

**Agenda**

**City of Las Vegas**  
**PLANNING COMMISSION MEETING**  
**JANUARY 27, 2000**

Council Chambers 400 Stewart Avenue  
Phone 229-6301 TDD 386-9108 <http://www.ci.las-vegas.nv.us>

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**COMMISSIONERS**

**MICHAEL BUCKLEY, CHAIRMAN**  
**CRAIG GALATI, VICE CHAIRMAN**  
**HANK GORDON**  
**MARILYN MORAN**  
**STEPHEN QUINN**

**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 December 16, 1999 Planning Commission Meeting

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

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

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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A. CONSENT ITEMS:

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

- A-1. ABEYANCE - TM-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 6 (Mack).
- A-2. ABEYANCE - TM-58-99 - BUFFALO/95 (REGENCY) - FOCUS COMMERCIAL - Request for a Tentative Map on property located on the north side of Sky Pointe Drive, east of the Conough Lane alignment, T-C (Town Center) Zone, Size: 24.85 Acres, No. of Lots: 1, Ward 6 (Mack).
- A-3. TM-0059-99 - EAGLE CREEK II - PULTE HOMES OF NEVADA, ET AL - Request for a Tentative Map on property located adjacent to the north side of Azure Drive, approximately 960 feet west of Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Size: 11.94 Acres, No. of Lots: 63, Ward 6 (Mack).
- A-4. VAC-0048-98(1) - PHILLIP BOZEMAN - Request for an Extension of Time on an approved Vacation which vacated a portion of Clarkway Drive, generally located north of Bonanza Road, Ward 5 (Weekly).
- A-5. A-0057-99(A) - ANTHONY DeSALVO TRUST - Request to Annex property located at 6342 West Brooks Avenue, containing approximately 0.5 acres of land, Ward 6 (Mack), APN: 138-14-113-022.
- A-6. A-0058-99(A) - PAYAN FAMILY TRUST - Request to Annex property located on the southeast corner of Brooks Avenue and Maverick Street, containing approximately 0.9 acres of land, Ward 6 (Mack), APN: 138-14-602-001 and 005.

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- A-7. A-0059-99(A) - JEAN PAUL RIOUX - Request to Annex property located on the west side of Smith Street, south of Vegas Drive, containing approximately 0.4 acres of land, Ward 5 (Weekly), APN: 138-25-102-004.
- A-8. Z-0090-95(4) - BECKER & SONS - Request for an Extension of Time on an approved Rezoning on property located adjacent to the west side of Rancho Drive, approximately 520 feet south of Cheyenne Avenue for an approved professional plaza, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to C-M (Commercial/ Industrial), Size 18.6 Acres, Ward 5 (Weekly), APN: 138-13-504-005.
- B. PUBLIC HEARING ITEMS:
- B-1. ABEYANCE - RENOTIFICATION - VAC-19-99 - DJL LIMITED LIABILITY COMPANY - Request for a Vacation to vacate Thom Boulevard between Dorrell Lane and Elkhorn Road, Ward 6 (Mack).
- B-2. ABEYANCE - RENOTIFICATION - VAC-56-99 - UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA - Request for a Vacation to vacate Alturas Avenue between Willow Street and Shadow Lane and a portion of Willow Street between Alturas Avenue and Goldring Avenue, Ward 1 (McDonald).
- B-3. ABEYANCE - RENOTIFICATION - Z-63-99 - CENTENNIAL 95 LIMITED PARTNERSHIP, ET AL - Request for a Rezoning on property located on the west side of Tenaya Way, north and south of Azure Drive FROM: U (Undeveloped) [T-C (Town Center) General Plan Designation] TO: T-C (Town Center) PROPOSED USE: INCLUDE ADDITIONAL PROPERTY INTO THE TOWN CENTER DEVELOPMENT PLAN, Size: 7.92 Acres, Ward 6 (Mack), APN: 125-27-103-002, 003, 005, 006, 125-27-202-001 and 002.

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- B-4. ABEYANCE - RENOTIFICATION - Z-76-98(9) & Z-63-99(1) - CENTENNIAL 95 LIMITED PARTNERSHIP, ET AL** - Request for a Site Development Plan Review on property located south of the future Beltway, between Buffalo Drive and Tenaya Way FOR A PROPOSED 353,168 SQUARE FOOT COMMERCIAL DEVELOPMENT INCLUDING AUTO DEALERSHIPS, RETAIL AND RESTAURANTS, U (Undeveloped) Zone [T-C (Town Center) General Plan Designation] PROPOSED ZONE CHANGE TO T-C (TOWN CENTER), Ward 6 (Mack), APN: 125-27-103-001 through 006; 125-27-101-014; 125-27-111-001 through 025; 125-27-112-001 through 176; 125-27-202-001, 002; 125-27-215-001 through 015.
- B-5. GPA-0044-99 - ANTHONY WADE LEIKER** - Request to Amend a portion of the Southeast Sector Plan of the General Plan on property located at 2425 East McWilliams Avenue FROM: L (Low Density Residential) TO: O (Office), Ward 3 (Reese), APN: 139-26-811-025.
- B-6. Z-0085-99 - ANTHONY WADE LEIKER** - Request for a Rezoning on property located at 2425 East McWilliams Avenue FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking), PROPOSED USE: 1,422 SQUARE FOOT OFFICE, Size: 0.14 Acres, Ward 3 (Reese), APN: 139-26-811-025.
- B-7. GPA-0045-99 - NEW HORIZONS CENTER FOR LEARNING AND LIED FOUNDATION TRUST ON BEHALF OF LAS VEGAS ATHLETIC CLUB** - Request to Amend a portion of the Southwest Sector Plan of the General Plan on property located on the west side of Potosi Street, approximately 280 feet north of Sahara Avenue FROM: PF (Public Facility) TO: O (Office), Ward 1 (McDonald), APN: 163-01-804-001 through 004.
- B-8. Z-0001-00 - NEW HORIZONS CENTER FOR LEARNING AND LIED FOUNDATION TRUST ON BEHALF OF LAS VEGAS ATHLETIC CLUB** - Request for a Rezoning on property located on the west side of Potosi Street, approximately 280 feet north of Sahara Avenue FROM: U (Undeveloped) Zone [S (PUBLIC FACILITY-SCHOOL) GENERAL PLAN DESIGNATION PROPOSED O (OFFICE) GENERAL PLAN DESIGNATION] under Resolution of Intent to C-V (Civic), R-E (Residence Estates) under Resolution of Intent to C-V (Civic), and R-D (Single Family Residential-Restricted) under Resolution of Intent to C-V (Civic) TO: P-R (Professional Office and Parking), PROPOSED USE: 156 SPACE PARKING LOT, Size: 1.76 Acres, Ward 1 (McDonald), APN: 163-01-804-001 through 004.

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- B-9.** GPA-0046-99 - PHILLIP BOZEMAN - Request to Amend a portion of the West Las Vegas Plan of the General Plan on properties located at 1821 and 1825 West Bonanza Road FROM: GC (General Commercial) TO: LI/R (Light Industrial/ Research), Ward 5 (Weekly), APN: 139-28-401-011 and 012.
- B-10.** Z-0084-99 - PHILLIP BOZEMAN - Request for a Rezoning on properties located at 1821 and 1825 West Bonanza Road FROM: R-E (Residence Estates) TO: C-M (Commercial/ Industrial), EXISTING USE: HEATING/ COOLING BUSINESS, Size: 1.73 Acres, Ward 5 (Weekly), APN: 139-28-401-011 and 012.
- B-11.** GPA-0047-99 - PLK LIMITED LIABILITY COMPANY ON BEHALF OF GENERAL EQUITIES CORPORATION - Request to Amend a portion of the Southeast Sector Plan of the General Plan on properties located at 2314 South Sixth Street FROM: L (Low Density Residential) TO: SC (Service Commercial), Ward 3 (Reese), APN: 162-03-421-022.
- B-12.** Z-0078-99 - PLK LIMITED LIABILITY COMPANY ON BEHALF OF GENERAL EQUITIES CORPORATION - Request for a Rezoning on properties located at 544 East Sahara Avenue, 2320 and 2314 South Sixth Street FROM: P-R (Professional Office and Parking) and R-2 (Medium - Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial), PROPOSED USE: 4,100 SQUARE FOOT AUTO PARTS STORE (AUTO ZONE AUTO PARTS), Size: 0.44 Acres, Ward 3 (Reese), APN: 162-03-421-020, 021 and 022.
- B-13.** GPA-0048-99 - CALVARY COMMUNITY ASSEMBLY OF GOD - Request to Amend a portion of the Southwest Sector Plan of the General Plan on property located adjacent to the southeast corner of the intersection of Torrey Pines Drive and Brooks Avenue FROM: R (Rural Density Residential) TO: PF (Public Facility), Ward 6 (Mack), APN: 138-14-601-005, 006, 013 and 014.
- B-14.** Z-0086-99 - CALVARY COMMUNITY ASSEMBLY OF GOD - Request for a Rezoning on property located adjacent to the southeast corner of the intersection of Torrey Pines Drive and Brooks Avenue FROM: U (Undeveloped) Zone [R (Rural Density) General Plan Designation], R-E (Residence Estates) and C-V (Civic) TO: C-V (Civic), PROPOSED USE: ADDITION TO EXISTING CHURCH (CALVARY COMMUNITY ASSEMBLY OF GOD), Size: 11.22 Acres, Ward 6 (Mack), APN: 138-14-601-005, 006, 013 and 014.

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- B-15.** GPA-0049-99 - ANTON LIMITED LIABILITY COMPANY, ET AL - Request to Amend a portion of the Northwest Sector Plan of the General Plan on property located on the southeast corner of the intersection of Buffalo Drive and U.S. 95 FROM: SC-TC (Service Commercial - Town Center) TO: GC-TC (General Commercial - Town Center), Ward 6 (Mack), APN: 125-27-301-005 and 006.
- B-16.** Z-0076-98(12) - ANTON LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Buffalo Drive and US-95 FOR TWO PROPOSED AUTO DEALERSHIPS TOTALING 73,661 SQUARE FEET (PLANET HYUNDAI AND PLANET NISSAN), TC (Town Center) Zone, Ward 6 (Mack), APN: 125-27-301-005 and 006.
- B-17.** SNC-0002-99 - RICHMOND AMERICAN HOMES - Request for a Street Name Change FROM: MYSTIC VALLEY AVENUE TO: MIKE ANDRESS AVENUE, BETWEEN DURANGO DRIVE AND DESERT NIGHT STREET, Ward 6 (Mack).
- B-18.** VAC-0065-99 - CLARK COUNTY - Request for a Vacation to vacate a portion of Kenyon Place between Shadow Lane and Desert Lane, Ward 5 (Weekly).
- B-19.** VAC-0066-99 - ROBERT PARKER ON BEHALF OF WESTWIND DEVELOPMENT, INC. - Request for a Vacation to vacate a Government Patent Reservation generally located north of Charleston Boulevard, west of Cimarron Road, Ward 2 (L. B. McDonald).
- B-20.** U-0148-89(2) - HOOPER INDUSTRIES, LIMITED ON BEHALF OF DONREY OUTDOOR ADVERTISING - Required Five Year Review on an approved Special Use Permit on property located at 1712 West Charleston Boulevard which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, P-D (Planned Development) Zone, Ward 5 (Weekly), APN: 139-33-406-003.
- B-21.** U-0159-89(2) - STORAGE EQUITIES, INC. ON BEHALF OF DONREY OUTDOOR ADVERTISING - Required Five Year Review on an approved Special Use Permit on property located at 275 South Martin L. King Boulevard which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, M (Industrial) Zone, Ward 5 (Weekly), APN: 139-33-501-012.

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- B-22. U-0171-89(2) - KENNETH AND DONLEE SIMKINS ON BEHALF OF DONREY OUTDOOR ADVERTISING - Required Five Year Review on an approved Special Use Permit on property located at 1323 South Main Street which allowed a 12 foot x 24 foot off-premise advertising (billboard) sign, M (Industrial) Zone, Ward 3 (Reese), APN: 162-03-110-088.
- B-23. U-0298-94(1) - MINI-MASTERS, INC. - Required Five Year Review on an approved Special Use Permit on property located at 6900 West Craig Road which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 6 (Mack), APN: 138-03-602-015.
- B-24. U-0300-94(1) - JOHN AND SHARYN TOMAN REVOCABLE FAMILY TRUST ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review on an approved Special Use Permit on property located at 3720 West Desert Inn Road which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, M (Industrial) Zone, Ward 1 (McDonald), APN: 162-08-410-033.
- B-25. U-0314-94(1) - SOUTHLAND EMPLOYEES TRUST ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review on an approved Special Use Permit on property located at 1600 North Rancho Drive which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-2 (General Commercial) Zone, Ward 5 (Weekly), APN: 139-20-411-005.
- B-26. U-0315-94(1) - SOUTHLAND CORPORATION ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review on an approved Special Use Permit on property located at 6070 West Sahara Avenue which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 163-01-401-010.
- B-27. U-109-99 - RANGER BUILDING CORPORATION - Request for a Special Use Permit on property located at 2805 Westwood Drive FOR A 20,198 SQUARE FOOT TAVERN, M (Industrial) Zone, Ward 1 (McDonald), APN: 162-08-604-001.
- B-28. U-0160-99 - HADLEY ENTERPRISES RESTAURANT FUND II ON BEHALF OF 5 & DINER - Request for a Special Use Permit on property located at 6840 West Sahara Avenue FOR A GENERAL BUSINESS RELATED GAMING ESTABLISHMENT [4 GAMING DEVICES IN CONJUNCTION WITH AN EXISTING RESTAURANT (5 & DINER)], C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 163-02-415-014.

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- B-29.** U-0161-99 - MISSION SPRING PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located at 100 South Maryland Parkway Suite #110 FOR A PROPOSED SECOND-HAND DEALER (JUNIOR LEAGUE NON-PROFIT THRIFT SHOP), C-2 (General Commercial) Zone, Ward 5 (Weekly), APN: 139-35-310-002.
- B-30.** U-0162-99 - COUNTY OF CLARK - Request for a Special Use Permit on property located at 1800 West Charleston Boulevard FOR A PROPOSED WIRELESS COMMUNICATIONS MONOPOLE IN CONJUNCTION WITH AN EXISTING HOSPITAL (UNIVERSITY MEDICAL CENTER), PD (Planned Development) Zone, Ward 1 (McDonald), APN: 139-33-405-001.
- B-31.** Z-0037-95(12) - CHEYOUR INVESTORS LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located adjacent to the north side of Cheyenne Avenue, approximately 400 feet west of Durango Drive FOR A PROPOSED 3,014 SQUARE FOOT FAST-FOOD RESTAURANT WITH DRIVE-THROUGH (KENTUCKY FRIED CHICKEN AND PIZZA HUT EXPRESS), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-08-811-002.
- C.** NON PUBLIC HEARING ITEMS:
- C-1.** SD-0038-99 - MT. JAMESON MISSIONARY BAPTIST CHURCH - Request for a Site Development Plan Review on property located at 825 "E" Street FOR A PROPOSED 1,408 SQUARE FOOT ADDITION TO AN EXISTING CHURCH (MT. JAMESON MISSIONARY BAPTIST CHURCH), R-4 (High Density Residential) Zone, Ward 5 (Weekly), APN: 139-27-310-009.
- C-2.** Z-0100-64(173) - GEORGE A. CROMER - Request for a Site Development Plan Review on property located at 625 South First Street FOR A PROPOSED 1,000 SQUARE FOOT OFFICE, C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese), APN: 139-34-311-039.
- C-3.** Z-0097-89(10) - ROBERT PARKER ON BEHALF OF WESTWIND DEVELOPMENT, INC. - Request for a Site Development Plan Review on property located adjacent to the east side of Cimarron Road, approximately 620 feet north of Charleston Boulevard FOR A PROPOSED 9,900 SQUARE FOOT GYMNASIUMS STUDIO AND 2,161 SQUARE FOOT OFFICE BUILDING; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution to C-1 (Limited Commercial) Zone, Size: 1.25 Acres, Ward 2 (L. B. McDonald), APN: 138-33-401-010.

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- C-4. Z-0086-99(1) - CALVARY COMMUNITY ASSEMBLY OF GOD - Request for a Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Torrey Pines Drive and Brooks Avenue FOR A PROPOSED 14,980 SQUARE FOOT DAYCARE AND A 20,539 SQUARE FOOT COMMUNITY CENTER IN CONJUNCTION WITH AN EXISTING CHURCH (CALVARY COMMUNITY ASSEMBLY OF GOD), U (Undeveloped) Zone [R (Rural Density) General Plan Designation], R-E (Residence Estates), and C-V (Civic) Zones PROPOSED C-V (CIVIC) ZONE, Size: 11.22 Acres, Ward 6 (Mack), APN: 138-14-601-005, 006, 013 and 014.

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. ABEYANCE - DB-14-99 - Discussion and possible recommendation on the Master Plan Parks Element.

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

JANUARY 27, 2000

*City of Las Vegas*

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

**COMMISSIONERS BRIEFING:**

PRESENT:

Michael Buckley - Chairman  
Craig Galati - Vice Chairman  
Hank Gordon  
Stephen Quinn  
Richard Truesdell  
(One Seat Vacant)

EXCUSED:

Marilyn Moran

STAFF PRESENT:

Tim Chow - Planning & Development Dept.  
David Petrovich - Planning & Development Dept.  
Chris Glore - Planning & Development Dept.  
Kyle Walton - Planning & Development Dept.  
Joel McCulloch - Planning & Development Dept.  
Sean Robertson - Planning & Development Dept.  
Scott Albright - Planning & Development  
Jason Allswang - Planning & Development Dept.  
Cheri Edelman - 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-1, TM-55-99:

Mr. Glore stated the applicant has requested this item be held in abeyance.

Item No. A-4, VAC-0048-98(1):

Mr. Glore thought the applicant wanted to hold this item, but found out today they want it to go forward; therefore, it should be pulled off the Consent agenda. There will probably be opposition from a property owner.

Item No. B-1, VAC-19-99:

Mr. Glore said the applicant would like to have this item withdrawn without prejudice.

Item No. B-4, Z-76-98(9) and Z-63-99(1):

Mr. Glore announced the applicant would like to have this item withdrawn without prejudice.

Item No. B-5, GPA-0044-99:

Mr. Glore explained that staff is recommending denial of this application as currently presented. Staff would support a General Plan Amendment for the entire half block instead of this isolated site. Staff would like access to McWilliams Avenue closed.

Kyle Walton, Planning and Development, added that this would involve the corner lot of McWilliams and lots facing Eastern. On the northwest corner of McWilliams and Eastern is an existing office.

Item No. B-11, GPA-0047-99 and B-12, Z-0078-99:

Mr. Glore said the General Plan Amendment only applies to one property, but the Rezoning is for all the properties. Staff recommended denial of all the properties.

Item No. B-15, GPA-0049-99:

Mr. Glore said staff's position on auto dealerships in Town Center is that those that have been approved should go forward, but auto dealerships should not extend beyond Centennial.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**COMMISSIONERS BRIEFING:**

Item No. B-19, VAC-0066-99:

Mr. Glore stated this item should be stricken because this Vacation has already occurred.

Item No. B-20, U-0148-89(2):

Mr. Glore said this is the second five-year review for this billboard. Staff recommends denial. Since the last time the billboard was approved the Medical District Neighborhood Plan was adopted. This billboard will be inconsistent with that Plan. A County campus has developed to the north since 1989.

Item No. B-22, U-0171-89(2):

Mr. Glore said staff is recommending denial of this request. It is not conducive to the Downtown Redevelopment plans.

Item No. B-27, U-109-99:

Mr. Glore announced the site noticing was incorrect, and the applicant has requested this item be held to the 2/10/00 Planning Commission meeting. Staff would like to have this item held to the 2/24/00 meeting so it will remain with the same staff members.

Item No. B-28, U-0160-99:

Mr. Glore said staff is recommending denial because of the location of the gaming.

Item No. C-1, SD-0038-99:

Mr. Glore said this item should be held to the 2/24/00 meeting to allow the applicant time to come forward with a Special Use Permit application.

Item Nos. D-1, TA-7-99, and D-2, DB-14-99:

Mr. Glore requested these items be pulled forward on the agenda to follow the Consent items.

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**6:00 PM**

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

CALL TO ORDER:

6:03 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Michael Buckley - Chairman	Present
Craig Galati - Vice Chairman	Present
Hank Gordon	Present
Marilyn Moran	Excused
Stephen Quinn	Present
Richard Truesdell (One Seat Vacant)	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 December 16, 1999 Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 6:03 P.M. He welcomed new Commissioner Richard Truesdell.

STAFF PRESENT:

Tim Chow, Director,  
Planning and Development Department  
David Petrovich, Planning Supervisor,  
Planning and Development Department  
Chris Glore, Senior Planner,  
Planning and Development Department  
Kyle Walton, Senior Planner,  
Planning and Development Department  
Joel McCulloch, Planner II,  
Planning and Development Department  
Scott Albright, Planner II,  
Planning and Development Department  
Sean Robertson, Planner II,  
Planning and Development Department  
Jason Allswang, Planner I,  
Planning and Development Department  
Cheri Edelman, 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.

Galati -

**APPROVED**

**Motion carried with Truesdell abstaining from voting because he did not attend the meeting (One Seat Vacant). (Moran excused)**

# PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ACTIONS:

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

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.

CHAIRMAN BUCKLEY read the statement on the order of the items and limitations on persons wishing to be heard on an item.

# PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-1.

ABEYANCE - 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 6 (Mack).

**ON JANUARY 26, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 24, 2000 PLANNING COMMISSION MEETING.**

Galati -

**ABEYANCE TO 2/24/00 PLANNING COMMISSION MEETING (To allow the City Council an opportunity to act on a related Site Development Plan Review)**

**Motion carried with Gordon abstaining because the applicant is represented by the same law firm that represents his company (One Seat Vacant). (Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

**To be heard by Planning Commission on 2/24/00.**

(6:06 - 6:07) 1 - 95

# PLANNING COMMISSION

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JANUARY 27, 2000

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

ABEYANCE - TM-58-99 - BUFFALO/95  
(REGENCY) - FOCUS COMMERCIAL

Request for a Tentative Map on property located on the north side of Sky Pointe Drive, east of the Conough Lane alignment, T-C (Town Center) Zone, Size: 24.85 Acres, No. of Lots: 1, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. This Tentative Map shall be revised to comply with the right-of-way requirements set forth by Original Condition of Approval #18 of Z-76-98(10) prior to the submittal of a Final Map for this site as required by the Department of Public Works. Also, the boundaries of this map shall be clearly indicated with a bold or heavy line and shall exclude those portions of the overall site plan not controlled by the applicant.

2. All existing rights-of-way in conflict with this Tentative Map must be vacated prior to the recordation of the Final Map for this site as required by the Department of Public Works.

3. Intersite access shall be provided between this parcel and the not-a-part parcel to the west, and a note to that effect shall appear on the Final Map for this site as required by the Department of Public Works.

4. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. 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.

Galati -

**APPROVED ITEM NOS. A-2, A-3 AND A-5 THROUGH A-8,  
SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item No. A-8 because that involves a client of his law firm and Gordon abstaining on Item No. A-2 because the applicant is represented by the same law firm that represents his company (One Seat Vacant).  
(Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

**This is final action.**

(6:24 - 6:26) 1 - 660

# PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - TM-58-99 - BUFFALO/95  
(REGENCY) - FOCUS COMMERCIAL

APPROVED

5. 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.

6. Site development to comply with all applicable Conditions of Approval for Z-76-98 and all subsequent site-related actions as required by the Department of Public Works.

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

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

# PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

TM-0059-99 - EAGLE CREEK II - PULTE HOMES OF NEVADA, ET AL

Request for a Tentative Map on property located adjacent to the north side of Azure Drive, approximately 960 feet west of Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Size: 11.94 Acres, No. of Lots: 63, 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 must be filed.
2. Street names must 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. Approval of a Landscape Plan by City of Las Vegas Planning and Development Department staff prior to the issuance of any building permits on the site.
6. Parcel Map (CLV #PM-19-99) shall record prior to the recordation of this Final Map as required by the Department of Public Works.
7. Site development to comply with all applicable conditions of approval for Z-48-98 and Z-58-99 as required by the Department of Public Works.

Galati -

**APPROVED ITEM NOS. A-2, A-3 AND A-5 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item No. A-8 because that involves a client of his law firm and Gordon abstaining on Item No. A-2 because the applicant is represented by the same law firm that represents his company (One Seat Vacant). (Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

**This is final action.**

(6:24 - 6:26) 1 - 660

# PLANNING COMMISSION

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ITEM

ACTION

TM-0059-99 - EAGLE CREEK II - PULTE  
HOMES OF NEVADA, ET AL

**APPROVED**

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM

ACTION

A-4.

VAC-0048-98(1) - PHILLIP BOZEMAN

Request for an Extension of Time on an approved Vacation which vacated a portion of Clarkway Drive, generally located north of Bonanza Road, Ward 5 (Weekly).

STAFF RECOMMENDATION APPROVAL,  
subject to

1. Reservation 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.
5. Satisfaction of all original Conditions of Approval of VAC-48-98.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 1 Letter

Galati -

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

**Unanimous (One Seat Vacant)**  
**(Moran excused)**

JASON ALLSWANG, Planning and Development, stated the applicant has not secured the financing for this project, but hopes to do so within two years. Staff has a letter of protest from the property owner on the west side of Clarkway Drive. Staff recommended approval, subject to the conditions, based on the fact there is no guarantee when the applicant will secure the financing.

PHILLIP BOZEMAN, 1825 West Bonanza Road, appeared to represent the application. He accepted staff's conditions.

TOM DEMARCO, 651 Clarkway Drive, appeared in protest. The original purpose for the vacated land was to develop a cul-de-sac to block off Clarkway Drive to enhance the residential area. He does not want his property encumbered by this Vacation for another year or two because he may want to do something else with it.

CHERI EDELMAN, Public Works, responded that this Vacation does not encumber the protestants' property because that right-of-way exists if this Vacation does not go through.

DEPUTY CITY ATTORNEY STEVE GEORGE added that Las Vegas Municipal Code 18.20.020 states a Vacation petition is sufficient if it is signed by at least one owner of the property abutting the area proposed to be vacated. The determination is made by deciding if the public will or will not be materially injured by granting a Vacation.

CHAIRMAN GALATI recalled that when this Vacation was first approved the neighborhood was in support. He thought a one year extension would be appropriate.

MR. DEMARCO wondered if he sells his property within the year if he has to abide by this Vacation. His property is half of the Vacation.

MR. BOZEMAN said in the beginning it was Mr. Demarco's idea for the cul-de-sac.

**This is final action.**  
(6:26 - 6:36) 1 - 750

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

A-0057-99(A) - ANTHONY DeSALVO TRUST

Request to Annex property located at 6342 West Brooks Avenue, containing approximately 0.5 acres of land, Ward 6 (Mack), APN: 138-14-113-022.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati –

**APPROVED ITEM NOS. A-2, A-3 AND A-5 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item No. A-8 because that involves a client of his law firm and Gordon abstaining on Item No. A-2 because the applicant is represented by the same law firm that represents his company (One Seat Vacant). (Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:24 – 6:26) 1 - 660

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ITEM

ACTION

A-6.

A-0058-99(A) - PAYAN FAMILY TRUST

Request to Annex property located on the southeast corner of Brooks Avenue and Maverick Street, containing approximately 0.9 acres of land, Ward 6 (Mack), APN's: 138-14-602-001 and 005.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati –

**APPROVED ITEM NOS. A-2, A-3 AND A-5 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item No. A-8 because that involves a client of his law firm and Gordon abstaining on Item No. A-2 because the applicant is represented by the same law firm that represents his company (One Seat Vacant).**

**(Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:24 – 6:26) 1 - 660

# PLANNING COMMISSION

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ITEM

ACTION

A-7.

A-0059-99(A) - JEAN PAUL RIOUX

Request to Annex property located on the west side of Smith Street, south of Vegas Drive, containing approximately 0.4 acres of land, Ward 5 (Weekly), APN: 138-25-02-004.

STAFF RECOMMENDATION: APPROVAL.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

**APPROVED ITEM NOS. A-2, A-3 AND A-5 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item No. A-8 because that involves a client of his law firm and Gordon abstaining on Item No. A-2 because the applicant is represented by the same law firm that represents his company (One Seat Vacant). (Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:24 - 6:26) 1 - 660

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8.

Z-0090-95(4) - BECKER & SONS

Request for an Extension of Time on an approved Rezoning on property located adjacent to the west side of Rancho Drive, approximately 520 feet south of Cheyenne Avenue, for an approved professional plaza, R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to C-M (Commercial/Industrial), Size 18.6 Acres, Ward 5 (Weekly), APN: 138-13-504-005.

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. The Extension of Time shall expire January 25, 2001.

2. Conformance to the conditions of approval of Z-90-95, Z-90-95(3), Z-36-97 and all other site-related actions, Title 19A, the Las Vegas Urban Design Guidelines and Standards, and all other ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

Galati -

**APPROVED ITEM NOS. A-2, A-3 AND A-5 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item No. A-8 because that involves a client of his law firm and Gordon abstaining on Item No. A-2 because the applicant is represented by the same law firm that represents his company (One Seat Vacant).**

**(Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

**To be heard by the City Council on 3/1/00.**

(6:24 - 6:26) 1 - 660

# PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**B.**

**PUBLIC HEARING ITEMS:**

**B-1.**

**ABEYANCE - RENOTIFICATION - VAC-19-99**  
**- DJI, LIMITED LIABILITY COMPANY**

Request for a Vacation to vacate Thom Boulevard between Dorrell Lane and Elkhorn Road, Ward 6 (Mack).

**NOTE: WHILE THIS ITEM HAS BEEN PLACED ON THE AGENDA, THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.**

**Galati –**

**WITHDRAWN WITHOUT PREJUDICE**

**Unanimous (One Seat Vacant)**

**(Moran excused)**

CHRIS GLORE, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice.

SALLY PELHAM, Southwest Engineering, 5426 Vegas Drive, appeared to represent the applicant. She requested this item be withdrawn without prejudice.

(6:07 – 6:08) 1 - 135

# PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-2.

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

Request for a Vacation to vacate Alturas Avenue between Willow Street and Shadow Lane and a portion of Willow Street between Alturas Avenue and Goldring Avenue, Ward 1 (McDonald).

NOTICES MAILED: 12

APPROVALS: 0

PROTESTS: 1 Speaker

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.

Gordon –  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**  
**Unanimous (One Seat Vacant)**  
**(Moran excused)**

CHRIS GLORE, Planning and Development, stated this item was abeyed from the 12/16/99 meeting in order to allow the applicant time to purchase all affected properties. This request will facilitate the planned development of the University Medical Center campus parking garage. He recommended approval, subject to the conditions.

DONALD HAIGHT, University Medical Center, 1800 West Charleston Boulevard, appeared to represent the application. They were trying to obtain possession of 901 Willow Street, but were unable to do so. Therefore, they filed a condemnation action and were granted immediate occupancy on 1/25/00. They have legal authority to proceed with this Vacation. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

GAIL MILLETT, 3994 Saddlewood Court, appeared in protest. He objected to this parking garage blocking out sunlight and this Vacation eliminating access to his building.

CHAIRMAN BUCKLEY confirmed that his access will be from Willow to Goldring with no access to Shadow. He declared the Public Hearing closed.

MR. HAIGHT appeared in rebuttal. The parking garage structure is going to be as close to Shadow as possible. There should not be a problem with blocking the sun. This will help the parking situation for the Willow Street apartments because there will now be another place to park, instead of in front of the apartment building.

CHAIRMAN BUCKLEY noted that the communication between the County and neighboring landowners could be improved.

**To be heard by the City Council on 3/1/00.**

(6:49 – 6:55)

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

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**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-3.

ABEYANCE - RENOTIFICATION - Z-63-99 -  
CENTENNIAL 95 LIMITED PARTNERSHIP, ET  
AL

Request for a Rezoning on property located on the west side of Tenaya Way, north and south of Azure Drive, FROM: U (Undeveloped) [T-C (Town Center) General Plan Designation] TO: T-C (Town Center) PROPOSED USE: INCLUDE ADDITIONAL PROPERTY INTO THE TOWN CENTER DEVELOPMENT PLAN, Size: 7.92 Acres, Ward 6 (Mack), APN's: 125-103-002, 003, 005, 006, 125-27-202-001 and 002.

NOTICES MAILED: 293 [Mailed with Z-63-99(1) and Z-76-98(9)]  
01/27/00 PC  
355 [Mailed with Z-63-99(1) and Z-76-98(9)]  
0 01/27/00 PC  
0 10/28/99 PC

APPROVALS: 0 01/27/00 PC  
0 10/28/99 PC

PROTESTS: 0 01/27/00 PC  
1 10/28/99 PC  
1 01/27/00 PC

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. A Resolution of Intent with a 12 month time limit.
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. Reversionary Parcel Map PM-21-99 and City of Las Vegas Vacation Application VAC-33-99 must record prior to the issuance of any building or grading permits or the recordation of a Map subdividing this site, whichever may occur first, as required by the Department of Public Works.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND CONDITION NO. 1 AMENDED TO A RESOLUTION OF INTENT FOR 24 MONTHS, CONDITION NOS. 2 AND 7 AMENDED TO INCLUDE THE WORD "BUILDING" IN FRONT OF PERMITS, AND SITE DEVELOPMENT PLAN REVIEW BE SUBMITTED FOR THE GRADING, BUT NOT FOR COSMETIC GRADING.

Motion carried with Buckley and Galati voting "No" (One Seat Vacant).  
(Moran excused)

CHRIS GLORE, Planning and Development, stated this request is related to GPA-30-99, which amended this site from Rural to Town Center as approved by the City Council on 12/2/99. This Rezoning was abeyed from the 10/28/99 meeting to allow time for the City Council to act on the General Plan Amendment.

This request would Rezone to Town Center a site that is now zoned U (Undeveloped). Staff feels this will be consistent with the current General Plan designation.

Staff recommended approval, subject to the conditions.

ATTORNEY BILL CURRAN, Curran and Parry, 601 South Rancho, appeared to represent the applicant. He did not feel a Resolution of Intent with a 12 month time limit is realistic as requested in Condition No. 1. This property has now been brought into Town Center. His client has 50 acres to the west that is hard zoned. Infrastructure has to be brought in, roads built by the City, etc., and that cannot happen within 12 months.

In Condition No. 2 he objected to any site grading and all development activity prior to the issuance of any permits. He requested that condition be amended to indicate that a Site Development Plan be approved prior to the issuance of any **building** permits.

He also requested Condition No. 7 be amended to include a Traffic Impact Analysis must be approved prior to the issuance of any **building** permits.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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ABEYANCE - RENOTIFICATION - Z-63-99 -  
CENTENNIAL 95 LIMITED PARTNERSHIP, ET  
AL

4. Dedicate 90 feet of right-of-way through this site for the Town Center Loop Road (in the Azure Drive alignment) and dedicate a 54 foot radius on the northwest and southwest corners of the Town Center Loop Road and Tenaya Way prior to the issuance of any permits as required by the Department of Public Works.

5. Construct full width street improvements on the Town Center Loop Road and construct half-street improvements including appropriate overpaving on Tenaya Way adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

6. If not already in place at the time of construction, construct public sewer in Tenaya Way extending to the north and south edges of this site concurrent with development of this site as required by the Department of Public Works.

7. The submitted Traffic Impact Analysis must be approved prior to the issuance of any permits or the recordation of a Map subdividing this site. Comply with all recommendations of the approved Traffic Impact Analysis as required by the Department of Public Works.

CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. She felt staff's conditions should not be amended as requested by the applicant's representative. She was concerned about the buffering along residential and Tenaya. There should be more work done on the site plan to make it palatable for the neighborhood in regard to the intensity.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

ATTORNEY CURRAN appeared in rebuttal. This proposal will be coming in for a Site Development Plan Review before any construction commences. They just want to do some cosmetic grading.

CHAIRMAN BUCKLEY said he did not think ATTORNEY CURRAN'S request on Condition No. 2 is unreasonable.

CHERI EDELMAN, Public Works, noted that under Condition No. 2 Nevada Power Company can come in if they have the appropriate authority and do a site plan for any kind of structure. She was concerned about the grading because staff does not like to issue any grading permits without the appropriate drainage studies, traffic studies, site plan reviews, etc. There is a process for early grading. She would like to have the conditions remain as written and meet with the applicant prior to the City Council hearing to see if they should be amended.

COMMISSIONER GALATI felt one year is an unreasonable amount of time to commence development considering the size of the property and the location.

**To be heard by the City Council on 3/1/00.**

(6:59 - 7:14) 1 - 1970

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ACTION

ABEYANCE - RENOTIFICATION - Z-63-99 -  
CENTENNIAL 95 LIMITED PARTNERSHIP, ET  
AL

APPROVED

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

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ITEM

ACTION

B-4.

ABEYANCE - RENOTIFICATION - Z-76-98(9)  
& Z-63-99(1) - CENTENNIAL 95 LIMITED  
PARTNERSHIP, ET AL

Request for a Site Development Plan Review on property located south of the future Beltway, between Buffalo Drive and Tenaya Way, FOR A PROPOSED 353,168 SQUARE FOOT COMMERCIAL DEVELOPMENT INCLUDING AUTO DEALERSHIPS, RETAIL AND RESTAURANTS, U (Undeveloped) Zone [T-C (Town Center) General Plan Designation] PROPOSED ZONE CHANGE TO T-C (TOWN CENTER), Ward 6 (Mack), APN's: 125-27-103-001 through 006; 125-27-101-014; 125-27-111-001 through 025; 125-27-112-001 through 176; 125-27-202-001, 002; 125-27-215-001 through 015.

**NOTE: WHILE THIS ITEM HAS BEEN PLACED ON THE AGENDA, THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.**

Quinn -  
**WITHDRAWN WITHOUT PREJUDICE**  
**Unanimous (One Seat Vacant)**  
**(Moran excused)**

ATTORNEY BILL CURRAN, Curran & Parry, 601 South Rancho Drive, appeared to represent the applicant. He requested this item be withdrawn without prejudice.

COMMISSIONER GALATI felt this request is premature, so this application should be withdrawn with prejudice.

CHAIRMAN BUCKLEY said he did not mind this application being withdrawn without prejudice except for the auto dealerships.

ATTORNEY CURRAN objected to part of the application being withdrawn with prejudice and part without prejudice. Previously the City Council denied a General Plan Amendment on this site because it was felt the request was premature. He was unsure whether they would return in a year, but when an application is denied with prejudice, it comes back with a strike against it.

COMMISSIONER GORDON felt if an applicant wants to return prior to one years time, it could be evaluated at that time.

CHRIS GLORE, Planning and Development, explained that auto dealerships can only be proposed as part of any Site Development Plan Review on that site if the General Plan designation had been amended to General Commercial. With the General Plan as it stands at the present time the applicant cannot propose auto dealerships on this site.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, appeared to request this application be withdrawn with prejudice. Power lines will be going through the north portion of Mr. Schulman's property. This should not be approved until it is known how many car dealerships will be developed in Town Center.

ATTORNEY CURRAN responded that it is hoped the power lines will not run the full length of Town Center.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

(6:08 - 6:17) 1 - 170

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ITEM

ACTION

B-5.

GPA-0044-99 - ANTHONY WADE LEIKER

Request to Amend a portion of the Southeast Sector Plan of the General Plan on property located at 2425 East McWilliams Avenue FROM: L (Low Density Residential) TO: O (Office), Ward 3 (Reese), APN: 139-26-811-025.

NOTICES MAILED: 135 (Mailed with Z-0085-99)

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION DENIAL.

1. As stated above, staff recommends that the lots fronting along the west side of Eastern Avenue between McWilliams Avenue and Wilson Avenue be considered for a General Plan Amendment of this type.

Quinn –  
**APPROVED**  
**Unanimous (One Seat Vacant)**  
**(Moran excused)**

CHAIRMAN BUCKLEY noted that when this item first appeared on the agenda the applicant's representative was attending another meeting and would not be at this meeting until later, so he announced Item Nos. B-5 and B-6 would be held pending his attendance.

\*\*\*\*\*

CHAIRMAN BUCKLEY recalled Item Nos. B-5 and B-6 after Item Nos. B-15 and B-16.

SEAN ROBERTSON, Planning and Development, stated staff feels this one lot should not be converted to O (Office) due to the fact the neighboring properties will remain residential. It would be more favorable to include all the lots on Eastern Avenue from McWilliams to Wilson. This request does not meet the requirements of Title 19A regarding General Plan Amendments in terms of compatibility with neighboring uses. Staff recommended denial.

CHAIRMAN BUCKLEY declared the Public Hearing open.

APPEARANCES:

GREG BORGEL, 300 South 4<sup>th</sup> Street  
ANTHONY WADE LEIKER, 804 South 6<sup>th</sup> Street  
DEPUTY CITY ATTORNEY STEVE GEORGE

CHAIRMAN BUCKLEY declared the Public Hearing closed.

NOTE: See Item No. B-6 for further discussion.

**NOTE: COMMISSIONER GALATI requested staff to look into initiating a City General Plan Amendment along this portion of Eastern Avenue.**

**To be heard by the City Council on 3/1/00.**

(9:01 – 9:08) 2 - 2780

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ITEM

ACTION

B-6.

Z-0085-99 - ANTHONY WADE LEIKER

Request for a Rezoning on property located at 2425 East McWilliams Avenue FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking), PROPOSED USE: 1,422 SQUARE FOOT OFFICE, Size: 0.14 Acres, Ward 3 (Reese), APN: 139-26-811-025.

NOTICES MAILED: 135 (Mailed with GPA-0044-99)

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION DENIAL. If Approved, subject to:

1. A Resolution of Intent.
2. A Site Development Plan Review shall be approved by Planning and Development Department staff prior to the issuance of any building permit on the site. The site plan shall depict compliance with the landscape buffer zone requirements under Las Vegas Municipal Code 19A.12.060, incorporating a minimum 8-foot wide planter with 24-inch box trees 20 feet on-center along the south and west property lines where adjacent to single family residential use. The site plan shall depict the driveway to McWilliams Street closed to vehicular access, and one handicap accessible parking space to City of Las Vegas standards. The site plan also depict the area in the northeast corner of the site, if not used for required parking, shall be landscaped instead of unused asphalt as shown on the current site plan.
3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of McWilliams Avenue and Eastern Avenue prior to the issuance of any permits as required by the Department of Public Works.

Quinn -  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**  
**Unanimous (One Seat Vacant)**  
**(Moran excused)**

CHAIRMAN BUCKLEY noted that when this item first appeared on the agenda the applicant's representative was attending another meeting and would not be at this meeting until later, so he announced Item Nos. B-5 and B-6 would be held pending his attendance.

\*\*\*\*\*

CHAIRMAN BUCKLEY recalled Item Nos. B-5 and B-6 after Item Nos. B-15 and B-16.

CHRIS GLORE, Planning and Development, stated staff does not have any comments on this Rezoning request.

GREG BORGEL, 300 South 4<sup>th</sup> Street, appeared with and on behalf of the applicant. This is a derelict home. The applicant would like to upgrade the home with tile roofing and stucco fascia and architectural enhancements using the existing core of the building so it looks like the buildings on the right. This is directly across the street from commercial development. The intended use is for an attorney's office. It will create minimal traffic. They would be in favor of having all the adjacent houses apply for Rezoning, but the applicant cannot apply for anyone else's residence. They held a neighborhood meeting.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER GORDON asked staff if a General Plan Amendment for the entire block on the west side of Eastern between McWilliams and Wilson could be done without an application from the property owners.

DEPUTY CITY ATTORNEY STEVE GEORGE explained staff could initiate a General Plan Amendment for that area and would have to comply with all the Codes, etc.

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ACTION

Z-0085-99 - ANTHONY WADE LEIKER

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

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

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if

To be heard by the City Council on 3/1/00.

(9:01 – 9:08) 2 - 2780

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Z-0085-99 - ANTHONY WADE LEIKER

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.

APPROVED

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ITEM

ACTION

B-7.

GPA-0045-99 - NEW HORIZONS CENTER  
FOR LEARNING AND LIED FOUNDATION  
TRUST ON BEHALF OF LAS VEGAS  
ATHLETIC CLUB

Request to Amend a portion of the Southwest Sector Plan of the General Plan on property located on the west side of Potosi Street, approximately 280 feet north of Sahara Avenue, FROM: PF (Public Facility) TO: O (Office), Ward 1 (McDonald), APN's: 163-01-804-001 through 004.

NOTICES MAILED 69 (Mailed with Z-0001-00)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION APPROVAL, with the recommendation that the rezoning be conditioned in such a way to limit the expansion of the Club.

Quinn -  
**APPROVED**  
**Unanimous (One Seat Vacant)**  
**(Moran excused)**

KYLE WALTON, Planning and Development, stated the applicant would like to combine all the lots in the area into one parking lot. The parking lot would be immediately to the west of the athletic club across Potosi Street. This should alleviate some parking problems as they have clients parking on neighboring streets. Because of the impact of this additional traffic and the fact that the O (Office) designation is a compatible buffer between the existing SC (Service Commercial) to the south and R (Residential) to the north, staff finds this GPA is appropriate. Staff recommended approval.

CHAD SMITH, Las Vegas Athletic Club, 2655 South Maryland Parkway, Suite 201, appeared to represent the application. He objected to staff's condition.

CHRIS KNIGHT, Planning and Development, stated staff's recommendation is not a condition of this General Plan Amendment. Staff just wanted to bring that to the attention of the Planning Commission.

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 No. B-8 for further discussion.

**To be heard by the City Council on 3/1/00.**

(7:14 - 7:23) 1 - 2680

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ITEM

ACTION

B-8.

Z-0001-00 - NEW HORIZONS CENTER FOR  
LEARNING AND LIED FOUNDATION TRUST  
ON BEHALF OF LAS VEGAS ATHLETIC CLUB

Request for a Rezoning on property located on the west side of Potosi Street, approximately 280 feet north of Sahara Avenue, FROM: U (Undeveloped) Zone [S (PUBLIC FACILITY-SCHOOL) GENERAL PLAN DESIGNATION PROPOSED O (OFFICE) GENERAL PLAN DESIGNATION] under Resolution of Intent to C-V (Civic), R-E (Residence Estates) under Resolution of Intent to C-V (Civic), and R-D (Single Family Residential-Restricted) under Resolution of Intent to C-V (Civic) TO: P-R (Professional Office and Parking), PROPOSED USE: 156 SPACE PARKING LOT, Size: 1.76 Acres, Ward 1 (McDonald), APN's: 163-01-804-001 through 004.

NOTICES MAILED 69 (Mailed with GPA-0045-99)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Construct all incomplete half-street improvements on Mohawk Street 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.

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

Quinn –  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL SUGGESTION THAT APPLICANT TO WORK WITH STAFF ON THE CONDITIONS PRIOR TO THE CITY COUNCIL HEARING.**

**Unanimous (One Seat Vacant)  
(Moran excused)**

KYLE WALTON, Planning and Development, stated the applicant would like to combine all the lots in the area into one parking lot. The parking lot would be immediately to the west of the athletic club across Potosi Street. This should alleviate some parking problems as they have clients parking on neighboring streets. Staff recommended approval, subject to the conditions.

CHAD SMITH, Las Vegas Athletic Club, 2655 South Maryland Parkway, Suite 201, appeared to represent the application. He objected to some of staff's conditions.

He felt that Condition No. 2 does not apply. In regard to Condition No. 3, staff originally wanted them to remove the driveways, but they are already existing. However, they will be removing one stall at each end of the islands. That will open up the driveways from 28 feet to 41 feet, which will give more accessibility into the area.

CHAIRMAN BUCKLEY noted that the conditions indicate the applicant will work out the details with staff.

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 No. B-7 for further discussion.

**To be heard by the City Council on 3/1/00.**

(7:14 – 7:23) 1 - 2680

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Z-0001-00 - NEW HORIZONS CENTER FOR  
LEARNING AND LIED FOUNDATION TRUST  
ON BEHALF OF LAS VEGAS ATHLETIC CLUB

APPROVED

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

4. 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 area traffic mitigation 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance

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LEARNING AND LIED FOUNDATION TRUST  
ON BEHALF OF LAS VEGAS ATHLETIC CLUB

APPROVED

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.

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

6. This existing Resolution of Intent to C-V (Civic) Zoning shall be expunged upon approval of this Rezoning.

7. A Resolution of Intent.

8. The Site Development and Landscape Plans shall be revised to meet all requirements of the City of Las Vegas Zoning Code and Urban Design Guidelines and Standards prior to issuance of any permits for this site.

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ACTION

Z-0001-00 - NEW HORIZONS CENTER FOR  
LEARNING AND LIED FOUNDATION TRUST  
ON BEHALF OF LAS VEGAS ATHLETIC CLUB

APPROVED

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

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

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

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ITEM

ACTION

B-9.

GPA-0046-99 - PHILLIP BOZEMAN

Request to Amend a portion of the West Las Vegas Plan of the General Plan on properties located at 1821 and 1825 West Bonanza Road  
FROM: GC (General Commercial) TO: LI/R (Light Industrial/ Research), Ward 5 (Weekly),  
APN: 139-28-401-011 and 012.

NOTICES MAILED: 107 (Mailed with Z-0084-99)

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL

Gordon –  
**APPROVED**  
**Unanimous (One Seat Vacant)**  
**(Moran excused)**

KYLE WALTON, Planning and Development, stated the applicant is proposing to take the existing structures and convert them to an air conditioning business. This site has been used for an air conditioning business in the past as part of a Home Occupation Use Permit. To the west is warehousing designated as General Commercial, to the east is light industrial. There is a freeway to the south, and Bonanza Road to the north. Staff recommended approval.

CHAIRMAN BUCKLEY declared the Public Hearing open.

APPEARANCES:  
GUY SHIELDS, Expert Air, 1825 West Bonanza Road  
CHRIS GLORE, Planning and Development  
PHILLIP BOZEMAN, 1825 West Bonanza Road  
CHERI EDELMAN, Public Works

CHAIRMAN BUCKLEY declared the Public Hearing closed.

NOTE: See Item No. B-10 for further discussion.

**To be heard by the City Council on 3/1/00.**

(7:23 – 7:34) 1 - 3160

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ITEM

ACTION

B-10.

Z-0084-99 - PHILLIP BOZEMAN

Request for a Rezoning on properties located at 1821 and 1825 West Bonanza Road FROM: R-E (Residence Estates) TO: C-M (Commercial/Industrial), EXISTING USE: HEATING/COOLING BUSINESS, Size: 1.73 Acres, Ward 5 (Weekly), APN's: 139-28-401-011 and 012.

NOTICES MAILED: 107 (Mailed with GPA-0046-99)

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Resolution of Intent
2. The Home Occupation Permit (HO-68-98) shall be canceled. The applicant shall apply for a commercial business license, and discontinue the residential use of the site, prior to the issuance of the commercial business license.
3. The southern half of the site, designated as the 'dirt graded equipment lot' shall be paved in accordance with the City of Las Vegas Building Department requirements.
4. The designated handicap accessible parking space shall be reconfigured to be in compliance with City of Las Vegas requirements.
5. Dedicate an additional 15 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

Gordon –

**APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND CONDITION NO. 2 AMENDED TO REQUIRE APPLICANT TO APPLY FOR A FULL COMMERCIAL BUSINESS LICENSE.**

**Unanimous (One Seat Vacant)**

**(Moran excused)**

KYLE WALTON, Planning and Development, stated C-M zoning is what exists in the area. This conforms to Objective C of the General Plan. Staff recommended approval, subject to the conditions.

GUY SHIELDS, Expert Air, 1825 West Bonanza Road, appeared to represent the application. He objected to Condition No. 2 because they need the residential use for security purposes because of the transients in the area.

CHRIS GLORE, Planning and Development, stated that C-M zoning will not allow any kind of residential use on this site and Use Variances are no longer part of the application process.

MR. SHIELDS said staff requested they apply for C-M zoning, rather than C-1, because they store materials on site. He did not originally understand that C-M would take the residence out of this request. Also, in regard to Condition No. 3, the section of the property being requested to be paved is the section that will be taken by further development of the Oran K. Gragson Highway, so approximately 180 feet will be taken out by the freeway.

PHILLIP BOZEMAN, 1825 West Bonanza Road, appeared to represent the application. Development of that portion of the freeway should take place within the next three years. To the west is a truck sales business that has very little blacktop and to the east is Rock City with no blacktop. They would be willing to blacktop the first 200 feet and dirt grade the remainder.

MR. GLORE said in regard to Condition No. 2 a caretakers residence is allowed in the C-M zone. However, there is no indication in the Code as to the number of people. The Home Occupation Permit is not being complied with at the present time, so that should be rescinded. In regard to paving the lot, there is a Code requirement that all dirt parking areas be paved.

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ACTION

Z-0084-99 - PHILLIP BOZEMAN

6. Construct all incomplete half-street improvements (sidewalk) on Bonanza Road adjacent to this site. Additionally, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.

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

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

CHERI EDELMAN, Public Works, commented that the Nevada Department of Transportation will be taking 180 feet of this property.

COMMISSIONER GORDON suggested allowing the applicant to eliminate the paving and after three years if NDOT does not take the 180 feet then require the applicant to pave it.

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.

MR. GLORE explained the applicant will have to secure a full commercial business license.

DEPUTY CITY ATTORNEY STEVE GEORGE said the applicant will have to cease the operations being done under the direction of the Home Occupation Permit.

MR. BOZEMAN agreed to staff's conditions.

NOTE: See Item No. B-9 for further discussion.

**To be heard by the City Council on 3/1/00.**

(7:23 - 7:34) 1 - 3160

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ITEM

ACTION

Z-0084-99 - PHILLIP BOZEMAN

APPROVED

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. 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. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.

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

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Z-0084-99 - PHILLIP BOZEMAN

may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer. This site lies within FEMA Flood Zone "A".

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

12. 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.

APPROVED

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ITEM

ACTION

B-11.

GPA-0047-99 - PLK LIMITED LIABILITY COMPANY ON BEHALF OF GENERAL EQUITIES CORPORATION

Request to Amend a portion of the Southeast Sector Plan of the General Plan on properties located at 2314 South Sixth Street FROM: L (Low Density Residential) TO: SC (Service Commercial), Ward 3 (Reese), APN: 162-03-421-022.

NOTICES MAILED: 124 (Mailed with Z-0078-99)

APPROVALS: 15 Petition

PROTESTS: 2 Speakers

STAFF RECOMMENDATION: DENIAL of SC (Service Commercial) with recommendation of amending the request to O (Office).

Galati -

**DENIED (LACK OF SUPER-MAJORITY VOTE)**

**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 (One Seat Vacant).**

**(Moran excused)**

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent the applicant. He preferred to have this item heard even though there would not be a super-majority vote.

SEAN ROBERTSON, Planning and Development, stated there are three parcels involved in this request. The General Plan refers to the northern parcel. This property was zoned under a Resolution of Intent to P-R in 1972. Staff feels Office use is still appropriate. This request would allow commercial development to immediately abut residential property, but does not meet the requirements of Title 19A for General Plan Amendments in regard to intensity and density. This request is not compatible with existing adjacent land use designations. Staff recommended denial.

CARINA BLANCO, 2312 South Sixth Street, appeared in protest. She was never notified of a neighborhood meeting in regard to this proposal, but the applicant called her after the meeting. She is the closest resident. This requested change is unnecessary.

REBECCA BLANCO, 2312 South Sixth Street, appeared in protest. She wants this property to be developed residential.

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

NOTE: See Item No. B-12 for further discussion.

**To be heard by the City Council on 3/1/00.**

(7:34 - 7:58) 2 -80

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ITEM

ACTION

B-12.

Z-0078-99 - PLK LIMITED LIABILITY COMPANY ON BEHALF OF GENERAL EQUITIES CORPORATION

Request for a Rezoning on properties located at 544 East Sahara Avenue, 2320 and 2314 South Sixth Street FROM: P-R (Professional Office and Parking) and R-2 (Medium - Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial), PROPOSED USE: 4,100 SQUARE FOOT AUTO PARTS STORE (AUTO ZONE AUTO PARTS), Size: 0.44 Acres, Ward 3 (Reese), APN's: 162-03-421-020, 021 and 022.

NOTICES MAILED: 124 (Mailed with GPA-0047-99)

APPROVALS: 5 Petition

PROTESTS: 2 Speakers

STAFF RECOMMENDATION DENIAL. If Approved, subject to:

1. A Resolution of Intent.
2. The existing Resolution of Intent (ROI) Zonings on this site are expunged.
3. A Site Development Plan Review application shall be approved by the Planning and Development Department staff prior to issuance of any permits, any site grading, and all development activity for the site.
4. The site plan shall be revised to move the proposed building forward on the site up to the Sahara Avenue frontage, and the parking placed at the rear of the site abutting the existing residence, thereby meeting the Residential Adjacency Standards requirement for a 23 foot high building set back 69 feet from the northern property boundary.
5. Submit a Reversionary Map to revert the underlying lot lines to acreage; such Reversionary Map shall record prior to the issuance of any building permits for this site as required by the Department of Public Works.

Galati -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND CONDITION NO. 4 AMENDED THAT APPLICANT MEET WITH STAFF ON ALTERNATIVE SITE PLANS.**

**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 (One Seat Vacant). (Moran excused) -**

CHRIS GLORE, Planning and Development, stated that if this request is approved, a submitted site plan must be revised to demonstrate consistency with Residential Adjacency Standards of Title 19A. Staff recommended denial.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent the applicant. This is an application to re-locate an existing Auto Zone parts store that currently exists to the east on the south side of Sahara Avenue. Their lease will be expiring and they are being forced to move from their present location.

He pointed out on the monitor some of the surrounding uses, which include a converted residence used as an income tax office, Cash Loans, PT's Pub, large shopping center across the street, Eureka Casino, Pep Boys, Mobile Station and Leatherby's Ice Cream Shop on the south side of Sahara. Two-thirds of this property is already Service Commercial. This request is to convert the northernmost parcel. This development cannot be done on the two existing parcels that are zoned C-1. This could be a model for developing some of the other parcels in the area in the future. They plan to put 10 feet of landscaping in the back of the building to create a buffer from the existing residential uses.

They held a neighborhood meeting and the persons attending the meeting were in support and signed a petition in favor.

In regard to Condition No. 4, he objected to moving the building forward. They would prefer creating a landscape buffer instead of having parking behind the building.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CARINA BLANCO, 2312 South Sixth Street, appeared in protest. She was never notified of a neighborhood meeting in regard to this proposal, but the applicant called her after the meeting. She is the closest resident. This requested change is unnecessary.

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Z-0078-99 - PLK LIMITED LIABILITY COMPANY ON BEHALF OF GENERAL EQUITIES CORPORATION

6. Dedicate an additional 10 feet of right-of-way for a total radius of 25 feet on the northwest corner of Sahara Avenue and Sixth Street prior to the issuance of any permits as required by the Department of Public Works.

7. Grant a traffic signal chord easement located behind the 25 foot radius on the northwest corner of Sahara Avenue and Sixth Street prior to the issuance of any permits for this site 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.

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

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

REBECCA BLANCO, 2312 South Sixth Street, appeared in protest. She wants this property to be developed residential.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

ATTORNEY FIORENTINO appeared in rebuttal. They received address labels from the City when they were preparing to notify the surrounding property owners of a neighborhood meeting. However, they contacted these protestants by telephone after the meeting.

CHAIRMAN BUCKLEY commented that this proposal would not be unique to this part of Sahara Avenue.

ATTORNEY FIORENTINO noted that the residents maintain their residence very well and deserve an adequate buffer. Auto Zone is just a retail operation. There could be worse developments. They would be willing to entertain any type of buffering.

CHAIRMAN GALATI felt this is a difficult decision to be made. He noted that on the other side of Beverly it goes three lots deep of Service Commercial. On the other side of Sixth Street Service Commercial goes deep. Therefore, he felt Service Commercial would make sense as long as there is adequate buffering. This should not increase the traffic on Sixth Street.

COMMISSIONER TRUESDELL said he was concerned about the buffering.

ATTORNEY FIORENTINO noted that the site plan has not been filed, so they would be willing to work with staff on the buffering. There are limited options because of the parking.

HAROLD FOSTER, Zoning Consultant, 3230 Polaris Avenue, Suite 23, pointed out that the properties to the west are basically rental duplexes and side against this property. There is a six or seven foot setback on the side.

NOTE: See Item No. B-11 for further discussion.

To be heard by the City Council on 3/1/00.

(7:34 - 7:58) 2 - 80

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Z-0078-99 - PLK LIMITED LIABILITY  
COMPANY ON BEHALF OF GENERAL  
EQUITIES CORPORATION

APPROVED

10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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ITEM

ACTION

B-13.

GPA-0048-99 - CALVARY COMMUNITY  
ASSEMBLY OF GOD

Request to Amend a portion of the Southwest Sector Plan of the General Plan on property located adjacent to the southeast corner of the intersection of Torrey Pines Drive and Brooks Avenue FROM: R (Rural Density Residential) TO: PF (Public Facility), Ward 6 (Mack), APN's: 138-14-601-005, 006, 013 and 014.

NOTICES MAILED: 274 (Mailed with Z-0086-99)

APPROVALS: 1 Speaker

PROTESTS: 3 Speakers

STAFF RECOMMENDATION: APPROVAL

Gordon -  
**APPROVED**  
**Unanimous (One Seat Vacant)**  
**(Moran excused)**

SCOTT ALBRIGHT, Planning and Development, stated that there are four conditions in Section 19A.18.030.1 of the Zoning Ordinance in order to justify a General Plan Amendment. Staff feels all those conditions have been met.

In 1999 the Nevada State Legislature passed Senate Bill 391 which establishes Rural Preservation neighborhoods with adjacent buffer areas. A portion of this property is within the buffer area. However, since churches and their ancillary uses are quite common in Rural Density and Rural Preservation neighborhoods, it is not felt that there would be an adverse impact.

Staff finds this General Plan Amendment is appropriate because this application meets the requirements of Section 19A.18.030.1. Staff recommended approval.

CHAIRMAN BUCKLEY declared the Public Hearing open.

APPEARANCES:

PASTOR STANLEY STEWARD, Calvary Community Assembly of God, 2900 North Torrey Pines Drive  
JOSEPH BURNS, 2880 Mustang Street  
ALICE KUKEC, 2860 Mustang Street  
CAROL LeDUC, 7575 Rome Boulevard

CHAIRMAN BUCKLEY declared the Public Hearing closed.

NOTE: See Item Nos. B-14 and C-4 for further discussion.

**To be heard by the City Council on 3/1/00.**

(7:58 - 8:19) 1 - 850

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ITEM

ACTION

B-14.

Z-0086-99 - CALVARY COMMUNITY ASSEMBLY OF GOD

Request for a Rezoning on property located adjacent to the southeast corner of the intersection of Torrey Pines Drive and Brooks Avenue FROM: U (Undeveloped) Zone [R (Rural Density) General Plan Designation], R-E (Residence Estates) and C-V (Civic) TO: C-V (Civic), PROPOSED USE: ADDITION TO EXISTING CHURCH (CALVARY COMMUNITY ASSEMBLY OF GOD), Size: 11.22 Acres, Ward 6 (Mack), APN's: 138-14-601-005, 006, 013 and 014.

NOTICES MAILED: 274 (Mailed with GPA-0048-99)

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Resolution of Intent.
2. A Site Development Plan Review application shall be approved by the Planning and Development Department staff prior to issuance of any permits, any site grading, and all development activity for the site.
3. Construct all incomplete half-street improvements on Brooks Avenue 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.
4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

Gordon –  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION OF NO ACCESS TO FORT WEST ROAD OR MUSTANG STREET.**  
**Unanimous (One Seat Vacant)**  
**(Moran excused)**

CHRIS GLORE, Planning and Development, stated this request will rezone the entire site to C-V (Civic). This rezoning is consistent with the General Plan designation and will allow expansion of the existing church uses, which are compatible with the adjacent residential uses. Staff recommended approval, subject to the conditions.

PASTOR STANLEY STEWARD, Calvary Community Assembly of God, 2900 North Torrey Pines Drive, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

JOSEPH BURNS, 2880 Mustang Street, appeared in protest. He was unaware there is a Site Plan Review attached to this request. They met with the Pastor and are on an impasse on the parking lot access to Fort West. That has been an on-going issue for a number of years.

COMMISSIONER GALATI said the applicant only shows a Rezoning request for property along Torrey Pines for future development, not back to Fort West.

LILLIE BURNS, 2880 Mustang Street, appeared in protest. She wondered what impact C-V (Civic) zoning will have on her property. She was also concerned that when the remainder of the project is approved whether traffic will be forced onto her street. She has a lot of traffic passing her house already because of a nearby school.

CHAIRMAN BUCKLEY said this request does not contemplate an access onto Fort West.

ALICE KUKEC, 2860 Mustang Street, appeared in protest. The church was told two years ago that they had to construct a block wall around the rear of the property with trees and grass to provide a buffer to Fort West. She submitted minutes to staff that indicated off-sites have to be done first.

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Z-0086-99 - CALVARY COMMUNITY  
ASSEMBLY OF GOD

5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. The proposed service ingress/egress gate shall be set back a sufficient distance (minimum 18 feet) to allow a vehicle to pull completely out of the public right-of-way prior to stopping to open or close the gate as required by the Department of Public Works.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if

CAROL LeDUC, 7575 Rome Boulevard, appeared in approval. She attended a neighborhood meeting in regard to this application. She thought most of the persons in attendance were satisfied with what the church has done. She felt this proposal will enhance the neighborhood.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

PASTOR STEWARD appeared in rebuttal. They will not be going to the wall on Fort West. They would be willing to delete any access to Fort West. He thought the off-sites were to be constructed as the property was developed.

NOTE: See Item Nos. B-13 and C-4 for further discussion.

**To be heard by the City Council on 3/1/00.**

(7:58 – 8:19) 2 - 850

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ASSEMBLY OF GOD

APPROVED

recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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ITEM

ACTION

B-15.

GPA-0049-99 - ANTON LIMITED LIABILITY COMPANY, ET AL

Request to Amend a portion of the Northwest Sector Plan of the General Plan on property located on the southeast corner of the intersection of Buffalo Drive and U.S. 95 FROM: SC-TC (Service Commercial - Town Center) TO: GC-TC (General Commercial - Town Center), Ward 6 (Mack), APN's: 125-27-301-005 and 006.

NOTICES MAILED 486 (Mailed with Z-0076-98(12))

APPROVALS 0

PROTESTS 4 Speakers

STAFF RECOMMENDATION DENIAL

Quinn -

**DENIED (LACK OF SUPER-MAJORITY VOTE)**

**Motion carried with Gordon voting "No" and Buckley abstaining from voting because the applicant is represented by his law firm (One Seat Vacant).**

**(Moran excused)**

DEPUTY CITY ATTORNEY STEVE GEORGE confirmed with the applicant that there are only four Commissioners voting on this application which does not comprise a super-majority.

ATTORNEY ED GARCIA, Jones Vargas, stated the applicant would like to proceed with this General Plan Amendment anyway.

SCOTT ALBRIGHT, Planning and Development, stated the applicant has provided three statements in support of this request. Title 19A-18-030.1 states there are four conditions that have to be met in order to justify a General Plan Amendment. Staff feels the first and fourth conditions are not being met.

The first requirement states that in order to minimize land use conflicts and insulate low density residential uses from intensive vehicular traffic and late night activity, the General Commercial land use categories were specifically distanced and buffered from single family residential development during the Town Center development process. This Amendment would result in a situation where a General Commercial land use category is diagonally adjacent to the Desert Creek single family neighborhood; whereas, General Commercial is approximately a quarter of a mile from this subdivision.

In regard to the fourth requirement, staff believes a proper land use balance was created during the Town Center Development and adoption process. The balance of this land use effort should be maintained and allowing this GPA could shift the focus of Town Center from a district that was originally intended to serve a local population to one that serves a larger regional population.

Staff finds this GPA does not meet the requirements in the Code; therefore, staff recommended denial.

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ACTION

GPA-0049-99 - ANTON LIMITED LIABILITY  
COMPANY, ET AL

VICE CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

CHRIS GLORE, Planning and Development

ATTORNEY ED GARCIA, Jones Vargas, 3773 Howard  
Hughes Parkway

MICHAEL BELLON, Project Manager, Anton, LLC, Et Al, 7300  
Stoney Shore Drive

LISA RAPIARDI, 5732 Desert Sky Way

LOUISE RUSKAMP, 8500 Log Cabin Way

EVA PAULUSSEN, Timberlake, 8208 Fawn Brook Court

DAVID JOHNSON, 3773 Howard Hughes Parkway

CHERI EDELMAN, Public Works

CAROL LeDUC, 7575 Rome Boulevard

VICE CHAIRMAN GALATI declared the Public Hearing  
closed.

NOTE: See Item No. B-16 for further discussion.

**To be heard by the City Council on 3/1/00.**

(8:19-8:46) 2 – 1600

RECESS

**PLANNING COMMISSION**

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ITEM

ACTION

B-16.

Z-0076-98(12) - ANTON LIMITED LIABILITY COMPANY, ET AL

Request for a Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Buffalo Drive and US-95 FOR TWO PROPOSED AUTO DEALERSHIPS TOTALING 73,661 SQUARE FEET (PLANET HYUNDAI AND PLANET NISSAN), TC (Town Center) Zone, Ward 6 (Mack), APN's: 125-27-301-005 and 006.

NOTICES MAILED: 486 (Mailed with GPA-0049-99)

APPROVALS: 0

PROTESTS: 4 Speakers

STAFF RECOMMENDATION DENIAL. If Approved, subject to:

1. A General Plan Amendment from SC-TC (Service Commercial-Town Center) to GC-TC (General Commercial-Town Center) shall be approved for the subject site, prior to any approval of development on the parcel.
2. The site plan shall be revised to depict the required handicap accessible parking spaces within 100 feet of the front doors of each of the two buildings.
3. The site plan shall be revised to remove one of the three depicted driveways off of Buffalo Road abutting the site on the west.
4. The landscape plan shall be revised to depict landscaping of the site frontage on the Buffalo Road to Town Center Frontage Road standards, including: a) four-foot wide amenity zone with minimum 20 foot brown trunk height palm trees planted 35 feet on-center; b) a five-foot wide sidewalk; c) a 10 foot wide landscape planter with a mixture of four tree species [Mexican Fan Palm (25 feet height), Rio

Quinn -

**DENIED (Inappropriate Use)**

**Motion carried with Gordon voting "No" and Buckley abstaining from voting because the applicant is represented by his law firm (One Seat Vacant). (Moran excused)**

CHRIS GLORE, Planning and Development, stated auto dealerships cannot be developed on this site unless the General Plan Amendment is approved. If the General Plan Amendment were approved, staff finds the submitted elevations would have to be revised to move service bay doors out of view from adjacent roadways to demonstrate consistency with Town Center standards regarding auto dealerships. The landscape plan must also be revised to meet Town Center frontage road landscape standards. Staff recommended denial.

ATTORNEY ED GARCIA, Jones Vargas, 3773 Howard Hughes Parkway, appeared to represent the applicant. This property is located on the west side of US-95. This is bounded by Service Commercial, Public Facility and US-95. This area was down zoned with the adoption of the Town Center, so this application is seeking a return to what was allowed fourteen months ago. He felt this intensity and density is compatible with the area. To the southeast is an auto dealership. To the south there are two other dealerships. To the north there will be approximately six dealerships. Therefore, there is a pattern to warrant this change.

MICHAEL BELLON, Project Manager, Anton, LLC, Et Al, 7300 Stoney Shore Drive, appeared to represent the application. This is not a landowner who knew Town Center was coming into fruition and purchased a piece of property to make money. The owner has owned this property for 22 years. He began working with the owner in March of 1998 to develop it for an auto dealership. There was and still is a sign on the property that states it is zoned C-2. They began working with Jim Marsh and a few other dealers to put an auto dealership on this land. This area has matured to the point where the factories are willing to issue Letters of Commitment to future auto dealers. The auto dealer who finally received his

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Grande Ash (18 feet height), Chitalpa (18 feet height), and Purple Robe Locust (18 feet height)); and d) a 15 foot wide landscape median incorporating broad-leaf deciduous trees (18 feet height) in the center of Buffalo Road between US 95 and El Campo Grande.

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.

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

7. The elevations for the proposed Nissan dealership buildings shall be revised to depict the following: a) the 'quick lube' building shall completely block views from Buffalo Drive of the service bay doors in the main building; b) the south elevations shall eliminate any service bay doors facing the street right-of-way or a Vacation of the El Campo Grande public right-of-way shall be recorded; and c) the east elevations shall eliminate all roll-up doors or any views of the roll-up doors and incorporate solid screening elements such as solid wall enclosures of at least ten feet in height.

8. The elevations for the proposed Hyundai dealership buildings shall be revised to depict the northeast elevations without roll-up doors or views of the roll-up doors to incorporate solid screening elements such as solid wall enclosures of at least ten feet in height.

9. Wallpack lighting shall not be allowed on any of the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Letter of Commitment after approximately 18 months of working with the property owner tried to purchase this property. In September of 1999 it was determined that the zoning was no longer C-2, but had been incorporated into the Town Center Master Plan and had a Service Commercial designation. At that time they tried to make a deal with a gentleman who currently is in control of property that has been slated for auto dealerships, but were unable to complete a deal. In addition, on the west side of this property is a detention basin.

A concern at the neighborhood meeting was that this will set a precedent. The neighbors were told that the Planning Commission and City Council review each application on its own merits.

This parcel is unique. Nevada Department of Transportation currently owns the property to the south which will be auctioned off this year.

VICE CHAIRMAN GALATI declared the Public Hearing open.

LISA RAPISARDI, 5732 Desert Sky Way, appeared in protest. This will increase test drive traffic through her neighborhood. She felt the lighting will affect her neighborhood. The detention basin was going to be designated as a park.

COMMISSIONER GORDON asked Ms. Rapisardi where she lives.

MS. RAPISARDI repeated that she lives at 5732 Desert Sky Way.

VICE CHAIRMAN GALATI added that she lives in the development to the southwest.

COMMISSIONER GORDON said that is the development adjoining to the west.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in protest. A lot of work went into designing the Town Center so this request is too late. The General Commercial was put into one area for a reason and that should not be changed. General Commercial is designed to serve more than the northwest region, but the Town Center is designed to serve that region. It was not the intent of Town Center to have it become the northwest auto mall. She was one of the 17 persons that attended the neighborhood meeting and represented 200 residents.

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

11. 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.

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. A Reversionary Map to eliminate the existing parcel line in conflict with this site plan shall record prior to the issuance of any permits for this site as required by the Department of Public Works.

15. A Petition of Vacation Application to vacate all rights-of-way in conflict with this site plan (i.e. El Campo Grande Avenue) shall be submitted and approved by City Council prior to the issuance of any permits as required by the Department of Public Works. If such Vacation Application is not approved or cannot record for any reason, a revised Site Plan shall be submitted to the City showing the existing right-of-way and proposing an appropriate method for terminating El Campo Grande Avenue.

EVA PAULUSSEN, Timberlake, 8208 Fawn Brook Court, appeared in protest. She attended the neighborhood meeting. The auto dealerships that have been approved should be developed first. There is no good reason to approve this auto dealership. They do not want to create sprawl. Town Center should be unique and different from Las Vegas.

DAVID JOHNSON, 3773 Howard Hughes Parkway, appeared in protest. The applicant has not met their burden of proof under Title 19A.18.030.G. There is residential directly adjacent to the proposed car dealership. Staff does not feel the intent of Town Center was to allow this type of development. He wants the Town Center plan to remain as designed fourteen months ago.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY GARCIA appeared in rebuttal. He clarified that a residential community is not on all four sides of the property.

COMMISSIONER GORDON responded that since this property owner has owned the land for 22 years, obviously that owner had an opportunity at the time that the Town Center Master Plan was being adopted to come in and request the City to conform. The applicant's representative stated it was zoned C-2 before, but it does not state that in the information provided to the Commissioners. However, assuming that is correct, that was the time to get General Commercial adopted and not subsequently.

ATTORNEY GARCIA said that it is the property owners position that at that time she was under the impression that she was not being down zoned. People made representations to her that she was getting a Service Commercial designation and that she would still be allowed to do whatever she was allowed to do prior to that adoption. If she had known, she would have objected to down zoning her property. The owner is interested in developing the property and selling it.

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16. Construct all incomplete half-street improvements including appropriate overpaving on Buffalo Drive and El Campo Grande Avenue (unless El Campo Grande Avenue is vacated per Condition #2, above) adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, if not already in place at the time of development of this site, construct a minimum of four lanes of paving from the south edge of this site southward to Ann Road along the realigned Buffalo Drive alignment. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction of all required improvements on Buffalo Drive shall commence within 12 months of approval of this action by the City Council. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

17. Meet with the Traffic Engineering representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation, parking lot layout, and possible median islands modifications on Buffalo Drive adjacent to this site 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.

18. A Traffic Impact Analysis, including a Master Driveway and On-Site Circulation Plan, must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic

COMMISSIONER GORDON said that is exactly the point that he is trying to make. His analysis is that the property is bordered to the south by NDOT, to the east by the freeway, to the west by a retention basin. Are there any plans to change the retention basin into developable property?

CHERI EDELMAN, Public Works, thought there was discussion about turning that area into a park, but was unsure when that would happen.

COMMISSIONER GORDON responded that he meant residential or anything else for private use.

MS. EDELMAN said that will not be developed for private use.

CAROL LeDUC appeared to offer additional information.

VICE CHAIRMAN GALATI said the Public Hearing has been closed.

COMMISSIONER GORDON added that the hearing is closed. He said he has ambivalent feelings. One is that it has been the general consensus of everybody in that general area, not just along the immediate area, but the whole general area of the northwest, that all the properties adhere to the plan. On the other hand, practically speaking there is no problem with the General Commercial that may slightly affect some of the houses that are on Desert Sky, and he didn't know the east/west street at the north end or if the applicant had an opportunity to meet with the homeowners who are directly affected as to mitigating their concerns about lighting and test driving. Was that brought up at the meeting with the 17 persons?

MR. BELLON said it was not brought up at that time. They will meet with those homeowners. They talked extensively about the fact they will turn off half the parking field lights at night. They also talked about having designated test drive routes. The area to the west and south of this at Ann Road is completely walled off, except for one entrance onto Buffalo roughly at the center of the Service Commercial property that NDOT owns to the rear, so they would not be able to get cars in or out of that property.

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mitigation 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. 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.

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

COMMISSIONER GORDON felt they could mitigate the concerns of the lighting because even if it wasn't a car dealership; for example, if it was retail, which is allowed under the present General Plan, that would have lighting as well. He thought the applicant could meet with the residents and mitigate their concerns with respect to that. He didn't know how the residents could be protected from the test driving. How can they be assured that nobody will be test driving their cars – not particularly on Buffalo because it is a major street, but in the neighborhood?

MR. BELLON responded that what they would do is make that part of their employment contracts with the employees that anyone found to be test driving a vehicle anywhere other than the designated test drive route would be subject to immediate termination. However, to guarantee the actions of a person is almost impossible.

VICE CHAIRMAN GALATI commented that a lot of time was spent developing Town Center. Not once did anyone talk about this particular property. General Commercial developed for a reason. It was adequately buffered with Service Commercial, etc. around it. Changing the Town Center Plan is too premature to know if more auto dealerships are needed. Some residents need to be living in the area before this is changed to General Commercial, or there will not be any space for Service Commercial because there is anticipated to be a large population in Town Center.

**To be heard by the City Council on 3/1/00.**

(8:19 – 8:46) 2 – 1600  
RECESS

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ITEM

ACTION

B-17.

SNC-0002-99 - RICHMOND AMERICAN HOMES

Request for a Street Name Change  
FROM: MYSTIC VALLEY AVENUE TO: MIKE  
ANDRESS AVENUE, between Durango Drive  
and Desert Night Street, Ward 6 (Mack).

NOTICES MAILED: APPLICANT ONLY

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION APPROVAL,  
subject to:

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation as required by the Department of Public Works.

Galati –  
**APPROVED, SUBJECT TO STAFF'S CONDITION.**  
**Unanimous (One Seat Vacant)**  
**(Moran excused)**

JASON ALLSWANG, Planning and Development, stated the applicant feels this change is necessary to dedicate a street in memory of the late Mike Andress. This street segment is approximately 200 feet long and serves as the entry street into the Mystic Valley subdivision. None of the lots in the subdivision have been sold so no property owners will be affected. Staff recommended approval, subject to the condition.

SHERIL ZULUAGA, CVL Consultants, 4175 Cameron, appeared to represent the application. She concurred with staff's condition.

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 3/1/00.**

(9:08 – 9:10) 2 - 3160

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ACTION

B-18.

VAC-0065-99 - CLARK COUNTY

Request for a Vacation to vacate a portion of Kenyon Place between Shadow Lane and Desert Lane, Ward 5 (Weekly).

NOTICES MAILED: 12

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Petition of Vacation shall be allowed to record in phases; prior to recordation of an Order of Vacation for each phase of this Vacation, appropriate additional rights-of-way or other easements may be required to ensure continuous vehicular access to all existing parcels. Dedicate such rights-of-way or grant appropriate easements prior to each phase as required by the Department of Public Works.

2. Appropriate public sewer easements shall be retained over the existing public sewer line in Kenyon Place unless an alternative public sewer access plan is submitted to and approved by the Department of Public Works.

3. A five foot wide public access easement shall be established and maintained along the entire length of Kenyon Place until such time that a sidewalk is completed on the south side of Alta Drive between Desert Lane and Shadow Lane.

4. 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 –

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 6 AMENDED TO REFER TO CONDITION NO. 5 INSTEAD OF CONDITION NO. 4.**

**Unanimous (One Seat Vacant)  
(Gordon and Moran excused)**

JASON ALLSWANG, Planning and Development, stated this request is to vacate 471.25 feet of Kenyon Place. The applicant's justification letter states that the Vacation is necessary to enhance the maintenance of the Pinto Lane campus. This Vacation will not adversely affect vehicular access to private property. However, residents currently use this portion of Kenyon Place to access bus routes on Shadow Lane and Alta Drive. Staff recommended approval, subject to the conditions.

DON McFADDEN, G. C. Wallace Engineering, 1555 South Rainbow Boulevard, appeared to represent the applicant. He concurred with staff's conditions.

CHERI EDELMAN, Public Works, requested Condition No. 6 be amended to where it refers to Condition No. 4 that it should refer to Condition No. 5.

MR. McFADDEN said they will be providing a 10 foot wide sidewalk as part of the professional zoning. Some of the sidewalk has already been constructed along the south side of Kenyon Place.

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 3/1/00.**

(9:10 – 9:13) 2 - 3270

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ACTION

VAC-0065-99 - CLARK COUNTY

APPROVED

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

6. 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.

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

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ITEM

ACTION

B-19.

VAC-0066-99 - ROBERT PARKER ON  
BEHALF OF WESTWIND DEVELOPMENT, INC.

Request for a Vacation to vacate a Government Patent Reservation generally located north of Charleston Boulevard, west of Cimarron Road, Ward 2 (L. B. McDonald).

**STAFF REQUESTED THIS ITEM BE WITHDRAWN BECAUSE THE GOVERNMENT PATENT RESERVATION HAS ALREADY BEEN VACATED, THEREBY MAKING THIS REQUEST OBSOLETE.**

Galati -  
**STRICKEN**  
**Unanimous**  
**(Moran excused)**

CHRIS GLORE, Planning and Development, stated staff would like to have this item stricken from the agenda since this Vacation has already been recorded.

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.

(6:17 - 6:18) 1 - 430

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ACTION

B-20.

U-0148-89(2) - HOOPER INDUSTRIES,  
LIMITED ON BEHALF OF DONREY OUTDOOR  
ADVERTISING

Required Five Year Review on an approved Special Use Permit on property located at 1712 West Charleston Boulevard which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, P-D (Planned Development) Zone, Ward 5 (Weekly), APN: 139-33-406-003.

NOTICES MAILED: 40

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign to be removed.
2. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department.
3. All City Code requirements and design standards of all City Departments shall be satisfied.

Quinn -

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

**Motion carried with Buckley voting "No" (One Seat Vacant)**

**(Gordon and Moran excused)**

CHRIS GLORE, Planning and Development, stated this request is for an off-premise sign near Charleston Boulevard and Shadow Lane. Las Vegas Municipal Code 19A.14.010 allows removal of an off-premise sign if conditions in the surrounding area have changed so that the sign no longer meets the standards for approval of a Special Use Permit. This sign does not meet the standards for approval because the Medical District Plan was adopted by the City Council in 1997 subsequent to the last review of this billboard. Charleston Boulevard was designated as part of the primary streetscape design plan and the Charleston/Shadow intersection was designated for a gateway design feature. Staff recommended denial.

RITA CHARLEBOIX, Donrey Outdoor Advertising, 1211 West Bonanza Road, appeared to represent the application. This sign conforms to the immediate area.

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 3/1/00.**

(9:13 - 9:17) 2 - 3460

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ITEM

ACTION

B-21.

U-0159-89(2) - STORAGE EQUITIES, INC. ON  
BEHALF OF DONREY OUTDOOR  
ADVERTISING

Required Five Year Review on an approved Special Use Permit on property located at 275 South Martin L. King Boulevard which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, M (Industrial) Zone, Ward 5 (Weekly), APN: 139-33-501-012.

NOTICES MAILED: 21

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. The use shall be reviewed in four (4) years, at which time the City Council may require that the sign be removed.
2. Conformance to the site plan and elevations.
3. Satisfaction of City Code requirements and design standards of all City departments.

Galati –

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

**Unanimous (One Seat Vacant)  
(Gordon and Moran excused)**

JASON ALLSWANG, Planning and Development, stated this billboard is oriented toward northbound and southbound traffic on I-15. It is located within the City of Las Vegas Redevelopment area. This sign is not compatible with the objectives of the Redevelopment area, but it remains appropriate as an interim use. Staff recommended approval, subject to the conditions.

RITA CHARLEBOIX, Donrey Outdoor Advertising, 1211 West Bonanza Road, appeared to represent the application. She said they have contracts with cell tower companies to co-locate their antennas on the signs. 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.

**To be heard by the City Council on 3/1/00.**

(9:19 – 9:21) 3 - 80

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ITEM

ACTION

B-22.

U-0171-89(2) - KENNETH AND DONLEE  
SIMKINS ON BEHALF OF DONREY OUTDOOR  
ADVERTISING

Required Five Year Review on an approved Special Use Permit on property located at 1323 South Main Street which allowed a 12 foot x 24 foot off-premise advertising (billboard) sign, M (Industrial) Zone, Ward 3 (Reese), APN: 162-03-110-088.

NOTICES MAILED: 105

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign to be removed.

2. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department.

3. All City Code requirements and design standards of all City Departments shall be satisfied.

Galati -  
**ABEYANCE TO THE 2/10/00 PLANNING COMMISSION MEETING (LACK OF QUORUM)**  
Motion carried with Truesdell abstaining from voting because he owns property in the area (One Seat Vacant) (Gordon and Moran excused)

CHRIS GLORE, Planning and Development, stated this request is for a sign in the Downtown Redevelopment area. Las Vegas Municipal Code 19A.14.010 allows removal of an off-premise sign if conditions in the surrounding area have changed. This sign does not meet the standards for approval of a Special Use Permit in that the site is within the Downtown Redevelopment area. Staff recommended denial.

RITA CHARLEBOIX, Donrey Outdoor Advertising, 1211 West Bonanza Road, appeared to represent the application. They feel this sign conforms to the area.

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.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that this item should be held because there is no quorum to vote on the application.

**To be heard by the Planning Commission on 2/10/00.**

(9:21 - 9:24) 3 - 140

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ITEM

ACTION

B-23.

U-0298-94(1) - MINI-MASTERS, INC.

Required Five Year Review on an approved Special Use Permit on property located at 6900 West Craig Road which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 6 (Mack), APN: 138-03-602-015.

NOTICES MAILED: 113

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign to be removed.
2. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department.
3. All City Code requirements and design standards of all City Departments shall be satisfied.

Galati -

**ABEYANCE TO THE 2/10/00 PLANNING COMMISSION MEETING (LACK OF QUORUM)**

**Motion carried with Truesdell abstaining from voting because the applicant is one of his clients (One Seat Vacant).**

**(Gordon and Moran excused)**

CHAIRMAN BUCKLEY announced this item cannot be heard because there will not be a quorum.

RITA CHARLEBOIX, Donrey Outdoor Advertising, 1211 West Bonanza Road, appeared to represent the applicant. She agreed to have this item held in abeyance.

**To be heard by the Planning Commission on 2/10/00.**

(9:17 - 9:19) 2 - 3720

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ITEM

ACTION

B-24.

U-0300-94(1) - JOHN AND SHARYN TOMAN  
REVOCABLE FAMILY TRUST ON BEHALF OF  
LAMAR OUTDOOR ADVERTISING

Required Five Year Review on an approved Special Use Permit on property located at 3720 West Desert Inn Road which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, M (Industrial) Zone, Ward 1 (McDonald), APN: 162-08-410-033.

NOTICES MAILED: 41

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. The use shall be reviewed in two (2) years, at which time the city council may require that the sign be removed.
2. Conformance to the plot plan and elevations.
3. Satisfaction of City Code requirements and design standards of all City departments.

Quinn –  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**  
**Unanimous (One Seat Vacant)**  
**(Gordon and Moran excused)**

JASON ALLSWANG, Planning and Development, stated this billboard is oriented toward eastbound and westbound traffic on Desert Inn Road. This use remains appropriate for this site. The uses in the area are industrial. Staff recommended approval; subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent Lamar Outdoor Advertising. 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.

**To be heard by the City Council on 3/1/00.**

(9:24 – 9:26) 3 - 240

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ITEM

ACTION

B-25.

U-0314-94(1) - SOUTHLAND EMPLOYEES TRUST ON BEHALF OF LAMAR OUTDOOR ADVERTISING

Required Five Year Review on an approved Special Use Permit on property located at 1600 North Rancho Drive which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-2 (General Commercial) Zone, Ward 5 (Weekly), APN: 139-20-411-005.

NOTICES MAILED: 142

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign to be removed.
2. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department.
3. All City Code requirements and design standards of all City Departments shall be satisfied.

Quinn –  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**  
**Unanimous (One Seat Vacant)**  
**(Gordon and Moran excused)**

CHRIS GLORE, Planning and Development, stated there has not been any significant change in this area since the last five year review. It is an appropriate use for at least the next two years. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent Lamar Outdoor Advertising. He concurred with the 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.

**To be heard by the City Council on 3/1/00.**

(9:26 – 9:28) 3 - 290

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ITEM

ACTION

B-26.

U-0315-94(1) - SOUTHLAND CORPORATION  
ON BEHALF OF LAMAR OUTDOOR  
ADVERTISING

Required Five Year Review on an approved Special Use Permit on property located at 6070 West Sahara Avenue which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 163-01-401-010.

NOTICES MAILED: 34

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign to be removed.
2. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department.
3. All City Code requirements and design standards of all City Departments shall be satisfied.

Quinn -

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

**Motion carried with Buckley voting "No" (One Seat Vacant).**

**(Gordon and Moran excused)**

CHRIS GLORE, Planning and Development, stated there has not been any significant change in this area since the last five year review of this sign. This is an appropriate use of this site for at least the next two years. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent Lamar Outdoor Advertising. 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. There has been some new office development along Jones Boulevard. This is not an appropriate location for a sign so close to the Nevada Power Company building.

**To be heard by the City Council on 3/1/00.**

(9:28 - 9:30) 3 - 340

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ITEM

ACTION

B-27.

U-109-99 - RANGER BUILDING CORPORATION

Request for a Special Use Permit on property located at 2805 Westwood Drive FOR A 20,198 SQUARE FOOT TAVERN, M (Industrial) Zone, Ward 1 (McDonald), APN: 162-08-604-001.

NOTICES MAILED: 114

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, 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 the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. Prior to the issuance of any building or grading permits, the developer of this site shall submit to the City for approval of a Site Development Plan Review. Any site development conditions of approval will be imposed at that time.

Galati -

**ABEYANCE TO THE 2/10/00 PLANNING COMMISSION MEETING (SITE TO BE PROPERLY NOTICED)**

**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 (One Seat Vacant). (Moran excused)**

MR. GLORE, Planning and Development, stated staff would like to have this item held in abeyance in order to allow the applicant time to complete proper noticing. The applicant has requested abeyance to 2/10/00, but staff would prefer abeyance to 2/24/00 to allow the application to remain with the same Planning Commission team.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent the applicant. There is a notice issue on this Use Permit. The sign has been posted, but was not posted in time to meet the ten day requirement. He preferred this item be held for only two 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.

COMMISSIONER QUINN made a motion for abeyance to the 2/24/00 Planning Commission meeting.

ATTORNEY FIORENTINO objected to holding this item for a month. There is an issue that involves a 1,500 foot distance separation from other uses. There is no work to be done by staff.

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U-109-99 - RANGER BUILDING CORPORATION

MR. GLORE added that the 1,500 foot distance separation issue was to be addressed by the applicant hiring a surveyor to measure the distances between the applicable uses, and staff does not think that has been done.

ATTORNEY FIORENTINO responded that the survey has been completed. He offered to submit to staff an engineer's stamped survey.

COMMISSIONER QUINN withdrew his motion.

COMMISSIONER GALATI then made a motion for abeyance to the 2/10/00 Planning Commission meeting.

**To be heard by the Planning Commission on 2/10/00.**

(6:18 - 6:23) 1 - 460

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ITEM

ACTION

B-28.

U-0160-99 - HADLEY ENTERPRISES  
RESTAURANT FUND II ON BEHALF OF 5 &  
DINER

Request for a Special Use Permit on property located at 6840 West Sahara Avenue FOR A GENERAL BUSINESS RELATED GAMING ESTABLISHMENT [4 GAMING DEVICES IN CONJUNCTION WITH AN EXISTING RESTAURANT (5 & DINER)], C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 163-02-415-014.

NOTICES MAILED: 22

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. Approval of this Special Use Permit does not constitute approval of a restricted gaming license.
2. This business shall operate in conformance to Chapter 6.40 of the City of Las Vegas Municipal Code.
3. All City Code requirements and design standards of all City departments must be satisfied.
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 is granted.

Truesdell –  
**DENIED (INAPPROPRIATE USE)**  
Motion carried with Quinn voting "No" (One Seat Vacant) (Gordon and Moran excused)

CHRIS GLORE, Planning and Development, stated the gaming devices will be located within the restaurant's front entrance lobby. Because of that location, staff finds it is not possible to avoid exposure of minors to the machines and finds the proposed location of the gaming devices is inappropriate. Staff recommended denial.

RONALD MICHALAK, Green Valley Gaming Company, 3055 East Post Road, appeared to represent the application as the slot operator for the 5 & Diner. The only other place to locate the machines would be inside the restaurant. The Nevada Gaming Control Board has two conditions before the license is granted. One condition is that there has to be a television camera or mirror on the machines and another condition is that there has to be a full time cashier available at all times to monitor the television monitor beside the hostess station located at the entrance. The amount of minors has been estimate to be between 10% to 15%. The amount of time spent in the lobby would be short unless the restaurant is full. Other restaurants have gaming near the front entrance.

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 commented that there are gaming machines at McCarran Airport, etc.

COMMISSIONER GALATI felt that at McCarran Airport a person is just passing through.

**This is final action.**

(9:30 – 9:37) 3 - 410

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ITEM

ACTION

B-29.

U-0161-99 - MISSION SPRING PROPERTIES,  
LIMITED LIABILITY COMPANY

Request for a Special Use Permit on property located at 100 South Maryland Parkway, Suite #110, FOR A PROPOSED SECOND-HAND DEALER (JUNIOR LEAGUE NON-PROFIT THRIFT SHOP), C-2 (General Commercial) Zone, Ward 5 (Weekly), APN: 139-35-310-002.

NOTICES MAILED: 108

APPROVALS: 0

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

Quinn –  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**  
**Unanimous (One Seat Vacant)**  
**(Gordon and Moran excused)**

JASON ALLSWANG, Planning and Development, stated this item was advertised as a second-hand dealer and a thrift shop. However, it is only a thrift shop. It is in an existing commercial center at the southwest corner of Fremont Street and Maryland Parkway. It will be compatible with the other uses on the property, which includes a second-hand dealership. Staff recommended approval, subject to the conditions.

DR. HELEN KLATT, President, Junior League of Las Vegas, 461 South Decatur Boulevard, appeared to represent the application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

**To be heard by the City Council on 3/1/00.**

(9:37 – 9:38) 3 - 640

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ACTION

B-30.

U-0162-99 - COUNTY OF CLARK

Request for a Special Use Permit on property located at 1800 West Charleston Boulevard FOR A PROPOSED WIRELESS COMMUNICATIONS MONOPOLE IN CONJUNCTION WITH AN EXISTING HOSPITAL (UNIVERSITY MEDICAL CENTER), PD (Planned Development) Zone, Ward 1 (McDonald), APN: 139-33-405-001.

NOTICES MAILED: 108

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The screening of the monopole antenna shall match the roof of the existing building.
2. All development shall be in conformance with the site plan and building elevations.
3. All City Code requirements and design standards of all City departments must be satisfied.
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 is granted.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND CONDITION NO. 1 AMENDED TO INDICATE THAT THE MONOPOLE BE PAINTED TO MATCH THE EXISTING ANTENNAS AND MICROWAVE DISHES.**

Motion carried with Buckley abstaining from voting because his law firm provides legal assistance for Sprint and Gordon abstaining from voting because the location of the monopole is close to a Savon Drug Store that his company owns at Charleston and Tonopah (One Seat Vacant).

(Moran excused)

CHRIS GLORE, Planning and Development, stated this monopole will be re-located from within the same site. Staff finds the communication facility is an appropriate use of this site and recommended approval, subject to the conditions.

CHRIS WENER, Sprint PCS, 3002 Rigel Avenue, appeared to represent the application. In regard to Condition No. 1, there is an existing facility located on the Athenian Center that has been acquired by UMC and will be demolished. They are allowing Sprint to re-locate the facility from the Athenian Center to the roof of the UMC building. The facility is not a monopole and there is no screening proposed. It is placing antennas on the roof, which is a compatible use with the existing antennas and microwave dishes that are on the roof. Staff's intent is that the antennas should be painted to match.

VICE CHAIRMAN GALATI declared the Public Hearing open.

DONALD HAIGHT, University Medical Center, 1800 West Charleston Boulevard, appeared to represent the application. Without this permit, the Athenian building cannot be demolished and the parking garage will not be able to be built.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER QUINN felt parking is needed in this area.

**To be heard by the City Council on 3/1/00.**

(6:55 - 6:59) 1 - 1800

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ITEM

ACTION

B-31.

Z-0037-95(12) - CHEYOUR INVESTORS LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on property located adjacent to the north side of Cheyenne Avenue, approximately 400 feet west of Durango Drive, FOR A PROPOSED 3,014 SQUARE FOOT FAST-FOOD RESTAURANT WITH DRIVE-THROUGH (KENTUCKY FRIED CHICKEN AND PIZZA HUT EXPRESS), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown), APN: 138-08-811-002.

NOTICES MAILED: 78

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The elevations shall be revised to depict consistency with the prevalent exterior design of commercial buildings in the area. The elevations shall incorporate design features to depict consistency with the approved exterior design of adjacent commercial buildings by providing barrel clay roof tile, facades of cement plaster in a tan or beige color, pop-out columns, and horizontal ceramic tile bands.

2. Freestanding signage shall be limited to one (1) monument sign with a maximum height of twelve (12) feet.

3. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights. Lighting standards within the parking lot shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

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

Galati -  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**  
**Unanimous (One Seat Vacant)**  
**(Gordon and Moran excused)**

CHRIS GLORE, Planning and Development, stated this use will be consistent with existing surrounding development along this section of Cheyenne Avenue. The elevations represent corporate architecture with no relationship to adjacent commercial development. Staff recommended approval, subject to the conditions.

DOUGLAS BROWN, Architekron, 398 South Mill Avenue, Suite 301, Tempe, Arizona, 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.

**To be heard by the City Council on 3/1/00.**

(9:38 - 9:41) 3 - 690

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ITEM

ACTION

Z-0037-95(12) - CHEYOUR INVESTORS  
LIMITED LIABILITY COMPANY

APPROVED

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

8. An addendum to the previously approved Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section 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.

9. An update to the previously approved Traffic Impact Analysis for this site must be submitted to and approved by the Department of Public Works prior to the issuance of any permits as required by the Department of Public Works.

10. Site development to comply with all applicable conditions of approval for Z-37-95 and all other site-related actions as required by the Department of Public Works.

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ITEM

ACTION

C.

**NON PUBLIC HEARING ITEMS:**

C-1.

**SD-0038-99 - MT. JAMESON MISSIONARY  
BAPTIST CHURCH**

Request for a Site Development Plan Review on property located at 825 "E" Street FOR A PROPOSED 1,408 SQUARE FOOT ADDITION TO AN EXISTING CHURCH (MT. JAMESON MISSIONARY BAPTIST CHURCH), R-4 (High Density Residential) Zone, Ward 5 (Weekly), APN: 139-27-310-009.

**STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 24, 2000 PLANNING COMMISSION IN AN EFFORT TO ALLOW THE APPLICANT TIME TO FILE AN APPLICATION FOR A SPECIAL USE PERMIT.**

Galati -

**ABEYANCE TO THE 2/24/00 PLANNING COMMISSION MEETING (ALLOW SITE DEVELOPMENT PLAN REVIEW TO BE CONSIDERED AT THE SAME TIME AS THE SPECIAL USE PERMIT)**

**Unanimous (One Seat Vacant)  
(Moran excused)**

CHAIRMAN BUCKLEY stated staff has requested this item be held in abeyance to the 2/24/00 meeting because the applicant also needs a Special Use Permit.

There was no one present to represent this application.

**To be heard by the Planning Commission on 2/24/00.**

(6:23 - 6:24) 1 - 630

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ITEM

ACTION

C-2.

Z-0100-64(173) - GEORGE A. CROMER

Request for a Site Development Plan Review on property located at 625 South First Street FOR A PROPOSED 1,000 SQUARE FOOT OFFICE, C-2 (General Commercial) Zone and R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese), APN: 139-34-311-039.

STAFF RECOMMENDATION APPROVAL, subject to:

1. The landscape plan shall be revised to depict minimum 24-inch box trees 20-feet on-center within the planter along the north property boundary, and to depict minimum 24-inch box trees thirty feet on-center within a minimum 15 foot wide planter along the south property boundary.
2. The landscape plan shall be revised to depict, within the area to be undeveloped, a method of planting with native low maintenance and low water-using ground cover.
3. Construct full width alley paving adjacent to this site and a handicap ramp on the northeast corner of First Street and Garces Avenue, concurrent with development of this site as required by the Department of Public Works.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site as required by the Department of Public Works.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH REDUCED LANDSCAPING.**

**Unanimous (One Seat Vacant)  
(Gordon and Moran excused)**

CHRIS GLORE, Planning and Development, stated this is an appropriate re-use of an existing building in the downtown area. The site plan depicts almost one-third of the site to be undeveloped and three times the amount of parking required for an office use. This is an under utilization of the site over the long term. Staff recommended approval, subject to the conditions.

GEORGE ROGERS, Architect, 2880 Meade Avenue, Suite 104, appeared to represent George A. Cromer. The landscape conditions are burdensome for this modest project. He requested the condition be changed in regard to the landscaping on the south side of the property. Staff has recommended 15 feet of buffer on the south side, as well as the undeveloped area to receive landscaping. They do not want to landscape the majority of the area.

GEORGE E. CROMER, 514 South 3<sup>rd</sup> Street, appeared to represent the application. He has been at the Third Street address for 15 years, which is now being taken by the County for the Justice Center. He plans to move to the First Street location, but was concerned about the costs involved to meet the conditions.

COMMISSIONER GALATI suggested granite or some other type of material rather than landscaping.

COMMISSIONER TRUESDELL said he was in favor of this request as long as the applicant would cover the open area with gravel. He said he would make a motion for approval with reduced landscaping.

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Z-0100-64(173) - GEORGE A. CROMER

5. The entry gate as proposed, if electrically operated, may be placed immediately behind the back edge of paving along the alley. If the entry gate is to be manually opened and closed, the gate shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the alley right-of-way before parking to manually operate the gate as required by the Department of Public Works. The installation of either a swing gate or rolling gate is acceptable as long as no part of the gate, either in the opened or closed position, intrudes into the public right-of-way. The gates shall remain fully opened during normal business hours.

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

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation 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

CHRIS GLORE said if the landscaping is reduced from 15 feet to 8 feet a waiver will have to be approved. Title 19A requires a 15 foot wide buffer.

**DEPUTY CITY ATTORNEY STEVE GEORGE said the waiver for the landscaping should be included on the line item when this goes to the City Council.**

**To be heard by the City Council on 3/1/00.**

(9:41 - 9:49) 3 - 774

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ACTION

Z-0100-64(173) - GEORGE A. CROMER

APPROVED

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

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

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ACTION

C-3.

Z-0097-89(10) - ROBERT PARKER ON BEHALF OF WESTWIND DEVELOPMENT, INC.

Request for a Site Development Plan Review on property located adjacent to the east side of Cimarron Road, approximately 620 feet north of Charleston Boulevard, FOR A PROPOSED 9,900 SQUARE FOOT GYMNASTICS STUDIO AND 2,161 SQUARE FOOT OFFICE BUILDING; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution to C-1 (Limited Commercial) Zone, Size: 1.25 Acres, Ward 2 (L. B. McDonald), APN: 138-33-401-010.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION APPROVAL, subject to:

1. The applicant shall work with staff to aesthetically enhance the building elevations as required by the Planning and Development Department.
2. The Site Plan shall be revised to provide the minimum required dimensions for the handicap accessible parking spaces prior to the issuance of any permits for this site.
3. Grant additional 5 foot wide public sewer and public drainage easements adjacent to the existing 15 foot easements located along the east side of this site for a total easement width of 20 feet prior to the issuance of any permits for this site as required by the Department of Public Works.
4. Construct all incomplete half-street improvements (sidewalk) on Cimarron Road adjacent to this site concurrent with development of this site as required by the Department of Public Works.

Galati -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 2 AMENDED TO REQUIRE APPLICANT TO WORK WITH STAFF ON SITE CIRCULATION AND POSSIBLE SITE RECONFIGURATION.**

**Unanimous (One Seat Vacant)  
(Gordon and Moran excused)**

CHRIS GLORE, Planning and Development, stated staff finds the revised landscape plans to be acceptable. The elevations are absent of any visual interest and recommended they be enhanced with features such as pop-out columns, horizontal bands and contrasting colors on the exterior walls. Staff recommended approval, subject to the conditions.

DAVID HADDOCK, Westwind Development, 1511 South Buffalo Drive, Suite 220, appeared to represent the application. He is willing to work with staff on revising the elevations.

COMMISSIONER GALATI said he thought the building should be pulled up closer to the street and the parking behind it to give more adequate buffering against the residential.

MR. HADDOCK responded that at the rear of the building is an 8 to 10 foot high block wall that is between this property and the mini warehouses that come within 40 feet of the wall and Star Nurseries rear storage yard. The size of the building of 90' x 110' has been worked out with the United States Gymnastics Association for laying out a gym for the various functions. That cannot go farther east because of the 33 foot Water District easement to the east. He objected to the site plan that staff has given them.

COMMISSIONER GALATI commented that there is not good queuing and no good drop-off for the traffic. The parking lot could become bottled up. Perhaps the parking could be wrapped around to the back.

MR. HADDOCK said they would be willing to work with staff on the site plan.

**This is final action.**

(9:49 - 9:57) 3 - 1075

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0097-89(10) - ROBERT PARKER ON  
BEHALF OF WESTWIND DEVELOPMENT, INC.

APPROVED

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

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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ITEM

ACTION

Z-0097-89(10) - ROBERT PARKER ON  
BEHALF OF WESTWIND DEVELOPMENT, INC.

APPROVED

7. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of Public Works 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.

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

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

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

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ITEM

ACTION

Z-0097-89(10) - ROBERT PARKER ON  
BEHALF OF WESTWIND DEVELOPMENT, INC.

APPROVED

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

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

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

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

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

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

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

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ITEM

ACTION

C-4.

Z-0086-99(1) - CALVARY COMMUNITY  
ASSEMBLY OF GOD

Request for a Site Development Plan Review on property located adjacent to the southeast corner of the intersection of Torrey Pines Drive and Brooks Avenue FOR A PROPOSED 14,980 SQUARE FOOT DAYCARE AND A 20,539 SQUARE FOOT COMMUNITY CENTER IN CONJUNCTION WITH AN EXISTING CHURCH (CALVARY COMMUNITY ASSEMBLY OF GOD), U (Undeveloped) Zone [R (Rural Density) General Plan Designation], R-E (Residence Estates), and C-V (Civic) Zones PROPOSED C-V (CIVIC) ZONE, Size: 11.22 Acres, Ward 6 (Mack), APN's: 138-14-601-005, 006, 013 and 014.

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. The landscape plan shall be revised to depict a minimum six foot wide planter along the east property boundary.
2. The elevations for the proposed buildings shall be revised to depict the same colors used as the existing church building, or the exterior material colors of the existing building shall be changed to match the colors of the proposed buildings.
3. Any wallpack lighting on the proposed buildings shall utilize 'shoe-box' fixtures and downward-directed lights. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

Galati -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND  
CONDITION NO. 3 AMENDED TO DELETE THE  
WALLPACK LIGHTING.**

**Unanimous (One Seat Vacant)  
(Moran excused)**

CHRIS GLORE; Planning and Development, stated this request relates to Item Nos. B-13 and B-14. Staff feels this additional development is appropriate for this site, as it will be compatible with the existing church building and adjacent residential uses. Staff recommended approval, subject to the conditions.

COMMISSIONER GALATI suggested the wallpack lighting be eliminated in Condition No. 3 because that could impact the residential neighborhood. However, the 'shoe-box' fixtures could remain in the parking lot.

APPEARANCES:

PASTOR STANLEY STEWARD, Calvary Community  
Assembly of God, 2900 North Torrey Pines  
JOSEPH BURNS, 2880 Mustang Street  
ALICE KUKEC, 2860 Mustang Street  
CAROL LeDUC, 7575 Rome Boulevard

NOTE: See Item Nos. B-13 and B-14 for further discussion.

**This is final action.**

(7:58 - 8:19) 2 - 850

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ITEM

ACTION

Z-0086-99(1) - CALVARY COMMUNITY  
ASSEMBLY OF GOD

APPROVED

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.

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM

ACTION

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.

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL

Galati -  
APPROVED

Motion carried with Truesdell abstaining from voting because he is on the Board of Directors of a private school (One Seat Vacant).  
(Moran excused)

CHRIS GLORE, Planning and Development, stated the parking requirement for Junior High Schools needs to be revised. As it currently stands, Elementary Schools are now required to provide 1.5 spaces per classroom. Staff's research into parking requirements for other jurisdictions revealed the current City requirements for parking is too low. Clark County's requirement is one space per 90 square feet of auditorium space, plus one space for each two employees. Staff found at Edith Garehime Elementary School that there were 35 vehicles parked on surrounding streets indicating inadequate parking on-site.

Staff recommended Title 19A.10 Table 1 be amended to require a minimum of two spaces per classroom, plus 20 spaces for each Junior High and Elementary School.

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 forwarded to the City Council in Ordinance form.

(6:36 - 6:39) 1 - 1080

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ITEM

ACTION

D-2.

ABEYANCE - DB-14-99

Discussion and possible recommendation on the Master Plan Parks Element.

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL

Galati -

**APPROVED**

**Unanimous (One Seat Vacant)  
(Moran excused)**

DON SCHMEISER, Planning and Development, stated that since the last meeting when this item was discussed, staff has received a few comments which are addressed in a Revised Draft of the Master Plan Parks Element.

He showed Map 15 from the previous draft on the monitor. There are very few areas that do not provide some park and recreational opportunity. However, there are still too few parks.

On Map 14 is a plan that shows neighborhood parks on a more equal distribution. The National Recreation and Parks Association recommends that there be provided one to two acres of parkland for neighborhood parks per 1,000 residents. Staff feels less emphasis should be placed on school and private parks. Oftentimes school parks are unavailable. Many of the private parks do not have active play fields and sports areas which are provided in neighborhood parks.

In the neighborhoods where there are private and school parks, staff is recommending close to one acre of neighborhood parkland be provided per 1,000 residents, rather than two acres.

The Southern Nevada Strategic Planning Authority recommended that there be provided 2.5 acres of parkland per 1,000 residents overall. This Master Plan Parks Element recommends that 2.5 acres of parkland per 1,000 population be adhered to, but more of that space be provided in neighborhood parkland.

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ITEM

ACTION

ABEYANCE - DB-14-99

There was a tremendous amount of input provided by the public, City departments, and other agencies that have an interest in parks and recreation. However, the level of public participation was small.

MR. SCHMEISER added that the next aspect of the Plan will be the development of a trails element. That draft is in internal review at the present time. That is being done with the Southern Nevada Regional Trails Partnership.

CHAIRMAN BUCKLEY declared the Public Hearing open.

AL GALLEGO appeared to state he did not receive any notice of this item.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

**To be forwarded to the City Council in Ordinance form.**

(6:39 – 6:49) 1 - 1190

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ITEM

ACTION

E.

CITIZENS PARTICIPATION:

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

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:57 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



CHRIS GLORE, SENIOR PLANNER

/lo