zoning in the County is R-E (Rural Estates). The City equivalent is the undeveloped zone. The site is currently General Planned SC (Service Commercial) in the City. Staff recommended approval.

HAROLD FOSTER, 3230 Polaris Avenue, Suite 23, appeared to represent the applicant.

CHAIRMAN BUCKLEY said the reason he requested this item be pulled from the remainder of the Consent items is because he is on the Steering Committee for Las Vegas 2020. In the various plans that the Committee was considering there was commercial development by Kyle Canyon and it was the consensus of the Committee that intense commercial development at Kyle Canyon was not a good idea.

COMMISSIONER SKAAR said there is very little development in this area. At the present time the intersection at Kyle Canyon Road and U.S.95 is a dangerous corner. Eventually there will be a need for a traffic signal at this corner.

CHAIRMAN BUCKLEY responded that the Planning Commission is not voting on what will be developed on this property, just the annexation into the City.

To be forward to the City Council in Ordinance form.

(6:18 - 6:22) 1 - 520

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-11.

A-50-99(A) - ANTHONY AND MARY THOMAS
ON BEHALF OF STANPARK HOMES
CONSTRUCTION COMPANY

Request to Annex property generally located adjacent to the southeast corner of the intersection of Shaumber Road and Red Coach Avenue, containing approximately 5 acres of land, Ward 4 (Brown), APN's: 137-01-201-006, and 007.

STAFF RECOMMENDATION: APPROVAL.

Galati -

APPROVED ITEM NOS. A-1, A-3, A-5 THROUGH A-9, AND A-11, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack excused)

NOTE: There was a motion by Galati to reconsider Item No. A-10 which carried unanimously and Mack excused.

CHAIRMAN BUCKLEY stated this is a Consent item. However, he requested Item Nos. A-11 and A-12 be heard separately from the rest of the Consent items.

NOTE: Subsequent to the vote, CHAIRMAN BUCKLEY said he misspoke and wanted A-10, not A-11, heard separately.

This is final action.

(6:07 - 6:08) 1 - 98

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-12.

U-115-98(1) - VILLAGE SQUARE LIMITED
LIABILITY COMPANY

Request for an Extension of Time for an approved Special Use Permit on property located at 9440 West Sahara Avenue which allowed a supper club (Joe's Crab Shack), C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald), APN: 163-06-816-012.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within one year after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining from voting because his firm owns the shopping center across the street.

(Mack excused)

CHRIS GLORE, Planning and Development, stated this use is appropriate. There are no protected uses within the 400 foot separation requirement. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the property owner, Triple Five and Landry's, owner of Joe's Crab Shack.

CHAIRMAN BUCKLEY said the reason he requested this item be discussed separately from the Consent items was because at the last meeting there were three items that were scheduled for approval of a Site Review. The Planning Commission recommended those be postponed pending a comprehensive study of the parking and traffic flow.

ATTORNEY GRONAUER responded that this Special Use Permit was approved a year ago with conditions. The applicant proposes to open this restaurant early in the year 2000. Any parking problems have been resolved. He was unsure what is being proposed on the other pads.

COMMISSIONER GALATI added that although each pad meets the intent of the City Code, there is a concern that the overall development plan for the center has never been presented to the Commission. He wants to make sure the parking will be adequate and the pads will not block the views of some of the retail establishments so they will stay in business. The Planning Commission would like to see a comprehensive look of the entire center showing how it functions, how much parking, instead of piece by piece.

COMMISSIONER SKAAR added that one of the parcels the Planning Commission was looking at was the one directly across the drive from this pad to the east. It forced the traffic to flow through there backwards.

ATTORNEY GRONAUER said he would inform Triple Five that there are these concerns.

To be heard by the City Council on 2/2/2000.
(6:18 - 6:22) 1 - 620

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 22

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B.

B-1.

NON PUBLIC HEARING ITEMS:

ABEYANCE - Z-31-99(1) - W. L. HOMES

Request for a Site Development Plan Review on property located on the north side of Racel Street approximately 1,340 feet east of Durango Drive FOR GUEST HOUSES/CASITAS ON LOTS LESS THAN 80 FEET IN WIDTH IN A PROPOSED 133 LOT SUBDIVISION, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 38.25 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-09-301-001.

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. All exterior materials of the guest houses/casitas shall match the exterior materials of the main structure on the same lot.
2. Bathroom facilities within any guest houses/casitas shall be limited to a sink and toilet only.
3. Kitchens shall be prohibited within any of the guest houses/casitas.
4. The minimum setbacks for the guest houses/casitas shall be: 10 feet from the main structure, 5 feet side yard, and 15 feet rear yard.
5. The garage plan shall be available only on lots of sufficient width to provide a minimum 15 foot wide setback on one side of the lot, to accommodate a minimum 15 foot wide driveway to the rear garage. The driveway to the rear garage shall not create a second driveway cut at the street.
6. Any guest houses/casitas located within a front yard shall be physically attached to the main structure, with one or more common walls.
7. Any guest houses/casitas located within a side yard shall comply with the setback requirements for the subdivision.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, BUT DELETE CONDITION NO. 2, CONDITION NO. 8 INCLUDE A COMPLETE SET OF CC&R'S WITH APPROPRIATE REMEDIES FOR VIOLATORS BE SUBMITTED TO THE CITY ATTORNEY'S OFFICE.

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

CHRIS GLORE, Planning and Development, stated this item was held in abeyance from the 11/16/99 meeting so the applicant would have time to meet with staff. Each house will be approximately 484 square feet. Two of the floor plans will include a three-quarter bath and kitchen. Staff feels the lots are too small to contain a house and casita with adequate density and setbacks. If this request is approved, bathing and kitchen facilities should not be allowed in order to reduce the potential for use of guest houses/casitas as residential units.

The recent plans indicate three foot rear and side setbacks, which is inappropriate. A minimum of 15 feet rear and 5 foot side setbacks would be adequate.

Staff recommended denial.

PAUL KENNER, John Laing Homes, appeared to represent the applicant. The park space is 2.2 acres. Initially this project was submitted with 177 lots. They have designed this project to complement their other two developments at Racel and Durango. The homes are two stories varying from 2,300 square feet up to 3,300 square feet. The lots vary in size from 65' x 125' to 80' x 139'. Each house will have the opportunity for a three-car garage. Their goal is to be able to offer the buyers some options. Where there would be casitas on the lots, they would have to be 80 feet in width. He wants to limit the casitas along the east property line and Racel and the driveway to 12 feet. The casitas will only be placed in the rear of the yards. This will be a privately gated community.

COMMISSIONER GORDON thought there should be a remedy if the renter of the casita misuses it. Perhaps there could be a condition in the CC&R's.

MR. KENNER agreed to have that type of condition in the CC&R's.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 23

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-31-99(1) - W. L. HOMES

8. All property deeds for lots with a guest house/casita shall specifically prohibit the renting of the guest house/casita.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

COMMISSIONER SKAAR asked about the large lots in the interior. She did not object to casitas on any lots along the west property line that back up to the applicant's other project. Every house has a three-car garage which is not optional and the casita garage could be used for something other than cars.

MR. KENNER added that they will not have casitas on lots less than 65' x 125'. Casitas can be habitable.

This is final action.

(6:50 - 7:16) 1 - 1690

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 24

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-2.

ABEYANCE - Z-102-86(3) - THREE B'S, INC.

Request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, approximately 550 feet west of Durango Drive FOR A PROPOSED 2,804 SQUARE FOOT DRIVE-THRU RESTAURANT, C-1 (Limited Commercial) Zone, Size: 15.61 Acres, Ward 1 (McDonald), APN: 163-05-517-00.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Signage along the Charleston Boulevard frontage shall be limited to one monument sign identifying the tenant adjacent to the main entrance at Charleston Boulevard. Wall signage throughout the site should be uniform in size and appearance.
2. The landscaping provided on this site shall match in number and type the species shown on the conceptual landscape plan provided as part of the commercial center request under Z-102-86(4).
3. All mechanical equipment shall be fully screened in view from adjacent streets.
4. All exterior lighting shall meet the standards of LVCM Section 19A.08.060(C).
5. Parking lot lighting standards shall be no more than 25 feet in height and shall utilize 'shoe-box' fixtures to prevent glare to off-site locations.
6. The applicant shall submit revised elevations with tan colored stucco and red colored tile roof.
7. Remove all substandard public street improvements, if any, adjacent to this site along Charleston Boulevard and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack excused)

CHRIS GLORE, Planning and Development, stated this item was held in abeyance indefinitely at the 10/28/99 meeting in order to allow the Planning Commission time to review a Site Development Plan Review for the overall site. Staff feels this proposed restaurant will be consistent with the surrounding development along Charleston Boulevard. The elevations for the fast food restaurant will only be partially consistent with the proposed elevations for the larger commercial development so they need to be revised to provide a tan colored wall finish and concrete tile roof materials complementary to the larger center. The pad landscaping is inconsistent with the overall commercial development plan. Staff recommended approval, subject to the conditions.

BOB PECCOLE, President, Three B's Inc., 525 South 6th Street, appeared to represent this application.

ROBERT PECCOLE, JR., Three B's Inc., 525 South 6th Street, appeared to represent this application. He agreed to Condition No. 5. In regard to Condition No. 15, Merialdo has been dedicated since 1987. Their main concern is that the traffic signal on Merialdo and West Charleston is installed.

VICTOR KNIGHT, Kubicek Architects, 5190 South Valley View, Suite 108, appeared to represent the applicant.

JEFF LOOKER, Looker Architects, 1270 East Broadway, Suite 210, Tempe, Arizona. The driveways in Condition Nos. 8 and 11 are existing.

GARY REID, Public Works, preferred to have those conditions remain.

NOTE: See Item B-3 for further discussion.

This is final action.

(7:58 - 8:01) 2 - 900

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 25

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-102-86(3) - THREE B'S, INC.

APPROVED

8. If not already provided by the Master Developer, construct the full-width of the westerly driveway accessing this site from Charleston Boulevard and appropriate on-site paving to allow two-way traffic circulation prior to occupancy of this site as required by the Department of Public Works.

9. Comply with the previously approved Traffic Impact Analysis for the overall commercial site; appropriate contributions for this site's proportionate share of the required contributions for traffic signal mitigation shall be paid prior to the issuance of permits for this site, unless already provided by the Master Developer as required by the Department of Public Works.

10. Per the intent of a commercial subdivision, this pad shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.

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. The additional driveway proposed on Charleston Boulevard shall receive N.D.O.T. (Nevada Department of Transportation) approval prior to the issuance of grading, building or off-site permits, whichever may occur first.

12. 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 26

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-102-86(3) - THREE B'S, INC.

APPROVED

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

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

15. Site development to comply with all applicable conditions of approval for Zoning Application Z-102-86, the Charleston Durango Shopping Center Commercial Subdivision and all other subsequent site-related actions as required by the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 1

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-3.

Z-102-86(4) - THREE B'S INC.

Request for a Site Development Plan Review on property located adjacent to the southwest corner of the intersection of Charleston Boulevard and Durango Drive FOR A PROPOSED 136,754 SQUARE FOOT COMMERCIAL CENTER, C-1 (Limited Commercial) Zone, Size: 16.2 Acres, Ward 1 (McDonald), APN: 163-05-517-002.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. An impact statement shall be completed in compliance with NRS 463.3094 and shall be submitted to the Planning and Development Department for incorporation into this application no later than fifteen (15) days prior to final action on this request by City Council.
2. The site plan shall be revised to depict loading dock enclosures, consisting of solid masonry walls the full length of the dock, of at least ten feet in height, along the length of any loading spaces depicted at the rear (south) of the main building.
3. The site plan shall be revised to depict handicapped accessible spaces dimensioned and marked as required by the City of Las Vegas.
4. The site plan shall be revised to depict at least the four spaces required by Title 19A, with one each located adjacent to the two anchor stores
5. A maximum of three (3) of the four (4) proposed pads shall be allowed for restaurant use, and pad "F" shall be retail use.
6. Wallpack lighting shall not be allowed on any of the proposed buildings. Lighting standards within the parking at the south side of the site shall be no more than 15 feet in height. All lighting standards on the site shall utilize 'shoe-box' fixtures and downward directed lights.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH AMENDED CONDITIONS AND REMOVE THREE PADS IN MIDDLE OF SHOPPING CENTER AND SOUTH DRIVEWAY AT DURANGO AND MERIALDO BE APPROVED.

**Unanimous
(Mack excused)**

CHRIS GLORE, Planning and Development, stated the placement of large retail buildings adjacent to single family residential uses to be potentially problematic, unless noise and lighting mitigations are implemented. The site plan should be revised to depict loading dock enclosures, consisting of solid masonry walls the full length of the dock, at least ten feet in height, along the length of any loading spaces depicted at the rear (south) of the main building. The on-site parking will be inadequate for all the pads to be restaurants. Three of the four pads should be restaurant and Pad F retail. There should be one freestanding sign on Charleston Boulevard. Condition No. 14 should be amended to include finishing the existing wall along the southerly boundary. Staff recommended approval, subject to the conditions.

BOB PECCOLE, SR., President, Three B's Inc., 525 South 6th Street, appeared to represent the application. This plan was submitted to the City in 1998 when Walgreen's came forward. A set of the entire plans were submitted in a package to the City at that time. He submitted several letters indicating the chain of events. They want to cooperate with the City, but are always dealing with new people. He wondered how much setbacks will be needed for Condition No. 5. In Condition No. 15 Merialdo has been a dedicated street since 1987. One of the residents said he wants Merialdo blocked off. He wondered what is going to happen to Merialdo. Another issue was the traffic signal at Merialdo and West Charleston.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 28

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-102-86(4) - THREE B'S INC.

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 incorporate minimum 24 inch box trees an average of 20 feet on-center, and to depict tree species consistent with the existing trees along developed segments of the overall property frontage, along Charleston Boulevard, Durango Drive and Merialdo Lane.

10. The south and east building elevations for the main structure shall be revised to provide a design element consistent with the depicted south elevations of Pads G and H, incorporating use of different color and/or material to create an appearance of arches, and vertical pop-out arch support features. All elevations shall be subject to the approval of Planning and Development Department staff.

11. Signage along the street frontages shall be limited to one freestanding sign, with a maximum height of 25 feet, identifying the retail center and its tenants, adjacent to an entrance along Charleston Boulevard. The sign shall utilize materials and colors reflecting the design of the buildings. Wall signage throughout the commercial center shall be uniform in size and appearance. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.

CHAIRMAN BUCKLEY noted that the three pads will not include Walgreen's, Jack-In-The-Box and the Bar & Grill.

ROBERT PECCOLE, JR., 525 South 6th Street, appeared to represent this application. He agreed to Condition No. 5. In regard to Condition No. 15, Merialdo has been dedicated since 1987. Their main concern is that the traffic signal on Merialdo and West Charleston is installed.

GARY REID, Public Works, said staff is willing to work with the applicant on the signal at Merialdo and West Charleston. The electrical is already in place.

VICTOR KNIGHT, Kubicek Architects, 5190 South Valley View, Suite 108, appeared to represent the applicant.

BOB PECCOLE, SR. felt Condition No. 18 should refer to the traffic signal at Merialdo and West Charleston and read exactly like the agreement. Under Condition No. 20 the only driveways that do not exist are at the back of the property at Merialdo and Durango.

GARY REID added that there will not be any driveways removed if there will be additional driveways. Condition No. 14 should be removed because the wall is existing. He asked about the signage requirement.

MR. GLORE said the condition would be changed so that additional signage would be limited to one along Charleston. In regard to parking, if one of the proposed pads is retail, the center will meet the Code requirement.

ROBERT PECCOLE, SR. said there is already a freestanding sign at Durango, but he agreed to one additional sign on Charleston.

COMMISSIONER GORDON thought Pads F, G and H should be eliminated because they will be blocking the visibility of the retail stores behind them. Pad F does not have any parking.

ROBERT PECCOLE, SR. responded that this proposal is set at maximum with anticipation of decreasing the density. However, that could be done administratively.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-102-86(4) - THREE B'S INC.

12. 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.

13. 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.

14. 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(should be southern) site boundary.

15. The applicant shall work with Public Works staff and the surrounding residential neighbors to determine the feasibility of terminating Merialdo Lane adjacent to this site. If such is determined to be feasible, the applicant shall submit a plan for the termination of Merialdo Lane, to be approved by the City, and shall submit all required applications for Vacation of existing right-of-way in conflict with such plan. The applicant shall dedicate all necessary additional right-of-way to provide the approved termination, and shall construct all needed half-street improvements on Merialdo Lane adjacent to this site, including the cul-de-sac bulb or other termination improvements, concurrent with development of this site as required by the Department of Public Works.

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

CHAIRMAN BUCKLEY said Condition No. 18 should incorporate the submitted letter indicating how the contribution is to be made.

COMMISSIONER GORDON added to his motion that the southern driveways at Merialdo and Durango be approved.

To be heard by the City Council on 2/2/00.

(7:16 - 7:58)

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 30

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-102-86(4) - THREE B'S INC.

APPROVED

17. If not already provided by the Master Developer at the time of development, construct the full-width of the driveways accessing this site from the abutting public streets and appropriate on-site paving to allow two-way traffic circulation prior to occupancy of this site as required by the Department of Public Works.

18. Comply with the previously approved Traffic Impact Analysis for the overall commercial site; appropriate contributions for this site's proportionate share of the required contributions for traffic signal mitigation shall be paid prior to the issuance of permits for this site, unless already provided by the Master Developer as required by the Department of Public Works.

19. Per the intent of a commercial subdivision, all pad sites shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.

20. 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. The driveways proposed on Charleston Boulevard shall also receive approval from Nevada Department of Transportation.

21. 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 31

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-102-86(4) - THREE B'S INC.

APPROVED

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

23. 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.

24. Site development to comply with all applicable conditions of approval for Zoning Application Z-102-86, the Charleston Durango Shopping Center Commercial Subdivision and all other subsequent site-related actions as required by the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 32

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4.

Z-96-84(16) - KIRKLIE & ATTMAN LAKE
MEAD/ JONES PARTNERSHIP

Request for a Site Development Plan Review on property located adjacent to the southwest corner of the intersection of Lake Mead Boulevard and Jones Boulevard FOR A PROPOSED FAST FOOT RESTAURANT WITH DRIVE-THROUGH (KENTUCKY FRIED CHICKEN), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 0.66 Acres, Ward 1 (McDonald) [WARD 5 (WEEKLY)], APN: 138-23-719-002.

STAFF RECOMMENDED THIS ITEM BE HELD IN ABEYANCE INDEFINITELY IN AN EFFORT TO PROVIDE THE APPLICANT TIME TO SUBMIT AN APPLICATION FOR A SITE DEVELOPMENT PLAN REVIEW ON THE ENTIRE SITE.

**Galati -
ABEYANCE INDEFINITELY.
Unanimous
(Mack excused)**

MATT PINJUV, Planning and Development, stated staff would like to have this item held in abeyance indefinitely because there needs to be an overall site plan for the center. Some of the pad access is dependent upon internal driveways.

DOUG BROWN, Architekton, 398 South Mill Avenue, Suite 301, Tempe, Arizona, appeared to represent Tri-Con, owners of KFC. The current landowner does not have plans for the balance of the property. The landowner has provided him with a site plan. This pad is landlocked. They intend to provide access to the property behind this pad. At this time they would like to have the site plan approved with the condition of providing access to the pad in the back. They want to work with staff on their architecture, but don't want to design an entire shopping center.

COMMISSIONER SKAAR said another shopping center was approved without an overall plan, which was done piecemeal and is not satisfactory because of architectural incompatibility and the parking lot arrangement.

(8:01 - 8:14) 2 - 1390

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 33

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-5.

Z-68-85(52) - LAS VEGAS TECH CENTER
LIMITED PARTNERSHIP

Request for a Site Development Plan Review on property located at 2400 North Tenaya Way FOR TWO (2) 24 FOOT X 60 FOOT MODULAR OFFICE TRAILERS, C-PB (Planned Business Park) Zone, Size: 2.15 Acres, Ward 4 (Brown), APN: 138-15-810-009.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The temporary modular trailers must be removed within two years of this approval, unless an Extension of Time has been granted by the Planning Commission.

2. Grant a Traffic Signal Chord Easement on the northeast corner of Tenaya Way and Smoke Ranch Road prior to the issuance of any permits as required by the Department of Public Works. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

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

4. 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.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH FIVE CONDITIONS FROM THE OFFICE OF BUSINESS DEVELOPMENT.

**Unanimous
(Mack excused)**

CHRIS GLORE, Planning and Development, stated these trailers will be used by employees until a permanent structure can be constructed in the next twelve months. Staff recommended approval, subject to the conditions.

ROBERT LEMON, Moreland Corporation, appeared to represent the application. (It was discovered he did not have the current conditions, so the item was trailed to allow the applicant time to review the final conditions.)

ROBERT LEMON reappeared stating he agreed to the final conditions. The Department of Public Works has agreed that they will not hold up his permit.

GARY REID, Public Works, said that Condition No. 2 should be amended from prior to issuance of any permits to **prior to occupancy of the site on the original conditions from the Office of Business Development.**

MICHAEL MAJEWSKI, City of Las Vegas, Office of Business Development, appeared to represent the City.

This is final action.

(8:12 - 8:14) 2 - 1390

(8:16 - 8:19) 2 - 1550

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 34

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-6.

Z-17-90(32) - PECCOLE 1982 TRUST

Request for a Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Charleston Boulevard and Hualapai Way FOR A PROPOSED 3,074 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 0.92 Acres, Ward 2 (L. B. McDonald), APN: 163-06-111-004.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The facade of the fuel island canopy shall be designed to depict varied facade planes and vertical elements, and shall utilize materials and colors consistent with the main building facades.
2. Construct all incomplete half-street improvements (sidewalk) on Hualapai Way adjacent to this site as required by the Department of Public Works.
3. All buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
5. Site development to comply with all applicable conditions of approval for Z-17-90 and all other site-related actions.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack and Moran excused)

MATT PINJUV, Planning and Development, stated access to this site is via two driveways from the existing parking lot of the adjacent shopping center. Five gasoline pump islands are located east of this store on the easterly portion of this site and will be covered by a single canopy structure. Landscaping currently exists along the north side of this site adjacent to Charleston Boulevard and is proposed along the west side of the site. The building elevations depict a plaster exterior with a stone veneer accent, flat roof, and decorative railing feature. There is a pitched roof facade on the east side of the building. The elevations for the gasoline canopy depict architecture and building materials similar to the convenience store. There is existing landscaping along Charleston. Staff recommended approval, subject to the conditions.

PETER BOYD, 4028 Peso Trail, Phoenix, Arizona, appeared to represent the application.

NOTE: See Item Nos. C-11 and C-12 for further discussion.

To be heard by the City Council on 2/2/00.

(9:45 - 9:57) 3 - 1069

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 35

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-17-90(32) - PECCOLE 1982 TRUST

APPROVED

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

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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 36

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-17-90(32) - PECCOLE 1982 TRUST

13. 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.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 1

APPROVED

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 37

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-7.

Z-136-94(6) - MORELAND CORPORATION

Request for a Site Development Plan Review on property located adjacent to the northwest corner of the intersection of Martin L. King Boulevard and Vegas Drive FOR FIVE (5) 12 FOOT X 60 FOOT MODULAR OFFICE TRAILERS ON THE VETERANS ADMINISTRATION HOSPITAL CAMPUS, R-E (Residence Estates) Zone under Resolution of Intent to C-PB (Planned Business Park), Size: 14.9 Acres, Ward 3 (Reese) [WARD 5 (WEEKLY)], APN: 139-21-416-003.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The temporary modular trailers shall be removed within three years of this approval, unless an Extension of Time has been granted by the Planning Commission.
2. Site development shall comply with all applicable conditions of approval for Z-136-94 and all other site-related actions as required by the Planning and Development Department.
3. All City Code requirements and all City departments' design standards shall be met.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galatl -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 DELETED AND ADDITIONAL FIVE (5) CONDITIONS FROM THE OFFICE OF BUSINESS DEVELOPMENT.

**Unanimous
(Mack excused)**

CHRIS GLORE, Planning and Development, stated this request is to allow temporary modular trailers on the site of the VA ambulatory care center. The Veteran's Administration has indicated they are consolidating their benefits office and the trailers will be needed to provide office space until a permanent structure can be built. The Office of Business Development has provided five conditions of approval. Staff recommended approval of the eight conditions.

DAN SPLAN, U. S. Department of Veteran's Affairs, 4800 Alpine Court, Suite 11, appeared to represent the application.

EILEEN STROUB, U. S. Department of Veteran's Affairs, 1201 Terminal Way, appeared to represent the application. This is strictly a temporary structure.

LEO PHELAN, U. S. Department of Veteran's Affairs, 1800 G Street, Northwest, Washington, D. C. appeared to represent the application. He objected to the height of the eight foot wall in the Office of Business Development's conditions. They will be willing to work with staff on the landscape screening. Surety bonds and corporate notes are not appropriate when dealing with the Federal Government.

MS. STROUB said there is a demographic change in the county. There are 186 veterans per 1,000 individuals in the state over the age of 18, which will increase when the next census is taken. They intend to build a permanent structure.

MICHAEL MAJEWSKI, City of Las Vegas, Office of Business Development, objected to waiving the surety bond to guarantee that the money will be available to remove the trailers. The City has a close relationship with the VA. When this land was sold to the VA they knew it was in a C-PD (Planned Business Park) zone.

COMMISSIONER SKAAR felt there will be increased traffic in the area. She hopes the permanent addition is not way down on the VA's list of projects.

This is final action.
(8:19 - 8:35) 2 - 1660

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 38

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-8.

Z-102-96(3) - ARAMESH AKHAVAN, ET AL

Request for a Site Development Plan Review on property located adjacent to the west side of Cumorah Court, approximately 300 feet north of Sahara Avenue, FOR A PROPOSED 5,429 SQUARE FOOT OFFICE BUILDING; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), SIZE: 0.56 Acres; Ward 1 (McDonald); APN: 163-03-415-004.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The applicant shall revise the landscape plan to provide an eight (8) foot landscape planter along the entire west property line with 24 inch box trees provided thirty (30) feet on center.
2. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall meet the intent of Standard Drawing #222a as required by the Department of Public Works.
3. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the Cumorah Center commercial subdivision must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack excused)

MATT PINJUV, Planning and Development, stated this building will be located in a commercial subdivision that has partially been developed. The applicant has requested a waiver of the landscape planter along the west side of this site, but staff is not in support. Staff wants a landscape planter along the entire west property line with 24 inch box trees 30 feet on center. The elevations are acceptable. Staff recommended approval, subject to the conditions.

ARAMESH AKHAVAN, 1405 South Jones Boulevard, appeared to represent the application. He concurred with staff's conditions.

To be heard by the City Council on 2/2/00.

(8:14 - 8:16) 2 - 1470

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 39

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-102-96(3) - ARAMESH AKHAVAN, ET AL

4. Site development to comply with all applicable conditions of approval for Z-102-96 and all other site-related actions as required by the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

APPROVED

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 40

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-9.

Z-74-97(5) - RIO VISTA PLAZA, LIMITED
LIABILITY COMPANY

Request for a Site Development Plan Review on property located adjacent to the east side of Drexel Road, approximately 310 feet south of Ann Road, FOR A PROPOSED FAST-FOOD RESTAURANT WITH DRIVE-THROUGH (KENTUCKY FRIED CHICKEN), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 0.71 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-34-515-006.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The elevations shall be revised to depict compliance with the building elevations approved for the commercial center development under Z-74-97. The elevations shall incorporate the approved 'Contemporary Mediterranean' design features including mansard roofs finished with barrel clay roof tile; facades of cement plaster, ceramic tile base and decorative ceramic tile medallion; horizontal stucco accent bands, painted cornice and molding; and precast concrete columns supporting arched entrances. The side and rear elevations shall depict continuation of the horizontal stucco accent bands, cornice and decorative ceramic tile medallion features.

2. The landscape plan shall be revised to depict a plan in compliance with the landscape plan approved for the commercial center development under Z-74-97. The approved landscape plan incorporated specific treatments applicable to each street frontage. The approved landscape treatment includes, along the Drexel Road frontage, a minimum 15 foot wide bermed planter with 'accent' trees 20 feet on center, two specimen trees at any vehicle driveway, and specified groundcover species.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining from voting because his firm owns the shopping center in the area.

(Mack excused)

CHRIS GLORE, Planning and Development, stated this use has been anticipated by the Rio Vista Plaza Master Development Plan. This will not be consistent with the elevations of the commercial development so there is a condition requiring revised elevations. Staff recommended approval, subject to the conditions.

DOUG BROWN, Architekton, 398 South Mill Avenue, Suite 301, Tempe, Arizona, appeared to represent the restaurant. He concurred with staff's condition. They have added tile and toned down the banding. They are working with the colors of the shopping center. He concurred with staff's conditions.

COMMISSIONER GALATI did not feel the revised plans are compatible with the shopping center.

This is final action.

(8:35 - 8:40) 2 - 2363

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 41

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-74-97(5) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY

APPROVED

3. Signage shall be in compliance with the signage standards approved for the development under Z-74-97 and as revised under Z-74-97(4). The monument sign depicted for this pad site is limited by the signage standards to a maximum height of eight feet.

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

5. 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.

6. 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.

7. 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.

8. Site development to comply with all applicable conditions of approval for Z-74-97, the Rio Vista Plaza (Commercial Subdivision) and all other subsequent site-related actions as required by the Department of Public Works.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 42

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-74-97(5) - RIO VISTA PLAZA, LIMITED
LIABILITY COMPANY

APPROVED

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 43

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-10.

Z-74-99(1) - ROME 95 LIMITED PARTNERSHIP

Request for a Site Development Plan Review on property located adjacent to the northwest corner of the intersection of Rome Boulevard and Sky Pointe Drive - FOR A PROPOSED 51,679 SQUARE FOOT COMMERCIAL CENTER, U (Undeveloped) Zone [TC (Town Center) General Plan Designation] PROPOSED ZONE TC (Town Center), Size: 10.22 Acres Ward 4 (Brown) [WARD 6 (MACK)], APN's: 125-21-701-004 and 125-21-801-001.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. An impact statement shall be completed in compliance with NRS 463.3094 and shall be submitted to the Planning and Development Department for incorporation into this application no later than fifteen (15) days prior to final action on this request by City Council.
2. The site plan shall be revised to depict the required handicap accessible parking spaces adjacent to the front doors of the convenience store and the restaurant without drive-through.
3. The site plan shall be revised to depict a minimum of three additional loading spaces, one each between fast food Pad No. 1 and the convenience store, adjacent to the restaurant without drive-through, and adjacent to the line shops.
4. The site plan shall be revised to depict the two pad buildings in the northeastern corner of the site moved up to the street frontage, set back by the landscape planter without intervening parking or vehicle driveways.
5. 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.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 4 DELETED AND ELIMINATION OF THE DRIVE-THROUGHS AND GASOLINE CANOPY.

Unanimous

(Mack and Moran excused)

CHRIS GLORE, Planning and Development, stated this retail and restaurant development will provide uses consistent with the approved development in the area. There will be commercial pads surrounding central parking lots with connections by pedestrian walkways. The landscaping is consistent with Town Center development standards including automobile gateway features at the two intersection corners. Building elevations will be varied throughout the site, each designed to provide facade articulation. Staff feels two of the building pads in the northeast corner of the site should be moved up to the street frontage for consistency with other building pads and the Town Center standards. The handicapped accessible spaces should be moved adjacent to the front doors of the respective businesses. The rear elevations on the building on the extreme north should be enhanced to provide a more consistent design with the side and front elevations and rear elevations of the other buildings on the site. This project will require a Development Impact Notice and Assessment for review by the City Council. Staff recommended approval, subject to the conditions.

DAVID JAMES, 3320 North Buffalo Drive, Suite 205, appeared to represent the application. He objected to moving the two pad buildings in Condition No. 4.

MARK MICHAELSON, MCG Architects, appeared to represent the applicant. They thought a more flexible proposal would be allowed by circulation on all four sides of the building. Locating those buildings closer to Buffalo will block more visibility of the shop building.

MR. JAMES referred to Condition No. 5 and thought the intent was 20% of the public area, not 20% of the gross site acreage.

MR. GLORE clarified that under Condition No. 5 Title 19A requires 20% of sites in Town Center be dedicated to landscape area or open space. Staff needs figures to insure that the 20% is met. Landscaping is one of the development standards in Town Center. Another standard in the Town Center is that the buildings be brought forward and separated from the street with landscaping.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 44

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-74-99(1) - ROME 95 LIMITED PARTNERSHIP

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

7. The rear elevations of the in-line shops building shall be revised to depict a similar level of detailing to the rear elevations of the pad buildings. In addition, all building elevations shall note all materials and colors proposed.

8. The pump island canopy design shall be designed to reflect the facade design theme of the convenience store building, including facade elements to break up any appearance of a monolithic mass.

9. The pump island canopy shall utilize recessed lighting or 'shoe box' style fixtures to prevent off-site glare.

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

11. Wallpack lighting shall not be allowed on any of the proposed buildings. Lighting standards within the parking lots shall utilize 'shoe-box' fixtures and downward-directed lights.

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

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

COMMISSIONER SKAAR requested that since there are three drive-throughs and a gas canopy which can be reviewed at the time of the Special Use Permit those should be deleted from this Site Development Plan Review.

To be heard by the City Council on 2/2/00.

(11:26 - 11:46) 4 - 1499

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 45

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-74-99(1) - ROME 95 LIMITED PARTNERSHIP

APPROVED

14. 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.

15. 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.

16. 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 northern site boundary and along the portion of the eastern site boundary abutting the future park site.

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

18. 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 46

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-74-99(1) - ROME 95 LIMITED

PARTNERSHIP

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

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-74-99 and all other site-related actions as required by the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

APPROVED

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C.

C-1.

PUBLIC HEARING ITEMS:

ABEYANCE - GPA-24-99 - THE HOWARD
HUGHES PROPERTIES, INC.

Request to Amend a portion of the Southwest Sector of the General Plan on property located on the west side of Village Center Circle, north of Golf Center Drive, From: H (High Density Residential), To: SC (Service Commercial) and H (High Density Residential), Ward 2 (L. B. McDonald), APN: 138-19-811-004.

ON DECEMBER 14, 1999 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

Quinn -

WITHDRAWN WITHOUT PREJUDICE ITEM NOS. C-1 AND C-2.

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

(Mack excused)

CHAIRMAN BUCKLEY stated the applicant has requested Item Nos. C-1 and C-2 be withdrawn without prejudice.

CHRIS GLORE, Planning and Development, confirmed that the applicant has requested Item Nos. C-1 and C-2 be withdrawn without prejudice. They will be coming forward in the future with a development plan that will be presented to the neighborhood prior to the Planning Commission hearing.

(6:09 - 6:11) 1 - 250

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 48

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-2.

ABEYANCE - SV-29-99 - HOWARD HUGHES PROPERTIES, INC.

Request for a Major Modification to the Summerlin Development Plan for Village 1 on property located on the west side of Village Center Circle, north of Golf Center Drive, to change the land use designation FROM: MF3 (Multi Family High Density) TO: VC (Village Center), P-C (Planned Community) Zone, Size: 1.95 Acres, Ward 2 (L. B. McDonald), APN: 138-19-811-004.

ON DECEMBER 14, 1999 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

Quinn -

WITHDRAWN WITHOUT PREJUDICE ITEM NOS. C-1 AND C-2.

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

(Mack excused)

CHAIRMAN BUCKLEY stated the applicant has requested Item Nos. C-1 and C-2 be withdrawn without prejudice.

CHRIS GLORE, Planning and Development, confirmed that the applicant has requested Item Nos. C-1 and C-2 be withdrawn without prejudice. They will be coming forward in the future with a development plan that will be presented to the neighborhood prior to the Planning Commission hearing.

(6:09 - 6:11) 1 - 250

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 49

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3.

ABEYANCE - A-40-99(A) - FLETCHER, NELSON AND NUNN

Petition to Annex property generally located on the northwest corner of Campbell Road and Gilmore Avenue, containing approximately 5 acres of land, Ward 4 (Brown), APN's: 138-08-101-020 and 021.

NOTICES MAILED: 240 10/28/99 PC
N/A 9/23/99 PC

APPROVALS: 0 11/18/99 PC
0 10/28/99 PC
4 9/23/99 PC

PROTESTS: 0 11/18/99 PC
0 10/28/99 PC
0 9/23/99 PC

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Any Clark County development approvals granted for this site, including but not limited to Rezoning or Special Use Permits, will not be accepted by the City of Las Vegas upon Annexation. If a child care facility is proposed for this site, the applicant is hereby notified that a Special Use Permit application must be filed in compliance with the City of Las Vegas Zoning Code (Title 19A), and that if said Special Use Permit is denied by the City Council, then a child care facility cannot be constructed on this site.

Moran -
APPROVED AS AMENDED
Unanimous
(Mack excused)

CHRIS GLORE, Planning and Development, stated this item had been held in abeyance from the 11/16/99 meeting to allow the City legal staff and applicant an opportunity to work on the conditions.

DAN LOERA, JR., Breslin Builders, 125 West Dewey Drive, appeared to represent the applicant.

DEPUTY CITY ATTORNEY GEORGE said the legal staff has met with the applicant. The applicant has agreed to comply with the City standards rather than the County standards.

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 in Ordinance form.

(8:40 - 8:44) 2 - 2552

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 50

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4.

ABEYANCE - 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).

NOTICES MAILED: 12

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Retain twenty foot wide City of Las Vegas Sewer Public Easements centered over the existing sewer lines in Willow Street and Alturas Avenue, unless an alternate public sewer relocation/abandonment plan is submitted to and approved by the City Planning Engineer as required by the Department of Public Works.

2. Prior to or concurrent with the recordation of an Order of Vacation for this application, dedicate or obtain dedication of those portions of Willow Street needed for the termination of Willow Street in a cul-de-sac meeting current City standards as required by the Department of Public Works. Alternatively, the applicant may grant to the City a 24 foot wide public access easement connecting Willow Street and Rose Street prior to the recordation of an Order of Vacation.

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 drainage easements shall be reserved if recommended by the approved drainage plan/study.

Galati -

ABEYANCE TO THE 1/27/2000 PLANNING COMMISSION MEETING.

**Unanimous
(Mack excused)**

DONALD HATE, University Medical Center of Southern Nevada, said they would like to have this item held in abeyance for six weeks.

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 1/27/2000.

(6:11 - 6:12) 1 - 320

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 51

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

ABEYANCE to 1/27/2000

4. All public improvements, such as any existing streetlights on Rose Street and Willow Street, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation; remove and deliver any existing public streetlights within the area to be vacated to the City's Electrical Storage yard as required by the Department of Public Works.

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

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

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

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 52

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

ABEYANCE to 1/27/2000

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

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 53

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-5.

ABEYANCE - RENOTIFICATION - 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 Pull Drive, and north of Cheyenne Avenue, Ward 4 (Brown).

NOTICES MAILED: 13 12/16/99 PC
13 12/02/99 PC

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This Vacation Application shall be hereby amended to delete those patent easements as shown on APN 137-12-301-010 as required by the Department of Public Works.

2. Retain a 20 foot wide public sewer easement along the east side of parcels 137-01-401-012 and 137-12-101-006 (north and south of Alexander Road along the west edge of the Beltway), unless an alternate sewer path is submitted to and approved by the City Planning Engineer as required by the Department of Public Works.

3. All existing 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.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous.

(Mack excused)

CHRIS GLORE, Planning and Development, stated this item was held in abeyance from the 11/2/99 meeting to allow for correct notification. This will affect unneeded patent reservations within the Lone Mountain West planning area. Staff recommended approval, subject to the conditions.

CHRISTINE ROTH, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. She 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.

The City Council will set a date for a Public Hearing on this item at their 1/5/00 meeting. The Public Hearing will be heard by the City Council on 1/19/00.

(8:44 - 8:45)

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 54

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - RENOTIFICATION - VAC-57-99
- FOCUS COMMERCIAL GROUP

APPROVED

4. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the 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 Zoning Reclassification Z-24-99 and all subsequent site-related actions as required by the Department of Public Works.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 55

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6.

ABEYANCE - 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.

NOTICES MAILED: 366

APPROVALS: 0

PROTESTS: 4 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The R-CL zoning on this site is expunged. The zoning has reverted back to U (Undeveloped).
2. Prior to the issuance of building permits submit for review revised sectional elevations to the Planning and Development Department depicting conformance to the Residential Adjacency Standards applicable to the north property line.
3. Prior to the issuance of building permits submit for review a revised site plan to the Planning and Development Department depicting a 50 foot separation distance between the east property line and the trash enclosure.
4. Prior to the issuance of building permits submit for review a revised landscape plan to the Planning and Development Department depicting one 24 inch box tree for every six proposed parking spaces. The required trees can be located in minimum five foot wide landscaping fingers or in adjacent landscape planters.

**Galati -
DENIED**

Motion carried with Buckley abstaining from voting because his law firm has done work for the lender of Kids R Kids.

(Mack excused)

CHRIS GLORE, Planning and Development, stated this item was held in abeyance from the 12/2/99 meeting to allow for correct notification. This will be a neighborhood serving use. It may not be consistent with the residential adjacency standards so staff has a condition that such consistency be demonstrated. Staff recommended approval, subject to the conditions.

ROBIN DeROSA, The Keith Companies, 444 East Warm Springs Road, Suite 110, appeared to represent the applicant. She concurred with staff's conditions and will conform to staff's residential adjacency standards.

VICE CHAIRMAN GALATI declared the Public Hearing open.

ALICE BANSON, 3617 Twinbreeze Street, appeared in protest. She thought this property would remain residential.

SYLVIA BOSULO, 8413 Cimarron Hill, appeared in protest. There are enough day cares in the area.

CAREY BENSON, 3617 Twinbreeze Street, appeared in protest. When he purchased his home he was told this land would be developed with residential. There are several child care facilities that have vacancies.

TERRI SZOSTEK, Glenview Development, appeared to represent this request. At the time they built the adjacent subdivision Glenview Development did not own the land. When they approached the neighbors nobody objected.

BRUCE FALMER, Cornerstone Company, 201 Las Vegas Boulevard, appeared to represent Kids R Kids. They attended several neighborhood meetings and did not receive any objections. This is a 12,000 square foot building on 2.5 acres. They are willing to work with the neighbors.

LINDA FIONDA, 9390 West Helena, appeared in protest. This building will overshadow the homes.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 56

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

5. Outdoor play shall be limited to daylight hours.

6. Outdoor lighting shall be designed so as to not shine directly onto any adjacent residential units.

7. The use shall be subject to the child care regulations and standards of the Department of Finance and Business Services.

8. Dedicate 40 feet of right-of-way adjacent to this site for Gowan Road prior to the issuance of any permits as required by the Department of Public Works.

9. Construct all incomplete half-street improvements on Gowan Road adjacent to this site as required by the Department of Public Works. Also, construct widened paving from the west edge of this site westward to Durango Drive concurrent with development of this site; temporary "Goecke" paving is acceptable for this widened paving. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction of all required improvements on Gowan Road shall commence within one year of approval of this Special Use Permit. Failure to comply with this requirement shall result in this item being reconsidered by the City Council.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GORDON felt this would be spot zoning, particularly since it is not on the corner.

COMMISSIONER SKAAR was concerned that northeast and southeast corners are becoming quasi-commercial uses. There needs to be improvements on these streets. This project will generate too much traffic and is pre-mature.

ROBIN DeROSA responded that they will be doing a drainage study.

COMMISSIONER MORAN was concerned that the residents that will be most affected were not contacted.

VICE CHAIRMAN GALATI felt if this corner remains residential that could be more land for development, but if it is changed to commercial it would cut out a small piece of land.

This is final action.

(8:45 - 9:04) 2 - 2806
RECESS

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 57

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

10. 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.

11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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 for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 58

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

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.

12. 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 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.

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

14. 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 59

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

15. 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.

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

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

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

19. 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.

20. 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.

21. 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 60

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

22. 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 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 61

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-7.

ABEYANCE - 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.

NOTICES MAILED: 45

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the sign to be removed.
2. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department.
3. The applicant must apply for sign permits prior to January 19, 2001.
4. All development shall be in conformance with the site plan and elevations.
5. All City Code requirements and design standards of all City departments must be satisfied.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack and Moran excused)

CHRIS GLORE, Planning and Development, stated this item was held in abeyance from the 12/2/99 meeting to allow for correct notification. The existing billboard was approved in 1991 at 560 feet from another billboard structure and up to 85 feet in height. This billboard is in the path of the right-of-way for the I-15 widening. This structure should not be constructed with the numerous supports or triangular configuration of the existing structure. Staff recommended approval.

R. VAN NOSTRAND, Donrey Outdoor Advertising, appeared to represent the application. They will build a single pole flag structure.

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.

The City Council will set a date for a Public Hearing on this item at their 1/5/00 meeting. The Public Hearing will be heard by the City Council on 1/19/00.

(9:16 - 9:19) 3 - 100

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 62

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-8.

ABEYANCE - 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.

NOTICES MAILED: 115

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the sign to be removed.
2. The existing billboard located approximately 270 feet south of the proposed billboard shall be removed prior to the issuance of a sign permit.
3. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department.
4. The applicant must apply for sign permits prior to January 19, 2001.
5. All development shall be in conformance with the site plan and elevations.
6. All City Code requirements and design standards of all City departments must be satisfied.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND REMOVED SIGN IS LOCATED ON THE SOUTH SIDE OF CHARLESTON EAST OF THIS LOCATION.

Unanimous

(Mack and Moran excused)

CHRIS GLORE, Planning and Development, stated this item was held in abeyance from the 12/2/99 meeting to allow for correct notification. Many of the properties surrounding this site are in need of improvement. This site is within the Las Vegas Redevelopment area. One of the objectives of that plan is to create an attractive and pleasant streetscape environment. Billboards are more characteristic of industrial areas and older declining commercial areas. This billboard will be approximately 270 feet from a billboard on the opposite side of Charleston, less than a 300 foot minimum as required by Code. Staff recommended denial.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared and represented the applicant. This request is to relocate an existing billboard. This billboard will be providing free advertising in the arts district.

WES ISBUTT, property owner, 107 East Charleston Boulevard, appeared to represent the Arts Factory. There is a contract that stipulates free advertising on this billboard.

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 wondered if this billboard could be flat and two sided. She thought the billboard that will disappear will be east on Charleston, not on the south side.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 63

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

ATTORNEY GRONAUER said he would have to investigate that suggestion prior to the City Council hearing, but they plan to co-locate cell towers on this billboard. He noted there will be a two (2) year review. The billboard that will be removed is on Charleston.

COMMISSIONER GALATI thought this is a good idea for this area of the city.

The City Council will set a date for a Public Hearing on this Item at their 1/5/00 meeting. The Public Hearing will be heard by the City Council on 1/19/00.

(9:19 - 9:32) 3 - 198

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 64

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-9.

ABEYANCE - 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.

NOTICES MAILED: 90

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. If this Special Use Permit is not exercised within one year of the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
2. All City code requirements and all City departments' design standards shall be met.
3. The approved minor auto repair use shall be limited to auto window tinting.
4. Prior to the issuance of a Business License, submit a revised landscape plan depicting 24 inch box trees located a minimum of 30 linear feet on-center within the planter adjacent to the north property line.
5. Prior to the issuance of any building permits obtain a Variance approval from the City Council for the parking deficiency of seven (7) spaces.
6. All repair and service work shall be performed within a completely enclosed building.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 4 DELETED.

Unanimous

(Mack and Moran excused)

CHRIS GLORE, Planning and Development, stated this application was abeyed from the 12/2/99 meeting to allow for correct notification. This use will not be consistent with the surrounding retail and restaurant uses. Fifteen parking spaces will be required, which cannot currently be met on the site. Staff recommended denial.

JEFF BENDAVID and WHITNEY WILSHIRE, Moran & Associates, and PAT BURKE, Nissan West, appeared to represent the application. MR. BENDAVID said this request is for Nissan employees to install accessories only to new vehicles. There will not be any money exchanged nor will there be a lot of traffic or noise. There is a car dealership and a business that sells car accessories in the immediate area. There will not be auto parts outside. He objected to Condition No. 3 limiting this to window tinting. They want any uses for a car that are considered accessories. There will not be any mechanical work done. They cannot request the landlord to put in more landscaping. There is a problem with seven (7) more parking spaces being required, which are not needed.

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 suggested amending Condition No. 3 to the following: **The approved minor auto repair use shall be limited to auto window tinting and the installation of stereos and car alarms and other minor accessories.**

The City Council will set a date for a Public Hearing on this item at their 1/5/00 meeting. The Public Hearing will be heard by the City Council on 1/19/00.

(9:32 - 9:43) 3 - 608

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 65

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

7. Openings to the service bays shall face east.

8. No used or discarded automotive parts or equipment or stock shall be located or stored outside the building.

9. All disabled vehicles shall be stored inside the building.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 66

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-10.

U-129-99 - LAKE MEAD & BUFFALO
PARTNERSHIP ON BEHALF OF COMPUTER
RENAISSANCE

Request for a Special Use Permit on property located at 7450 West Lake Mead Boulevard FOR A PROPOSED SECOND-HAND DEALER (COMPUTER RENAISSANCE) IN CONJUNCTION WITH AN EXISTING RETAIL CENTER, C-1 (Limited Commercial) Zone, Ward 4 (Brown), APN: 138-22-211-009.

NOTICES MAILED: 96

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. No outdoor display, sales or storage of any merchandise shall be permitted.
2. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
3. All City Code requirements and design standards of all City departments must be satisfied.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack and Moran excused)

MATT PINJUV, Planning and Development, stated this request is to add the sale of used computer equipment to an existing computer sales business in the Gateway Plaza Shopping Center. This is an accessory use and meets the requirements for a secondary use. Staff recommended approval, subject to the conditions.

BILL BRANDT, 7450 West Lake Mead Boulevard, Suite 2, appeared to represent the application. 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.

The City Council will set a date for a Public Hearing on this item at their 1/19/00 meeting. The Public Hearing will be heard by the City Council on 2/2/00.

(9:43 - 9:45) 3 - 1000

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 67

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-11.

U-130-99 - PECCOLE 1982 TRUST

Request for a Special Use Permit on property located adjacent to the southeast corner of the intersection of Charleston Boulevard and Hualapai Way FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE; AND FOR A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L. B. McDonald), APN: 163-06-111-004.

NOTICES MAILED: 536 (Mailed with U-131-99)

APPROVALS: 0

PROTESTS: 2

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. This approval shall be in conformance to all applicable conditions of approval for Rezoning Application Z-17-90 and Site Development Plan Review Z-17-90(32).
4. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
5. All City Code requirements and all City departments' design standards shall be met.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH ADDITIONAL CONDITION AS STATED BELOW .

Unanimous

(Mack and Moran excused)

MATT PINJUV, Planning and Development, stated there is a minimum separation requirement for alcohol from an existing church, school or child care facility. This pad site is approximately 660 feet from the existing high school on the southwest, so a waiver is no longer necessary.

PETER BOYD, 4028 East Peso Trail, Phoenix, Arizona, appeared to represent the gasoline sales. 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 SKAAR made a motion for approval, subject to staff's conditions, and **additional condition stating: The sale of individual containers of any size beer, wine, wine cooler or screw cap wine is prohibited.**

MR. BOYD agreed to the additional condition.

NOTE: See Item Nos. B-6 and C-12 for further discussion.

The City Council will set a date for a Public Hearing on this item at their 1/19/00 meeting. The Public Hearing will be heard by the City Council on 2/2/00.

(9:45 - 9:57) 3 - 1069

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 68

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-12.

U-131-99 - PECCOLE 1982 TRUST

Request for a Special Use Permit on property located adjacent to the southeast corner of the intersection of Charleston Boulevard and Hualapai Way FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE 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: 163-06-111-004.

NOTICES MAILED: 536 (Mailed with U-130-99)

APPROVALS: 0

PROTESTS: 1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This approval shall be in conformance to all applicable conditions of approval for Rezoning Application Z-17-90 and Site Development Plan Review Z-17-90(32).
2. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
3. All City Code requirements and all City departments' design standards shall be met.

Skaar -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack and Moran excused)

MATT PINJUV, Planning and Development, stated that the island and canopy match the architecture. This is a common accessory use for this type of development. Staff recommended approval, subject to the conditions.

PETER BOYD, 4028 East Peso Trail, Phoenix, Arizona, appeared to represent the gasoline sales. 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.

NOTE: See Item Nos. B-6 and C-11 for further discussion.

The City Council will set a date for a Public Hearing on this item at their 1/19/00 meeting. The Public Hearing will be heard by the City Council on 2/2/00.

(9:45 - 9:57) 3 - 1069

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 69

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-13.

U-132-99 - D&L DEVELOPMENT

Request for a Special Use Permit on property located at 8504 Del Webb Boulevard FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING MARKET (24-7 DELIVERY.COM); AND FOR A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH, PC (Planned Community) Zone, Ward 2 (L. B. McDonald), APN: 138-17-711-001.

NOTICES MAILED: 521

APPROVALS: 1

PROTESTS: 1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The off-premise sale of beer and wine shall be limited to walk-in customers only.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. This approval shall be in conformance to all applicable conditions of approval for Rezoning Application Z-44-87.
5. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
6. All City Code requirements and all City departments' design standards shall be met.

Galati -

APPROVED; SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack and Moran excused)

CHRIS GLORE, Planning and Development, stated this business operates like a typical convenience store but includes delivery of groceries, drug store items, and freshly made food. This use is appropriate for this location. Staff recommended approval, subject to the conditions.

MICHAEL KANE, 101 Convention Center Drive, appeared to represent 24-7 Delivery.Com. 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.

The City Council will set a date for a Public Hearing on this item at their 1/19/00 meeting. The Public Hearing will be heard by the City Council on 2/2/00.

(9:57 - 10:00) 3 - 1490

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 70

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-14.

U-133-99 - GAREHIME FAMILY TRUST

Request for a Special Use Permit on property located on the southeast corner of the intersection of Alexander Road and Tenaya Way FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED 5,532 CONVENIENCE STORE WITH A FAST FOOD RESTAURANT; AND FOR A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CITY PARK, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-10-501-009.

NOTICES MAILED: 166 (Mailed with U-134-99)

APPROVALS: 9 Petition
1 Speaker

PROTESTS: 4 Speakers

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. The building floor plan shall be revised to depict the following:

a. Physically separate customer entrances shall be maintained, and kept open at all times during business hours, for the restaurant and store areas.

b. A permanent door, from interior floor to drop ceiling, shall be located within any interior opening between the restaurant and convenience store. A sound-emitting device, easily audible to staff of the cashier counters in both businesses, shall be connected to sound at any time the door is opened.

2. Approval of this Special Use Permit does not constitute approval of a liquor license.

**Skaar -
DENIED**

**Motion carried with Gordon and Quinn voting "No."
(Mack and Moran excused)**

NOTE: There was a prior motion by Gordon for approval, subject to staff's conditions and additional condition of the standard single container requirement. Motion did not carry with Buckley, Galati and Skaar voting 'No.' (Mack and Moran excused)

CHRIS GLORE, Planning and Development, stated this is directly across the street from a City park. Therefore, there is a need for the 400 foot distance separation requirement. There is an existing convenience store at the northeast corner of Alexander and Tenaya that sells beer and wine for off-sale consumption. That store was established in September 1991 before the adoption of the Ordinance establishing a 400 foot separation requirement. Staff recommended denial.

ATTORNEY SCOTT EATON, Lionel, Sawyer & Collins, 300 South 4th Street, GREG BORGEL, 300 South 4th Street, and BRUCE FAMILIAN, Familian Development, 4534 West Hacienda, Suite A, appeared to represent the applicant. An amendment was made to the proposed separation Ordinance stipulating certain uses which made it possible for this request to go through the system. Immediately to the north is a convenience store use that is closer than this property to the park. They want to be able to compete with that store. This whole parcel will be going commercial. The nearby homeowners association is in favor, as well as some of the other neighbors.

GREG BORGEL, 300 South 4th Street, appeared to note that there is an eleven year zoning history on this property. The City Council has built an exception into the Code so this project can go forward.

CHAIRMAN BUCKLEY commented that he would have preferred to see the conditions under the zoning action.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 71

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-133-99 - GAREHIME FAMILY TRUST

3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

5. Prior to the issuance of any building or grading permits, the developer of this site shall submit to the City for approval a Site Development Plan Review. Site-specific conditions of approval will be imposed at that time.

6. Site development to comply with all applicable Conditions of Approval for Z-25-88 as amended by all subsequent Extensions of Time, and all other applicable site-related actions as required by the Department of Public Works.

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

CHAIRMAN BUCKLEY declared the Public Hearing open.

TONY BRUGES, 4009 Poppy Fields Drive, appeared in protest. There are enough convenience stores in the area. He objected to the gambling and beer and wine. The closest store does not have very much business.

PAT MYERS, 7117 Yacht Landing Drive, appeared in protest. She objected to this store being located so close to a park.

LINDA FIONDA, 9390 West Helena, appeared in protest. She was concerned that this will generate more traffic across from a children's play area in the park. She realizes this property will be developed with some type of Service Commercial. This is an inappropriate use for this property. She asked for an explanation on the City Council's actions to the amended Ordinance.

DEPUTY CITY ATTORNEY STEVE GEORGE explained that the City Council provided a window for those applications that have already been submitted to go forward. However, that does not mean an automatic approval of those applications.

RICHARD BROAD, 7124 Tropical Island Circle, appeared in approval. They had a neighborhood meeting with the developer and would prefer the single story building that is being proposed.

CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. There are a lot of children hanging out in the parking lot of the existing convenience store. She objected to the waiver for the sale of beer and wine across the street from a park.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

KURT GAREHIME, owner of property, 2009 Scarlet Rose Drive, appeared to represent the application. The vast majority of the residents want this project approved. They could have a business that would generate more traffic.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 72

24196

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-133-99 - GAREHIME FAMILY TRUST

ATTORNEY EATON said the park is long and thin. He did not feel the economic viability of a convenience store should be under consideration.

BRUCE FAMILIAN said they reviewed this project with the neighbors. They like this project because it is on the east side of Tenaya.

MR. BORGEL said they met with the single family homeowners, not the renters. The Planning Commission does not have to approve this application, even though the Ordinance was crafted to allow its approval.

COMMISSIONER GORDON suggested moving the convenience store and drive-through area south 10 feet. That would allow cars a pass-through if they inadvertently got into the wrong lane. He felt competition is good and breeds lower prices to the consumer.

MR. FAMILIAN said they will deal with that issue when they come in for their Site Plan Review.

COMMISSIONER SKAAR said this park is intensely used. This property could be developed with a project that would fit better into the neighborhood.

NOTE: See Item No. C-15 for further discussion.

This is final action.

(10:00 - 10:39) 3 - 1634

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 73

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-15.

U-134-99 - GAREHIME FAMILY TRUST

Request for a Special Use Permit on property located adjacent to the southeast corner of the intersection of Alexander Road and Tenaya Way FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED 5,532 SQUARE FOOT CONVENIENCE STORE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-10-501-009.

NOTICES MAILED: 166 (Mailed with U-133-99)

APPROVALS: 9 Petition

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
2. Prior to the issuance of any building or grading permits, the developer of this site shall submit to the City for approval a Site Development Plan Review. Site-specific conditions of approval will be imposed at that time.
3. Site development to comply with all applicable conditions of approval for Z-25-88 as amended by all subsequent Extensions of Time, and all other applicable site-related actions as required by the Department of Public Works.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati voting "No."

(Mack and Moran excused)

CHRIS GLORE, Planning and Development, stated gasoline sales is a neighborhood serving use. The site plan proposed meets the gasoline dispensing requirement for service station/gasoline sales use. Staff recommended approval, subject to the conditions.

APPEARANCES:

CHRIS GLORE, Planning and Development
ATTORNEY SCOTT EATON, Lionel, Sawyer & Collins, 300 South 4th Street
GREG BORGEL, 300 South 4th Street
BRUCE FAMILIAN, Familian Development, 4534 West Hacienda, Suite A
TONY BRUGES, 4009 Poppy Fields Drive
PAT MYERS, 7117 Yacht Landing Drive
LINDA FIONDA, 9390 West Helena
DEPUTY CITY ATTORNEY STEVE GEORGE
RICHARD BROAD, 7124 Tropical Island Circle
CAROL LeDUC, 7575 Rome Boulevard
KURT GAREHIME, 2009 Scarlet Rose Drive

NOTE: See Item No. C-14 for further discussion.

The City Council will set a date for a Public Hearing on this item at their 1/19/00 meeting. The Public Hearing will be heard by the City Council on 2/2/00.

(10:10 - 10:39) 3 - 1634

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 74

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-16.

Z-132-93(7) - SPRING MOUNTAIN RANCH
LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on property located adjacent to the northwest corner of the intersection of Ackerman Avenue and US-95 FOR A PROPOSED 162 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Size: 13.1 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-08-410-001.

ON DECEMBER 15, 1999 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

Quinn -

WITHDRAWN WITHOUT PREJUDICE.

Motion carried with Buckley abstaining from voting because the applicant is a client of his law firm. (Mack excused)

CHAIRMAN BUCKLEY announced the applicant has requested this item be withdrawn without prejudice.

There was no one present to represent the application.

VICE CHAIRMAN GALATI asked for a motion.

(6:12 - 6:13) 1 - 347

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 75

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-17.

Z-132-93(8) - SPRING MOUNTAIN RANCH
LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on property located adjacent to the northeast corner of the intersection of Racel Street and Fort Apache Road FOR A 149 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre), Size: 13.6 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN: 125-08-310-001.

NOTICES MAILED: 187

APPROVALS: 1 Speaker

PROTESTS: 2 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The site plan shall be revised to depict the required 2.46 acres of common open space, or a Variance from the open space requirement approved by the City Council, prior to approval of a Tentative Map for this project.

2. The setbacks for this development shall be a minimum of 18 feet in the front, 3 feet on the side, 8 feet on the corner side, and 15 feet in the rear.

3. The landscaping plan shall be revised to depict all proposed trees a minimum size of 24 inch box.

4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 DELETED, APPLICANT SUBMIT TO THE CITY A COPY OF THE CC&R's INDICATING NO WALL BETWEEN THE HOMES, AND ADDITIONAL CONDITION AS STATED BY THE MAKER OF THE MOTION BELOW.

**Motion carried with Buckley abstaining from voting because the applicant is a client of his law firm.
(Mack and Moran excused)**

CHRIS GLORE, Planning and Development, stated the density of 10.96 units per acre is below the maximum allowed of 12.49 units per acre. The lots average 2,400 square feet. The proposed landscape plan depicts street frontage landscaping along Fort Apache Road and Racel Street. There are also landscape areas within the development with walking and jogging paths. The building elevations depict all front door entrances in mid block pedestrian areas while garage entrances will be off the private street system. The common landscape area of 1.1 acres is less than the 2.46 acres that would be required under the current Code. With the proposed density, this plan should be revised to provide the required open space of 2.46 acres. He requested Condition No. 1 be amended as follows: The site plan shall be revised to depict 2.46 acres of common open space prior to approval of a Tentative Map for this project. Staff recommended approval, subject to the conditions.

DEAN RASMUSSEN, 3068 East Sunset, and FRANK KSIAZEK, Spring Mountain Ranch, 9102 Horse Drive, appeared to represent the application. MR. RASMUSSEN objected to staff's revised Condition No. 1. The open space was in conformance prior to the revision of the Ordinance. They would like to fall under the guidelines when this property was rezoned. Also, they have down sized the number of residences.

VICE CHAIRMAN GALATI declared the Public Hearing open.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest. She felt the open space should be complied with as requested by staff. There is a need for parks in this area. There is no adequate water pressure in the area.

GARY REID, Public Works, responded that the City is unsure when there will be additional water service to this area.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 76

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-132-93(8) - SPRING MOUNTAIN RANCH LIMITED LIABILITY COMPANY

5. 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.

6. 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.

7. The applicant shall finish the existing six foot high block wall along the entire length of the eastern site boundary with the same stucco or other material and color as used to finish all other perimeter block walls.

8. 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 southern, western and northern site boundaries.

9. Construct half-street improvements including appropriate overpaving where legally able on Fort Apache Road/Racel Street adjacent to this site concurrent with development of this site as required by the Department of Public Works.

10. Prior to or concurrent with the submittal of construction drawings, submit to the Department of Public Works a Master Street Light Plan for all public streets adjacent to this overall site.

TIM O'NEILL 8905 Colorful Pines Avenue, appeared in approval. The neighbors are in favor as long as the park is built. This is a safe area for children.

GWENDOLYN STANCZEK, 8912 Colorful Pines Avenue, appeared in protest.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

MR. RASMUSSEN felt they are providing enough open space. Offering single family detached homes helps to accelerate getting a water line into the area.

MR. KSIAZEK said they plan to have the 80 acre park constructed by spring and there will be enough water for it. They are moving dirt at the present time. The parkette in Unit 27 will not be completed.

COMMISSIONER GORDON asked the applicant if they would be willing to accept a condition for a Performance and Payment Bond equal to the cost of developing the park within 30 days after City Council approval.

MR. KSIAZEK said the cash is in the bank and they could get a Letter of Credit indicating the funds are in escrow. They are going through the City for their permits and have every intention of building the park. Also, they have a temporary water permit with the Water District. A year after the operation commences the City will own the park.

COMMISSIONER GORDON clarified that the appropriate letter be provided from the escrow company/bank stating the funds are on deposit in a certain amount of money and that the seven (7) acre park will be completed prior to the Certificate of Occupancy on the first house.

COMMISSIONER SKAAR objected to the 3 foot side yard setback in Condition No. 2. The block wall under Condition No. 7 is too high because the houses are quite close so it would make it difficult for the Fire Department as well as yard maintenance. A five foot side yard setback should be the minimum.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 77

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-132-93(8) - SPRING MOUNTAIN RANCH LIMITED LIABILITY COMPANY

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

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

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

14. Site development to comply with all applicable conditions of approval for Z-132-93 and all other site-related actions as required by the Department of Public Works. Comply with all recommendations of the Master Traffic Impact Analysis and Master Drainage Plan for the Spring Mountain Ranch Planned Development. This site shall be responsible for all improvements and/or financial participation designated to this site in the referenced Master Studies.

MR. RASMUSSEN clarified that the houses have 3 foot side yard setbacks, but there is no wall separating the yards. It is like a common area. There will be a condition in the sales contract that the residents cannot build a wall between the houses. The windows in the houses do not look directly across from each other. The residents will have to go to a common courtyard to get their mail.

To be heard by the City Council on 2/2/00.

(10:42 - 11:15) 4 - 31

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 78

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-132-93(8) - SPRING MOUNTAIN RANCH LIMITED LIABILITY COMPANY

APPROVED

15. 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, submittal of any construction drawings, 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.

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

17. The final layout of this site shall be determined at the time of approval of the Tentative Map. Final right-of-way requirements will be determined at that time.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 79

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-18.

SD-32-99 - CLARK COUNTY SCHOOL DISTRICT

Request for a Site Development Plan Review on property located adjacent to the northwest corner of the intersection of Gilmore Avenue and Chieftain Street FOR A PROPOSED ELEMENTARY SCHOOL (GILMORE/ TEE PEE ELEMENTARY SCHOOL), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], Size: 10.29 Acres, Ward 4 (Brown), APN: 138-07-501-012.

NOTICES MAILED: 383

APPROVALS: 1 Letter

PROTESTS: 1 Letter

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The proposed grading plan shall be revised to result in a final grade not requiring the retaining walls at the perimeter of the site to exceed six feet in height.
2. Dedicate 30 feet of right-of-way adjacent to this site for Gilmore Avenue, 25.5 feet for Chieftain Street, 25.5 feet for Fox Forest Avenue, 25.5 feet for Tee Pee Street, and 15 foot radii on the southeast corner of Tee Pee Street and Fox Forest Avenue, the southwest corner of Fox Forest Avenue and Chieftain Street, the northwest corner of Chieftain Street and Gilmore Avenue, and the northeast corner of Gilmore Avenue and Tee Pee Street as required by the Department of Public Works.
3. If not already in place at the time of development of this site, construct half-street improvements including appropriate overpaving on Fox Forest adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH ADDITIONAL CONDITION OF NO MAZES ALLOWED.

Unanimous

(Mack and Moran excused)

MATT PINJUV, Planning and Development, stated access to the parking lot on the south side of the site is via two driveways from Gilmore Avenue and one from Tee Pee Street. There is a bus lane on the northwest corner of the site with access to Tee Pee Street and Fox Forest Avenue. The school building is towards the southwest corner of the site with outdoor play along the east and north sides of the site, which includes basketball courts, softball fields, tether ball court, play equipment and turf areas. The building elevations consist of sand blasted concrete wall exteriors with plaster and metal roof accents. This will be a typical elementary school. Staff is concerned about the retaining wall along the east side and are recommending a condition of a maximum of six feet in height. Staff recommended approval, subject to the conditions.

ROBB STEPPKE, Clark County School District, 4828 South Pearl Street, appeared to represent the application. Most similar schools are on 12.0 acre sites. He was unsure if they could construct a 10 foot retaining wall. That could be worked out with staff. It is planned that this school will open in January of 2001. He submitted a letter in approval from a neighbor.

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 QUINN requested no mazes as a condition.

MR. STEPPKE agreed with that additional condition.

To be heard by the City Council on 2/2/00.

(11:15 - 11:21) 4 - 1104

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 80

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-32-99 - CLARK COUNTY SCHOOL DISTRICT

APPROVED

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

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

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 81

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-32-99 - CLARK COUNTY SCHOOL DISTRICT

APPROVED

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

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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 82

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-32-99 - CLARK COUNTY SCHOOL DISTRICT

13. 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.

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

APPROVED

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 83

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-19.

Z-72-99 - WELLINGTON MEADOWS
APARTMENTS, LIMITED LIABILITY COMPANY

Request for a Rezoning on property located at 9550 West Sahara Avenue, FROM: C-1 (Limited Commercial) TO: R-3 (Medium Density Residential), EXISTING USE: 332 UNIT APARTMENT COMPLEX, Size: 15.64 Acres, Ward 2 (L. B. McDonald), APN: 163-06-814-003.

NOTICES MAILED: 260

APPROVALS: 1 Speaker

PROTESTS: 1

STAFF RECOMMENDATION: APPROVAL BY ORDINANCE

Galati -
APPROVED

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

MATT PINJUV, Planning and Development, stated this is an existing apartment complex that was recently approved. The Site Development Plan was approved in 1996 as part of the initial Peccole Ranch plan in 1989. Since the 1996 approval, this site has been changed to Medium Density Residential. Staff recommended approval.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant.

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 2/2/00.

(10:39 - 10:42) 3 - 3496

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 84

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-20.

Z-73-99 - LOZZI ENTERPRISES, INC.

Request for a Rezoning on property located adjacent to the northeast corner of Buffalo Drive and Gowan Road FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] PROPOSED O (OFFICE) TO: O (Office) PROPOSED USE: 14,900 SQUARE FOOT OFFICE BUILDING, Size: 2.5 Acres, Ward 4 (Brown), APN: 138-10-201-012.

NOTICES MAILED: 168

APPROVALS: 0

PROTESTS: 1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Resolution of Intent.
2. A Site Development Plan Review application shall be approved by the Planning Commission prior to issuance of any permits, any site grading, and all development activity for the site
3. Future office development shall be limited to one-story buildings.
4. Dedicate 50 feet of right-of-way adjacent to this site for Buffalo Drive, 40 feet for Gowan Road and a 54 foot radius on the northeast corner of Buffalo Drive and Gowan Road prior to the issuance of any permits as required by the Department of Public Works.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack and Moran excused)

CHRIS GLORE, Planning and Development, stated this rezoning follows a General Plan Amendment that was acted upon by the Planning Commission on October 21, 1999 and approved by the City Council on December 1, 1999. There will have to be a Site Development Plan Review. This is spot zoning, but the likelihood of residential on this site is very low. Staff recommended approval, subject to the conditions.

TOM LOZZI, Lozzi Enterprises, Inc., 2505 Mason Avenue, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

TONY BRUGES, 4009 Poppy Fields Drive, appeared in approval. There will be ample parking and the lighting will not shine onto the resident's houses.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the City Council on 2/2/00.

(11:21- 11:26) 4 - 1312

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 85

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-73-99 - LOZZI ENTERPRISES, INC.

APPROVED

5. Construct half-street improvements on Buffalo Drive and Gowan Road 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 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.

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

7. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, such as for a bus turnout on Buffalo Drive; 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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 86

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-73-99 - LOZZI ENTERPRISES, INC.

APPROVED

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

9. 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 as recommended in the approved drainage plan/study. This site shall also be responsible to contribute monies to partially fund the Lone Mountain Detention Basin and/or the stormsewer outfall facilities associated with this drainage improvement facility; the amount of such monies shall be determined within the required drainage plan/study and shall be contributed prior to the issuance of any permits or the release of a Final Map for recordation as required by the Department of Public Works.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 87

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-21.

Z-74-99 - ROME 95 LIMITED PARTNERSHIP

Request for a Rezoning on property located adjacent to the northwest corner of the intersection of Rome Boulevard and Sky Pointe Drive FROM: U (Undeveloped) Zone [TC (Town Center) General Plan Designation] TO: TC (Town Center), PROPOSED USE: 51,679 SQUARE FOOT COMMERCIAL CENTER, Size: 10.22 Acres, Ward 4 (Brown) [WARD 6 (MACK)], APN's: 125-21-701-004 and 125-21-801-001.

NOTICES MAILED: 74

APPROVALS: 0

PROTESTS: 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Resolution of Intent.
2. An Impact Statement shall be completed in compliance with NRS 463.3094 and shall be submitted to the Planning and Development Department for incorporation into this application no later than fifteen (15) days prior to final action on this request by City Council.
3. A Site Development Plan Review application shall be approved by the Planning Commission prior to issuance of any permits, any site grading, and all development activity for the site
4. Dedicate, obtain dedication, or provide proof of existing dedication for 90 feet of right-of-way adjacent to this site for Sky Point Drive (AKA the "Frontage Road"), dedicate 100 feet of right-of-way through this site for re-aligned Buffalo Drive, and dedicate 54 foot radii on the northeast and southeast corners of Buffalo Drive and Sky Point Drive as required by the Department of Public Works.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Mack and Moran excused)

CHRIS GLORE, Planning and Development, stated this retail and restaurant development will provide uses consistent with the approved development in the area. Staff recommended approval, subject to the conditions.

DAVID JAMES, 3320 North Buffalo Drive, Suite 205, appeared to represent the application.

JOE TOMLISON, 401 North Buffalo Drive, Suite 100, appeared to represent the applicant. He asked if the Traffic Impact Study is credited towards the participation in the traffic signal. The underground facilities include several costly items.

GARY REID, Public Works, responded that whatever costs the applicant has incurred can be reduced from their traffic signal contribution amount.

MARK MICHAELSON, MCG Architects, appeared to represent the applicant.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. This applicant did not contact the neighbors in regard to this proposal. This property is adjacent to a park. The neighbors want to meet with the applicant when this project gets further along.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER GORDON felt it was improper planning to have retail pads up against Buffalo. There is a joint driveway along Sky Point on the southerly parcel to the east and wondered if the applicant also owns that property.

MR. JAMES responded in the negative and said that that will be a 22 acre shopping center. There is a cross access agreement between this applicant and the landowners to the east. There are no definite plans to develop that property.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 88

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-74-99 - ROME 95 LIMITED PARTNERSHIP

5. Submit appropriate applications to vacate all existing public rights-of-way in conflict with this proposal (i.e. Conough Lane) as required by the Department of Public Works. Such Vacation Applications shall be acted upon by City Council 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.

6. Construct full-width street improvements on the realigned Buffalo Drive concurrent with development of this site. If not already in place at the time of development, construct half street improvements including the full-width median island on Sky Pointe Drive, in 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. 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 required improvements on the realigned Buffalo Drive and Sky Point Drive shall commence construction within one year of approval of this rezoning application by the City Council. Failure to comply with this condition may result in this item being reconsidered by the City Council.

COMMISSIONER SKAAR urged the applicant to consider sewer permits.

MR. JAMES responded that they will be obtaining permits for any uses that will be needed.

To be heard by the City Council on 2/2/00.

(11:26 - 11:46) 4 - 1499

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 89

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-74-99 - ROME 95 LIMITED PARTNERSHIP

APPROVED

7. 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).

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, 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

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 90

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-74-99 - ROME 95 LIMITED PARTNERSHIP

APPROVED

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.

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.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 91

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D.

D-1.

DIRECTOR'S BUSINESS:

ABEYANCE - TA-7-99 - CITY OF LAS VEGAS

Discussion and possible recommendation to amend Title 19A.10 Table 1 - Public or Private School, Junior High, From: 3½ Parking Spaces per classroom To: 2 Parking Spaces per classroom.

STAFF REQUESTED THIS ITEM BE ABEYED TO ALLOW STAFF TIME TO WORK WITH THE CLARK COUNTY SCHOOL DISTRICT

Galati -

ABEYANCE TO THE 1/27/00 PLANNING COMMISSION MEETING.

Unanimous

(Mack excused)

CHAIRMAN BUCKLEY brought this item forward after Item No. D-3 and announced staff would like to have it held until the 1/27/00 meeting.

To be heard by the Planning Commission on 1/27/00.

(6:49 - 6:50) 1 - 1640

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 92

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D-2.

TA-10-99 - CITY OF LAS VEGAS

Discussion and possible recommendation to amend Title 19A.20.020 Definitions to include the term manufactured home within the definition for single family detached dwelling and to amend Title 19A.04.010 Land Use Tables to place a "+" in Manufactured Homes and Single Family Dwelling to indicate that there are specific standards and to amend Title 19A.04.060 Standards for certain uses to include Single Family Dwelling, Detached/Manufactured Home to include the conditions that are required, also to delete from Title 19A.04.040 Conditional Uses the Manufactured Home section.

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: Addition
of modifications and terms to Title 19A.

Galati -

APPROVED

Unanimous

(Mack and Moran excused)

CHRIS GLORE, Planning and Development, stated this item on the agenda is in response to Senate Bill 323 approved in July of 1999 which requires manufactured homes subject to certain design standards be allowed wherever single family detached dwellings are permitted.

COMMISSIONER GALATI added that the Planning Commission's Design Subcommittee discussed this amendment and felt comfortable with it.

To be heard by the City Council with no date set.

(11:46 - 11:49) 4 - 2332

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 93

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D-3.

DB-13-99 - CITY OF LAS VEGAS

Presentation and discussion of the Parks Element of the Master Plan.

NOTE: This item should be DB-14-99.

CHAIRMAN BUCKLEY brought this item forward after Item No. A-12.

DON SCHMEISER, Planning and Development, appeared with SCOTT ALBRIGHT, Planning and Development. MR. SCHMEISER said this item should be DB-14-99.

There have been a number of people involved in providing input into this Draft document, including Public Works, Leisure Services and Neighborhood Services. There are other agencies where comments have not yet been received, but when they are received they will be incorporated prior to this being a final document.

The City has never had a comprehensive plan for parks. The City has a population of 448,000 people at the present time and it is expected that in about twenty years there will be 815,000 people.

This Master Plan Parks element will become a part of the Master Plan when adopted by the City Council. He showed where the present 40 park sites are located that total 486 acres, 1.1 acres per 1,000 residents.

The National Recreation and Parks Association has standards that have been developed over a number of years. Compared to national standards there should be 6.25 acres of park land per 1,000 residents to 10.5 acres per park land per 1,000 residents. This ratio has been adjusted downward locally to 2.5 acres per 1,000 residents.

Of the 40 sites, there are 30 neighborhood parks, five community parks and two regional parks. Neighborhood parks provide service to residents within a half mile. Community parks are those that provide a service within three miles. Regional parks provide a service within eight miles. The number of neighborhood parks is deficient. There are some privately-maintained parks primarily in master planned communities. There are 56 school parks which may be used while schools are in session.

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 93

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D-3.

DB-13-99 - CITY OF LAS VEGAS

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PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 94

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

DB-13-99 - CITY OF LAS VEGAS

NOTE: Should be DB-14-99.

Perhaps too much emphasis has been placed on City parks. There will probably be more provided in the older established areas.

A capital improvement program needs to be established.

COMMISSIONER GALATI wondered if consideration has been given to linking the parks, such as trails, washes, etc. What entities are also involved in this study? He also wondered if there is a tie between the required open space and how it meets the demand for parks.

MR. SCHMEISER replied that is being considered. North Las Vegas, County, Regional Flood Control, etc. are involved.

COMMISSIONER SKAAR commented that the problem with trails is that the City has never had any funds allocated for that type of recreation, just parks.

COMMISSIONER QUINN asked if detention basins are considered parks.

MR. SCHMEISER answered that they are considered parks. Perimeter landscaping is considered open space, but not meeting the 2.5 acres per 1,000 population. Green space is not considered for parks. Golf courses are not included in the parks calculation.

(6:30 - 6:49) 1 - 9950

PLANNING COMMISSION

MEETING OF

DECEMBER 16, 1999

City of Las Vegas

AGENDA & MINUTES

Page 95

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.

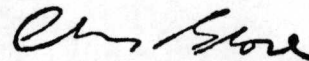
ADJOURNMENT:

/lo

COMMISSIONER SKAAR said it was a pleasure and honor to know such wonderful people while being a Commissioner on the Planning Commission since this was her last meeting.

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:49 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



CHRIS GLORE, SENIOR PLANNER