

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

February 24, 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

RICHARD W. TRUESDELL

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 January 27, 2000 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: 6.38 Acres, No. of Lots: 1, Ward 6 (Mack).
- A-2. TM-0006-00 - BUFFALO/95 (DAVIS) (A COMMERCIAL SUBDIVISION) - ROME 95 LIMITED PARTNERSHIP - Request for a Tentative Map on property located adjacent to the northwest corner of the intersection of Sky Pointe Drive and Conough Lane, C-2 (General Commercial) and U (Undeveloped) Zones [TC (Town Center) General Plan Designation] PROPOSED TC (Town Center) Zone, Size: 10.22 Acres, No. of Lots: 2, Ward 6 (Mack).
- A-3. TM-0007-00 - WHISPERING SANDS - TETON INVESTMENTS - Request for a Tentative Map on property located on the south side of Whispering Sands Drive, approximately 300 feet east of Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 6.38 Acres, No. of Lots: 22, Ward 6 (Mack).
- A-4. FM-0005-00 - CHEYENNE/HUALAPAI - UNIT 9 - PERMA-BILT HOMES - Request for a Final Map on property located adjacent to the north side of Gowan Road, approximately 1,200 feet west of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent To PD (Planned Development), Size: 10.98 Acres, No. of Lots: 51, Ward 4 (Brown).
- A-5. FM-0006-00 - WHISPERING TIMBERS - COMMUNITY DEVELOPMENT PROGRAM CENTER OF NEVADA - Request for a Final Map on property located adjacent to the northwest corner of the intersection of Martin L. King Boulevard and Lake Mead Boulevard, R-3 (Medium Density Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Size: 26.5 Acres, No. of Lots: 208, Ward 5 (Weekly).

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- A-6. **FM-0007-00 - BRADLEY RANCH - UNIT 1 - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY** - Request for a Final Map on property located on the northwest corner of Elkhorn Road and Bradley Road , R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 10.6 Acres, No. of Lots: 49, Ward 6 (Mack).
- A-7. **FM-0008-00 - PAIUTE CROSSING AT TULE SPRINGS - UNIT 1 - WL HOMES LIMITED LIABILITY COMPANY** - Request for a Final Map on property located on the north side of Racel Street, approximately 1,320 feet east of Durango Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 19.12 Acres, No. of Lots: 60, Ward 6 (Mack).
- A-8. **U-0071-98(1) - NEVADA LEGACY 14 LIMITED LIABILITY COMPANY** - Request for a Reinstatement and Extension of Time for an approved Special Use Permit on property located on the south side of Alta Drive, approximately 2,000 feet west of Rampart Boulevard which allowed a service bar in conjunction with a proposed restaurant, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 2 (L. B. McDonald), APN: 138-31-610-005.
- A-9. **U-0097-98(1) - CBC FINANCIAL GROUP** - Request for a Reinstatement and Extension of Time on an approved Special Use Permit at 1720 West Bonanza Road FOR A 3,056 SQUARE FOOT CHILD CARE FACILITY, R-3 (Medium Density Residential) Zone, Ward 5 (Weekly), APN: 139-28-311-001.
- A-10. **Z-0071-98(1) - CRAIG MOORE** - Request for an Extension of Time on an approved Rezoning on property located on the south side of Vegas Drive, approximately 100 feet west of Pyramid Drive, R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Size : 1.74 Acres, Ward 5 (Weekly), APN: 139-30-501-003.
- B. PUBLIC HEARING ITEMS:**
- B-1. **Z-0006-00 - DJI LIMITED LIABILITY COMPANY** - Request for a Rezoning on property located on the south side of Elkhorn Road between Thom Boulevard and Bradley Road, FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) PROPOSED USE: 190 SINGLE FAMILY DWELLINGS, Size: 40.48 Acres, Ward 6 (Mack), APN: 125-24-501-001 through 008.

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- B-2. VAC-0001-00 - DJI, LIMITED LIABILITY COMPANY - Petition for a Vacation to vacate Thom Boulevard between Elkhom Road and Dorrell Lane, Ward 6 (Mack).
- B-3. U-0143-98(1) - GROFT'S SEARCH LIGHT ADVERTISING COMPANY, INC. ON BEHALF OF ODEH KHEIR - Required One Year Review on an approved Special Use Permit on property located at 1595 North Eastern Avenue which allowed the off-premise sale of beer and wine in conjunction with an approved 2,919 square foot convenience store; and for a waiver of the 400 foot distance separation requirement from an existing church, C-1 (Limited Commercial) Zone, Ward 5 (Weekly), APN: 139-26-505-001.
- B-4. U-0151-98(1) - HIPOLITO ANAYA - Required One Year Review on an approved Special Use Permit on property located at 2551 East Bonanza Road which allowed the off-premise sale of beer and wine in conjunction with an existing grocery store (Mariana's Tortillera), C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-36-111-017 and 018.
- B-5. U-0152-98(1) - ALM CORPORATION - Required One Year Review on an approved Special Use Permit on property located on the northeast corner of the intersection of Vegas Drive and Rainbow Boulevard which allowed package liquor sales in conjunction with a convenience store, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly), APN: 138-23-401-005.
- B-6. Z-0092-89(4) - FRANCES AUSTA MAUER LIVING TRUST - Required One Year Review on an approved Rezoning on property located at 4230 East Charleston Boulevard which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 140-31-802-004.
- B-7. U-0185-89(2) - GENERAL MILLS RESTAURANTS, INC. ON BEHALF OF MAYFLOWER CONSTRUCTION COMPANY - Required Five Year Review on an approved Special Use Permit on property located at 1361 South Decatur Boulevard which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 162-06-211-001.

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- B-8.** U-0319-94(1) - CAROL PAPPAS ON BEHALF OF OUTDOOR SYSTEMS ADVERTISING - Required Five Year Review on an approved Special Use Permit on property located at 840 North Rancho Drive which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 5 (Weekly), APN: 139-29-702-002.
- B-9.** U-0322-94(1) - RAY BAILEY, ET AL - Required Five Year Review on an approved Special Use Permit on property located at 369 North 13th Street which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly), APN: 139-35-212-001.
- B-10.** U-0007-00 - PARKWAY RETAIL CENTRE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located adjacent to the southeast corner of the intersection of Buffalo Drive and Washington Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED GROCERY STORE (TRADER JOE'S), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L. B. McDonald), APN: 138-27-312-002.
- B-11.** U-0008-00 - CRESCENT DEVELOPMENT COMPANY - Request for a Special Use Permit on property located adjacent to the northwest corner of the intersection of Buffalo Drive and Carmen Boulevard FOR A PROPOSED 19,803 SQUARE FOOT CONVALESCENT CARE FACILITY, U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-2 (Medium-Low Density Residential), Ward 2 (L. B. McDonald), APN: 138-28-501-007.
- B-12.** U-0009-00 - MILES MANOLA M. MILES LIVING TRUST, ET AL - Request for a Special Use Permit on property located at 4 East Charleston Boulevard FOR A PROPOSED 1,368 SQUARE FOOT THRIFT SHOP, C-2 (General Commercial) Zone, Ward 3 (Reese), APN: 162-03-110-075.
- B-13.** U-0010-00 - KRYFAM LIMITED PARTNERSHIP - Request for a Special Use Permit on property located on the south side of Sky Pointe Drive, adjacent to Tenaya Way FOR A PROPOSED MINI-STORAGE FACILITY, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-27-410-004, 005 and 008.

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- B-14.** Z-0076-98(13) - KRYFAM LIMITED PARTNERSHIP - Request for a Site Development Plan Review on property located on the south side of Sky Pointe Drive, adjacent to Tenaya Way FOR A PROPOSED COMMERCIAL CENTER, T-C (Town Center) Zone, Size: 4.5 Acres, Ward 6 (Mack), APN: 125-27-410-004, 005, 008 and 009.
- B-15.** Z-0043-98(3) - NEVADA LEGACY 14 LIMITED LIABILITY COMPANY - Request for a Modification to the Queensridge Sports Centre Design Guidelines on property located on the south side of Alta Drive, approximately 2,000 feet west of Rampart Boulevard FOR 300 TIMESHARE CONDOMINIUM UNITS WHERE 140 UNITS WERE APPROVED AND TO REMOVE TENNIS COURTS FROM THE PERMITTED USES, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 2 (L. B. McDonald), APN: 138-31-610-005.
- B-16.** Z-0043-98(4) - NEVADA LEGACY 14 LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the south side of Alta Drive, approximately 2,000 feet west of Rampart Boulevard FOR A PROPOSED 300 UNIT TIMESHARE CONDOMINIUM DEVELOPMENT WITH A SPA AND RECREATION FACILITIES, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 16.80 Acres, Ward 2 (L. B. McDonald), APN: 138-31-610-005.
- B-17.** Z-0004-00 - ESMERALDA MARTINEZ - Request for a Rezoning on property located at 1217 West Owens Avenue, FROM: R-1 (Single-Family Residential) TO: C-1 (Service Commercial), PROPOSED USE: FAST FOOD RESTAURANT, Size: 0.5 Acres, Ward 5 (Weekly), APN: 139-28-502-007.
- B-18.** Z-0005-00 - C & O DEVELOPERS LIMITED LIABILITY COMPANY - Request for a Rezoning on property located adjacent to the northeast corner of the intersection of Jones Boulevard and Azure Drive FROM: R-E (Residence Estates) TO: C-V (Civic), PROPOSED USE: UNITED STATES POST OFFICE, Size: 4.93 Acres, Ward 6 (Mack), APN: 125-25-101-012.
- B-19.** U-0012-00 - MT. JAMESON MISSIONARY BAPTIST CHURCH - Request for a Special Use Permit on property located at 825 "E" Street FOR AN EXPANSION OF AN EXISTING CHURCH, R-4 (High Density Residential) Zone, Ward 5 (Weekly), APN: 139-27-310-009.

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C. NON PUBLIC HEARING ITEMS:

- C-1. ABEYANCE - 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-0136-94(7) - LAS VEGAS VA 1 LIMITED LIABILITY COMPANY - Request for a Review of Original Conditions of Approval Numbers 3, 4, 5 and 6 on an approved Site Development Plan Review on property located at the northwest corner of Martin L. King Boulevard and Vegas Drive TO REVISE CONDITIONS OF APPROVAL REGARDING SCREENING, LANDSCAPING, REMOVAL DATE, AND BONDING FOR 5 TEMPORARY MODULAR OFFICE TRAILERS, R-E (Residence Estates) Zone under Resolution of Intent to C-PB (Planned Business Park), Size: 14.9 Acres, Ward 5 (Weekly), APN: 139-21-416-002.
- C-3. Z-0025-88(8) - GAREHIME FAMILY 1993 TRUST, ET AL - Request for a Site Development Plan Review on property located at the southeast corner of Alexander Road and Tenaya Way FOR A PROPOSED 47,235 SQUARE FOOT COMMERCIAL CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 5.0 Acres, Ward 4 (Brown), APN: 138-10-501-009.
- C-4. Z-0152-94(5) - PAGEANTRY XV - WEST SAHARA LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the north side of Sahara Avenue, approximately 300 feet west of Cimarron Road FOR A PROPOSED 7,964 SQUARE FOOT MEDICAL OFFICE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 0.76 Acres, Ward 1 (McDonald), APN: 163-04-414-002.

D. DIRECTOR'S BUSINESS:

- D-1. ABEYANCE - DB-0001-00 - CITY OF LAS VEGAS - Discussion and possible action on the proposed update to Title 18, the Subdivision Ordinance.

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- D-2. ABEYANCE - TA-6-99 - Discussion and possible action to amend Title 19A.04.010 Table 2 Use Tables - Residential Care - Group Facility (7-10-residents) to allow Residential Care - Group Facility in all residential categories, with the exception of RMH and R-MHP, by means of a Special Use Permit; and to amend Title 19A.04.050 to establish the criteria to obtain a Special Use Permit for this Use; also to amend 19A.20 Definitions to add several related definitions.

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

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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
Byron Goynes
Stephen Quinn
Richard Truesdell

EXCUSED:

Marilyn Moran

STAFF PRESENT:

Tim Chow - Planning & Development Dept.
Bob Genzer - Planning & Development Dept.
David Petrovich - Planning & Development Dept.
Chris Glore - Planning & Development Dept.
Matt Pinjuv - Planning & Development Dept.
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 5:37 P.M.

Item No. A-1, TM-55-99:

Mr. Glore announced when the Briefing began that this applicant has requested abeyance indefinitely because of a Site Development Plan Review that has been tabled by the City Council. There are a number of issues that need to be resolved.

Item No. A-2, TM-0006-00:

Mr. Glore said staff would like to have this Tentative Map held in abeyance to the March 23, 2000 meeting to allow the City Council time to act on a Site Development Plan Review. However, this applicant would prefer it only be held to the March 9, 2000 meeting.

Item No. A-3, TM-0007-00:

Mr. Glore thought this item should be pulled off the Consent agenda. There are changes that need to be made.

Cheri Edelman, Public Works, explained that they have a 4'5" retaining wall which does not meet Code, but by changing the sewer design they could meet Code. The way they are sewer the site will make it lower. If they can't sewer it to meet Code, they will have to come back to the Planning Commission.

Bob Genzer, Planning and Development, felt this item should be left on the Consent agenda, but the applicant should be called forward to agree to a 4' retaining wall.

Item A-9, U-0097-98(1):

Mr. Glore noted that the date in Condition No. 1 should be April 5, 2001.

Item No. B-1, Z-0006-00:

Mr. Glore said staff met with the applicant since the Draft Report was issued. No changes to the site plan are proposed.

Mr. Glore said that if they are denied at this meeting, they plan to meet with staff prior to the City Council meeting to address some of the conditions that were attached to the approval.

Mr. Genzer said there may be property owners at this meeting indicating the applicant has not met with them.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. B-2, VAC-0001-00:

Ms. Edelman said Public Works wants the street vacated between Donald and Elkhorn. On the north half there is an offset with the two street intersections with Elkhorn.

Mr. Glore said Mark Jones, the applicant's representative, got a verbal approval from the neighbor to the east.

Ms. Edelman added that they could be given the time between the Planning Commission and City Council meetings to get the letter from the neighbor.

Item No. B-3, U-0143-98(1):

Mr. Glore said staff noticed a lot of illegal signs around this store. There is a condition that they will have to remove that signage.

Item No. B-5, U-0152-98(1):

Mr. Glore stated this building is not finished. Therefore, a one (1) year review is moot. Staff recommended a condition that once the use begins there be another one (1) year review.

Matt Pinjuv, Planning and Development, added that the package liquor sales are tied to the business license.

Item No. B-9, U-0322-94(1):

Mr. Glore said staff is recommending approval. The separation requirement for billboards on opposition sides of a highway was not in effect at the time this application was submitted. This is only 200' from the billboard across the street. There is a lot of senior housing recently built in the vicinity. Perhaps there should be something on record that this use should not be in perpetuity.

Item Nos. B-11, U-0008-00, and B-13, U-0010-00:

Mr. Glore said these Special Use Permit approvals need to be for two (2) years instead of one (1) year.

Item No. B-14, Z-0076-98(13):

Mr. Glore stated staff is recommending approval of this item. The elevations need to be redesigned to have a retail or office appearance. The landscaping does not meet the Town Center standards.

Item No. B-15, Z-0043-98(3):

Mr. Glore said there is a concern about the increase in the number of proposed units for this application.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. C-2, Z-0136-94(7):

Mr. Genzer requested this item be moved up on the agenda to accommodate the VA Director, who has to leave the meeting early.

Mike Meyers added that the VA was intending to put up micro buildings on this site. Since that was not acceptable, they plan to put up a permanent building. Therefore, Condition Nos. 3, 4, 5 and 6 need to be amended. The building will now be stucco, enhanced landscaping along Martin L. King Boulevard, reviewed in two (2) years to see if it will be completed by August 2002, and the federal government does not require a Surety Bond as requested in Condition No. 6.

Item No. C-3, Z-0025-88(8):

Mr. Gore announced the applicant has requested this item be held in abeyance to the March 9th meeting. Staff would prefer it be held to the March 23rd meeting because it is complex and should stay with the same staff personnel. The applicant is willing to work with staff on some of the issues.

David Petrovich, Planning and Development, added that it could still be heard at the same City Council meeting if it is held to the March 23rd Planning Commission meeting.

Mr. Gore noted that several property owners thought this was going to be a Public Hearing item.

Deputy City Attorney Steve George advised that if this is abeyed it would have to be re-noticed if it were to come back as a Public Hearing item. Councilman Larry Brown's office called some of the neighbors and told them not to come to this Planning Commission meeting.

Commissioner Galati said he talked to the attorney for this applicant, who does not object to the neighbors speaking on this item.

Mr. Genzer felt some people may not know this is on the agenda because it was not noticed.

Commissioner Gordon felt it should be made clear to the persons in attendance that this is a design review only and not a request for liquor sales.

Mr. Gore thought liquor will probably get caught up in the discussion even though it is being presented as a Site Development Plan Review.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. D-1, DB-0001-00:

Mr. Glore said this item will not be heard until the March 9th meeting. It could be moved up on the agenda and discussed until after the Consent items are heard.

General Discussion:

Mr. Genzer said the Mayor asked at the last City Council meeting if the Public Hearing notices could be bi-lingual. Staff is looking into whether that could be accomplished.

Mr. Glore adjourned the Briefing at 5:59 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:

6:05 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
Byron Goynes	Present
Marilyn Moran	Excused
Stephen Quinn	Present
Richard Truesdell	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 January 27, 2000 Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 6:05 P.M. and welcomed new Commissioner Byron Goynes.

STAFF PRESENT:

Tim Chow, Director,
Planning and Development Department
David Petrovich, Planning Supervisor,
Planning and Development Department
Bob Genzer, Deputy Director,
Planning and Development Department
Chris Glore, Senior Planner,
Planning and Development Department
Matt Pinjuv, Planner II,
Planning and Development Department
Jason Allswang, Planner I,
Planning and Development Department
Cheri Edelman, 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 Goynes abstaining from voting because he was not a Commissioner at that time. (Moran excused)

PLANNING COMMISSION

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FEBRUARY 24, 2000

City of Las Vegas

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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.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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.

CHAIRMAN BUCKLEY noted the Rules of Conduct.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A.

CONSENT ITEMS:

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

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: 6.38 Acres, No. of Lots: 1, Ward 6 (Mack).

ON FEBRUARY 23, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE INDEFINITELY PENDING THE CITY COUNCIL ACTION ON SD-0031-99.

CHAIRMAN BUCKLEY stated the Consent items may be discussed if a Commission Member or Applicant so desires.

Galati -

ABEYANCE INDEFINITELY

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. (Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item. The applicant has requested this item be held in abeyance indefinitely pending the City Council action on a related Site Development Plan Review.

CHRIS GLORE, Planning and Development, added that the City Council has abeyed their action on the Site Development Plan Review. It is anticipated the City Council will act upon it in April.

DEPUTY CITY ATTORNEY STEVE GEORGE confirmed with staff that there is a letter on record from the applicant requesting abeyance indefinitely.

COMMISSIONER GALATI made a motion for abeyance indefinitely to allow the City Council an opportunity to act on a related Site Development Plan Review (SD-0031-99).

(6:08 - 6:09) 1 - 110

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

TM-0006-00 - BUFFALO/95 (DAVIS) (A
COMMERCIAL SUBDIVISION) - ROME 95
LIMITED PARTNERSHIP

Request for a Tentative Map on property located adjacent to the northwest corner of the intersection of Sky Pointe Drive and Conough Lane, C-2 (General Commercial) and U (Undeveloped) Zones [TC (Town Center) General Plan Designation] PROPOSED TC (Town Center) Zone, Size: 10.22 Acres, No. of Lots: 2, Ward 6 (Mack).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 23, 2000 PLANNING COMMISSION BECAUSE THE REZONING REQUEST (Z-74-99) TO TC (TOWN CENTER) WAS HELD IN ABEYANCE TO THE MARCH 1, 2000 CITY COUNCIL MEETING.

Galati –
ABEYANCE TO THE 3/9/2000 PLANNING COMMISSION MEETING.

**Unanimous
(Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item. Staff has requested this item be held in abeyance.

CHRIS GLORE, Planning and Development, added that staff would like to have this item held in abeyance to the 3/23/2000 Planning Commission meeting because the Rezoning request has been held in abeyance by the City Council. The applicant would prefer an abeyance to the 3/9/2000 meeting, which is acceptable to staff.

TERRI PASTORELLI, Tetra Tech ISG, 401 North Buffalo Drive, Suite #100, appeared to represent the application. She requested an abeyance to the 3/9/2000 meeting.

COMMISSIONER GALATI made a motion for abeyance to the 3/9/2000 meeting to allow the City Council an opportunity to act on a related Rezoning action (Z-0074-99).

To be heard by the Planning Commission on 3/9/2000.

(6:09 – 6:10) 1 - 150

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

TM-0007-00 - WHISPERING SANDS -
TETON INVESTMENTS

Request for a Tentative Map on property located on the south side of Whispering Sands Drive, approximately 300 feet east of Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 6.38 Acres, No. of Lots: 22, 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. The retaining wall on the rear property line of Lot 6 of Block 2 shall be reduced to a maximum height of 4 feet. If the 4-foot maximum cannot be met by redesigning the sewer line, this item shall be brought back as a Public Hearing.
6. City of Las Vegas Parcel Map PM-2-00 must record prior to the recordation of a Final Map for this site as required by the Department of Public Works.

Galati -
APPROVED ITEM NOS. A-3 THROUGH A-8, A-9 AS AMENDED, AND A-10, SUBJECT TO STAFF'S CONDITIONS.

Unanimous
(Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item. He requested the applicant for this item to come forward.

RONALD JACKSON, Southwest Engineering, 3610 North Rancho Drive, appeared to represent the application.

CHERI EDELMAN, Public Works, asked if the applicant is aware of Condition No. 5, which states that if they cannot redesign the site to be below the four foot retaining wall that the item will be brought back as a Public Hearing.

MR. JACKSON responded that the site has been redesigned so that none of the walls are over three feet high, which would give an aggregate wall height of less than nine feet.

This is final action.

(6:12 - 6:15) 1 - 240

(6:16 - 6:17) 1 - 349

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ITEM

ACTION

TM-0007-00 - WHISPERING SANDS - APPROVED
TETON INVESTMENTS

7. Coordinate construction of the offsite sewer servicing this site with the developers of the Lynbrook subdivision adjacent to this site and the Collection Systems Planning Section of the Department of Public Works. Obtain all necessary offsite public sewer easements necessary to service this site prior to the issuance of any building or grading permits or the recordation of a Final Map for this site as required by the Department of Public Works. If public sewer is not already in place adjacent to this site at the time of development of this site, the developer of this site may be required to extend public sewer from the nearest existing active sewer.

8. A Master Streetlight plan for the overall subdivision shall be submitted and approved prior to the submittal of any construction drawings for this site as required by the Department of Public Works.

9. Obtain all necessary offsite drainage easements prior to the issuance of any building or grading permits or the recordation of a Final Map for this site as required by the Department of Public Works.

10. Site development to comply with all applicable conditions of approval for Z-47-99 as required by the Department of Public Works.

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ACTION

TM-0007-00 - WHISPERING SANDS - APPROVED
TETON INVESTMENTS

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning 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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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

FM-0005-00 - CHEYENNE/HUALAPAI - UNIT 9
- PERMA-BILT HOMES

Request for a Final Map on property located adjacent to the north side of Gowan Road, approximately 1,200 feet west of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent To PD (Planned Development), Size: 10.98 Acres, No. of Lots: 51, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This Final Map (FM-0005-00) shall be in conformance with the approved Tentative Map (TM-53-99).
2. Site development shall comply with all previous conditions of approval for the Cheyenne/Hualapai North Tentative Map.
3. The Final Map for Cheyenne/Hualapai Unit 8 must record prior to the recordation of this Final Map to provide legal access.
4. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
5. The update to the previously approved Traffic Impact Analysis required with the Tentative Map shall be submitted to and approved by the Department of Public Works prior to recordation of this Final Map as required by the Department of Public Works.

Galati –
APPROVED ITEMS NO. A-3 THROUGH A-8, A-9 AS AMENDED, AND A-10, SUBJECT TO STAFF'S CONDITIONS.

Unanimous
(Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 – 6:15) 1 – 240

(6:16 – 6:17) 1 - 349

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ITEM

ACTION

FM-0005-00 - CHEYENNE/HUALAPAI - UNIT 9
- PERMA-BILT HOMES

APPROVED

6. A Master Public Streetlight Plan for the overall subdivision shall be submitted to the Department of Public Works prior to or concurrent with submittal of construction drawings for this site.

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

NOTICES MAILED: N/A

APPROVALS: 0

PROTESTS: 0

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ITEM

ACTION

A-5.

FM-0006-00 - WHISPERING TIMBERS -
COMMUNITY DEVELOPMENT PROGRAM
CENTER OF NEVADA

Request for a Final Map on property located adjacent to the northwest corner of the intersection of Martin L. King Boulevard and Lake Mead Boulevard, R-3 (Medium Density Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Size: 26.5 Acres, No. of Lots: 208, Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This Final Map (FM-0006-00) shall be in conformance with the approved Tentative Map (TM-50-99).
2. Site development shall comply with all previous conditions of approval for Site Development Plan Review [Z-54-99(1)] and the Whispering Timbers Tentative Map (TM-50-99).
3. City of Las Vegas Parcel Map PM-1-00 shall record prior to the recordation of this Final Map as required by the Department of Public Works.
4. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.

Galati -
APPROVED ITEM NOS. A-3 THROUGH A-8, A-9 AS AMENDED, AND A-10, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 - 6:15) 1 - 240

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ITEM

ACTION

FM-0006-00 - WHISPERING TIMBERS -
COMMUNITY DEVELOPMENT PROGRAM
CENTER OF NEVADA

APPROVED

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

FM-0007-00 - BRADLEY RANCH - UNIT 1 - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY

Request for a Final Map on property located on the northwest corner of Elkhorn Road and Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Size: 10.6 Acres, No. of Lots: 49, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Site development shall comply with all previous conditions of approval for the Bradley Ranch Subdivision Tentative Map.
2. This Final Map (FM-0007-00) shall be in conformance with the approved Tentative Map (TM-48-99).
3. A master streetlight plan for all public streets adjacent to this site shall be submitted to and approved by the City of Las Vegas prior to or concurrent with the submittal of any construction drawings as required by the Department of Public Works.
4. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.

Galati -
APPROVED ITEM NOS. A-3 THROUGH A-8, A-9 AS AMENDED, AND A-10, SUBJECT TO STAFF'S CONDITIONS.

Unanimous
(Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 - 6:15) 1 - 240

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-0007-00 - BRADLEY RANCH - UNIT 1 -
GREYSTONE NEVADA, LIMITED LIABILITY
COMPANY

APPROVED

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-7.

FM-0008-00 - PAIUTE CROSSING AT TULE SPRINGS - UNIT 1 - WL HOMES LIMITED LIABILITY COMPANY

Request for a Final Map on property located on the north side of Racel Street, approximately 1,320 feet east of Durango Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Size: 19.12 Acres, No. of Lots: 60, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Final Map (FM-0008-00) shall be in conformance with the approved Tentative Map (TM-45-99).
2. Site development shall comply with all previous conditions of approval for the Paiute Crossings at Tule Springs Tentative Map.
3. City of Las Vegas Parcel Map PM-4-00 shall record prior to the recordation of this Final Map as required by the Department of Public Works.
4. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.

Galati -
APPROVED ITEM NOS. A-3 THROUGH A-8, A-9 AS AMENDED, AND A-10, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 - 6:15) 1 - 240

PLANNING COMMISSION

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ITEM

ACTION

FM-0008-00 - PAIUTE CROSSING AT TULE
SPRINGS - UNIT 1 - WL HOMES LIMITED
LIABILITY COMPANY

APPROVED

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8.

U-0071-98(1) - NEVADA LEGACY 14 LIMITED
LIABILITY COMPANY

Request for a Reinstatement and Extension of Time for an approved Special Use Permit on property located on the south side of Alta Drive, approximately 2,000 feet west of Rampart Boulevard, which allowed a service bar in conjunction with a proposed restaurant, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 2 (L. B. McDonald), APN: 138-31-610-005.

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Special Use Permit shall expire on April 5, 2001, unless an Extension of Time has been granted.
2. The service bar shall be in conjunction with a restaurant and alcoholic beverages may only be served with a meal in the restaurant.
3. Customers shall not be permitted to purchase alcoholic beverages directly from the service bar.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Galati –
APPROVED ITEM NOS. A-3 THROUGH A-8, A-9 AS AMENDED, AND A-10, SUBJECT TO STAFF'S CONDITIONS.

Unanimous
(Moran excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

To be heard by the City Council on 4/5/2000.

(6:12 – 6:15) 1 – 240

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ITEM

ACTION

A-9.

U-0097-98(1) - CBC FINANCIAL GROUP

Request for a Reinstatement and Extension of Time on an approved Special Use Permit at 1720 West Bonanza Road FOR A 3,056 SQUARE FOOT CHILD CARE FACILITY, R-3 (Medium Density Residential) Zone, Ward 5 (Weekly), APN: 139-28-311-001.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The Special Use Permit shall expire on October 12, 2000, unless an Extension of Time has been granted.
2. Conformance to all applicable conditions of approval of U-97-98.
3. Approval of this Extension of Time does not constitute approval of a business license.
4. The applicant shall apply for a business license with the City of Las Vegas Department of Finance and Business Services.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Galati -

APPROVED ITEM NOS. A-3 THROUGH A-8, A-9 AS AMENDED, AND A-10, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item. He requested the applicant to come forward.

BOB ALVARADO, Southwest Childcare Enterprises, Inc., 1027 South Rainbow Boulevard, Suite #162, appeared to represent the application.

CHRIS GLORE, Planning and Development, wanted the applicant to be aware that Condition No. 1 should be amended to indicate the Special Use Permit shall expire on April 5, 2001

MR. ALVARADO agreed to the April 5, 2001 date in Condition No. 1.

To be heard by the City Council on 4/5/2000.

(6:12 - 6:15) 1 - 240

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ITEM

ACTION

A-10.

Z-0071-98(1) - CRAIG MOORE

Request for an Extension of Time on an approved Rezoning on property located on the south side of Vegas Drive, approximately 100 feet west of Pyramid Drive, R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Size: 1.74 Acres, Ward 5 (Weekly), APN: 139-30-501-003.

STAFF RECOMMENDATION APPROVAL,
subject to:

1. The zoning shall expire on January 25, 2001, unless an Extension of Time has been granted.
2. A Special Use Permit shall be approved for a mini-storage facility before the issuance of building permits.
3. Conformance to all applicable conditions of approval of Z-71-98.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Galati -

APPROVED ITEM NOS. A-3 THROUGH A-8, A-9 AS AMENDED, AND A-10, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Moran excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:12 - 6:15) 1 - 240

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ITEM

ACTION

B.

PUBLIC HEARING ITEMS:

B-1.

Z-0006-00 - DJI LIMITED LIABILITY COMPANY

Request for a Rezoning on property located on the south side of Elkhorn Road between Thom Boulevard and Bradley Road, FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) PROPOSED USE: 190 SINGLE FAMILY DWELLINGS, Size: 40.48 Acres, Ward 6 (Mack), APN's: 125-24-501-001 through 008.

NOTICES MAILED 117

APPROVALS 0

PROTESTS 8 [Within Notification Radius]
7 Speakers

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. The developer shall reserve a 30-foot wide corridor adjacent to, but outside of, the dedicated right-of-way for Bradley Road, on the east side of the street, for trail purposes in accordance with Map Seven of the Northwest Sector Plan. The trail corridor shall be created as a separate lot or parcel, as a common element, separate from other adjacent common elements, and the developer shall grant a public trail easement overlying the entire area of the common element thus created. Concurrent with development of this site, the developer shall construct Trail improvements within this easement corridor in a manner acceptable to the Planning and Development Department and the Department of Public Works. The Homeowner's Association or similar management association of this development in perpetuity shall maintain landscaping and other improvements within the trail corridor, unless and until the City accepts an alternative maintenance. No above ground utility vaults that would substantially interfere with the use of the trail corridor will be allowed within the easement area.

Gordon – DENIED Unanimous (Moran excused)

CHRIS GLORE, Planning and Development, stated this Rezoning request site was originally part of a larger request and was abeyed indefinitely at the August 12, 1999 meeting. This request is for a Rezoning of approximately a 40 acre portion of the original 78 acre site. On October 1, 1999 revisions to N.R.S. 278.160, reflecting passage of Senate Bill 391 during the 1999 Legislative Session became effective. The new law defined a Rural Preservation Neighborhood as comprising at least 10 existing homes at a density of no more than 2 units per acre and requiring a density of no more than 3 units per acre on a Rezoning within a 330 foot wide buffer surrounding the Rural Preservation Neighborhood. Rural Preservation Neighborhoods abut this site on the south and southeast.

The proposed site plan depicts within the 330 foot wide buffer zone a density of 2.96 dwelling units per acre with lot sizes of approximately 8,400 square feet and a 2.52 acre open space which would serve the entire subdivision. The remainder of the site comprising approximately 31.68 acres is proposed to be developed at a density of approximately 5.18 units per acre with typical lot sizes of 5,000 square feet. The lot layout does not demonstrate an appropriate density transition along the western and northern site perimeters where the site abuts existing single family residential densities of a maximum of 2.18 units per acre.

An 18 acre site adjacent to the northwest corner of the Elkhorn Road and Bradley Road intersection was approved for Rezoning under Z-46-99 to R-1 with an overall approved project density of 4.62 units per acre. Within that subdivision, as approved by the City Council, are relatively large lots of approximately 7,000 to over 10,000 square feet backing up to Bradley Road and Elkhorn Road. Approval conditions on that Rezoning included a Deed Restriction prohibiting two-story construction on lots backing up to Bradley Road.

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Z-0006-00 - DJI LIMITED LIABILITY COMPANY

2. The minimum lot size shall be 7,500 square feet for all lots with adjacency to Bradley Road and Elkhorn Road.

3. A deed restriction prohibiting two-story construction shall be recorded with all lots with adjacency to Bradley Road and Elkhorn Road.

4. Rear setbacks shall be a minimum of 18 feet on all lots with adjacency to Bradley Road and Elkhorn Road.

5. The site plan shall be revised to depict a landscape planter a minimum of 15 feet wide streetside of perimeter walls, along the site boundaries at Dorrell Lane and Elkhorn Road. Within the landscape planters shall be minimum 24-inch box trees spaced 30-feet on center and ground cover consisting of a minimum of four 5-gallon shrubs for each tree.

6. The site plan shall be revised to depict required open space within a central location or locations to all lots within the subdivision.

7. A Site Development Plan Review application shall be approved by the Planning Commission prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

8. Appropriate Vacation applications, such as VAC-1-00, must record prior to or concurrent with the recordation of any Final Maps for this site as required by the Department of Public Works. Such Vacation applications shall have been acted upon by the City Council prior to the submittal of a Tentative Map. If Thom Boulevard is not eliminated by such Vacation application, Thom Boulevard shall be realigned to be opposite the existing Thom Boulevard alignment north of Elkhorn Road. The Tentative Map shall comply with the conditions of all such Vacation applications including, if applicable, the realignment of Thom Boulevard.

If this request is approved, staff would like to have a density transition specific to all lots adjacent to Bradley Road and Elkhorn Road, including a minimum size of 7,500 square feet, Deed Restriction prohibiting two-story construction, rear setbacks of a minimum of 18 feet, and in addition a landscape planter of at least 15 feet street side of all perimeter walls along Dorrell Lane and Elkhorn Road.

While the submitted site plan depicts the amount of common open space required for an R-PD development under Title 19A, the location of the open space does not meet Title 19A location requirements which stipulate that the open space is to be provided in a central location so as to be readily accessible for all residents.

If this request is approved, staff would like to have the site plan revised to depict the required open space in a location central to all lots and subject to a Resolution of Intent with a two (2) year time limit.

A meeting was held with the applicant following the release of the Draft Report, but no changes to the site plan were proposed as a result of that meeting. Staff recommended denial.

MARK JONES, Southwest Engineering, 3610 North Rancho Drive, appeared to represent the applicant. This project is in conformance with the General Plan for Medium-Low Density. The requirements of that General Plan allow for 5.5 to 8.0 units to the acre. This project comprises 190 lots with over 40 acres in size, which is an overall density of 4.69 units per acre.

This project is bounded to the north by a major arterial, Elkhorn Road, a 100 foot right-of-way, to the west a minor arterial, 80 foot wide Bradley Road, and to the south and east a neighborhood collector street, 60 feet wide.

Senate Bill 391 created a Rural Preservation Neighborhood which affects this property. The site has been designed to comply with the requirements of that Senate Bill. Therefore, there will be a 2.5 acre park with the dwelling units in that affected portion of the parcel limited to 3.0 units per acre.

The site plan is consistent and compatible with the surrounding areas. There are no residences to the west and east of this project. The existing residences to the south are in the rural preservation zone and are buffered with the park and the 2.96 units per acre.

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9. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Elkhorn Road and Bradley Road prior to the issuance of any permits as required by the Department of Public Works. Also, the Final Map for this site shall show the northeast corner of Bradley Road and Dorrell Lane as an existing 20 foot radius.

10. Construct half-street improvements including appropriate overpaving, if legally able, on Elkhorn Road, Bradley Road, Dorrell Lane, and Thom Boulevard (unless the existing Thom Boulevard right-of-way is vacated) concurrent with development of this site as required by the Department of Public Works. Also, construct a minimum of two lanes of access paving on Bradley Road from Dorrell Lane south to Deer Springs Way concurrent with the first phase of development of this site. 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. Final construction requirements shall be determined at the time of the approval of the Tentative Map. Construction of all required improvements on Bradley Road and Elkhorn Road adjacent to this site shall commence within two years of approval of this rezoning action. Failure to comply with this requirement shall result in this item being reconsidered by the City Council.

11. Extend public sewer from Decatur Boulevard to the western edge of this site along an alignment and to a location acceptable to the City Planning Engineer concurrent with development of this site as required by the Department of Public Works.

The growth in the area indicates the appropriateness of this zoning. To the northwest there is an approved R-1 subdivision at 4.62 units per acre that will start construction this year. To the west of that is another approved R-1 subdivision at 4.5 units per acre which is under construction. To the northeast is an approved R-PD5 at 5.49 units per acre and is planned to start construction this year that will have 4,000 and 4,500 square foot lots. To the north is the Lynbrook subdivision, which has a density of 5.3 units per acre with 5,000 square foot lots.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CYNTHIA DITMAN, 4950 Elkhorn Road, appeared in protest. This area is comprised primarily of 1, 2 and 5 acre ranch lots. This site is in the middle. The developer wants to have their main driveway go out onto Bradley, which is part of the trail system. They do not want to look at a cement wall.

PETER ARNONE, 4901 Donald Road, appeared in protest. They will be losing bus stops, trail systems and neighborhood right-of-way without having to come out to a large street, such as Decatur Boulevard. (Cynthia Ditman spoke for Mr. Arnone.)

SUSAN ADAMS, 5311 Dorrell Lane, appeared in protest. She moved in that area because of the lifestyle it offered with horses and open space. This will increase the traffic. She was concerned about her well and the devaluation of her home.

CHAIRMAN BUCKLEY clarified that the applicant will have to hook up to the Las Vegas Valley Water District for water.

ANTHONY FERRO, 5000 Elkhorn Road, appeared in protest. He is building a 3,000 square foot home in the area. His concerns were the increase in traffic and affect this will have on the existing lifestyle. This density is too high.

CAROL SMITH, 5353 Dorrell Lane, appeared in protest. She bought her property specifically because it was horse property. She was under the assumption this subject property would be developed rural.

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Z-0006-00 - DJI LIMITED LIABILITY COMPANY

12. A Master Streetlight Plan for the overall subdivision shall be submitted and approved by the Department of Public Works prior to the submittal of any construction plans for this site as required by the Department of Public Works.

13. All proposed entry drives into this private subdivision from abutting public streets shall be gated. Gated access drives shall be designed, located, and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Also, all proposed access drives shall be aligned with or offset a minimum of 220 feet from existing streets.

14. An update to the previously submitted Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map, whichever may occur first, for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact

LORIN SPENDLOVE, 6910 Unicorn Street, appeared in protest. He objected to the density. There will be several houses across the street from one house. He was concerned about his property value. The developer has not met with the community. He was concerned about the traffic and the entrance off Unicorn.

CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. This site is surrounded by R-E, two units per acre. This is horse property with large homes and is incompatible with the surrounding area.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

MARK JONES appeared in rebuttal. There are numerous developments with this kind of density. The trail system is a 25 foot system on this property that complies with Map 7 of the Northwest Sector Plan. The park will buffer the existing residential homes. This meets the Rural Preservation Neighborhood requirements in terms of buffering, aesthetics, and density.

COMMISSIONER GORDON asked for clarification as to whether the property to the west is R-1 or R-E. He also wondered why the applicant did not meet with the neighbors.

MR. GLORE responded that the property directly to the west is R-E and the property to the northwest was recently rezoned under Resolution of Intent to R-1.

MR. JONES said they did not obtain the list of neighbors until it was too late to hold a meeting. He would be willing to have this item held in abeyance in order to meet with the neighbors.

MS. DITMAN said she gave the applicant the telephone numbers of some of the neighbors to contact.

COMMISSIONER GORDON noted that this item commenced in June of 1999, so there was a reasonable amount of time to meet with the neighbors.

MR. JONES countered that he has only recently been involved in this project.

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Z-0006-00 - DJI LIMITED LIABILITY COMPANY

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.

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

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

COMMISSIONER GALATI felt that in the past the Planning Commission has urged the developer to work with the neighborhood to provide adequate buffering and density transitions. This proposal is almost identical to what was presented previously. He wondered how the park is going to benefit the people living across the street.

COMMISSIONER TRUESDELL thought the property owners could easily be contacted. This project hits all the minimum points.

CHAIRMAN BUCKLEY commented that the Rural Preservation Neighborhood does not eliminate compatibility. He felt the driveway across the trail is a problem.

COMMISSIONER GALATI felt this is the wrong project for this location. The idea of R-PD is to have a unique project. This proposal looks like an R-1 project.

MR. JONES thought the buffer zone would be ideal for the open space. The existing residents would prefer a park to a wall. However, staff has requested the park be re-located to a central area in the project.

COMMISSIONER GORDON made a motion for Denial because the proposed density and subdivision layout would be inappropriate for this site.

To be heard by the City Council on 4/5/2000.

(6:30 - 7:04) 1 - 820

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Z-0006-00 - DJI LIMITED LIABILITY COMPANY **DENIED**

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

18. The final layout of this site shall be determined with the Tentative Map.

NOTICES MAILED 117

APPROVALS 0

PROTESTS 8 [Within Notification Radius]

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ACTION

B-2.

VAC-0001-00 - DJI, LIMITED LIABILITY COMPANY

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

NOTICES MAILED 7

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Dedicate, or obtain dedication, to terminate Donald Road in an offset cul-de-sac or other acceptable manner meeting current City standards prior to the recordation of the Order of Vacation as required by the Department of Public Works.
2. 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. The drainage study required by Z-0006-00 may be used to satisfy this condition.
3. Prior to formal approval of this Vacation application, a Traffic Impact Analysis, or other related traffic information acceptable to the Traffic Engineer, must be submitted to the City by this applicant and must be approved by the Department of Public Works. The Traffic Impact Analysis shall address the impact the elimination of this roadway will have on the surrounding neighborhood. This application shall be amended, if necessary, to reflect the recommendations of the approved Traffic Impact Analysis as required by the Department of Public Works. The Traffic Study required by Z-0006-00 may be used to satisfy this condition.

Gordon -

NO RECOMMENDATION BECAUSE APPROVAL MOTION AS AMENDED RESULTED IN A TIE VOTE WHICH IS TANTAMOUNT TO A DENIAL.

Motion resulted in a tie vote with Buckley, Galati and Quinn voting "No."

(Moran excused)

CHRIS GLORE, Planning and Development, stated this Vacation is a companion to Item No. B-1, Z-0006-00. This item was before the Planning Commission several times and was most recently requested for withdrawal without prejudice. Staff recommended approval because of an ongoing problem with lining up the intersections of Thom Boulevard on the north and south sides of Elkhorn Road. Staff is concerned about the overall site access and accessibility for the parcel that is adjacent to the east side of Thom Boulevard just north of Dorrell Lane. Staff recommended approval, subject to the conditions.

MARK JONES, Southwest Engineering, 3610 North Rancho Drive, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN BUCKLEY wondered if an additional condition should be added regarding the access to the property on the southeast corner.

BOB GENZER, Planning and Development, responded that staff is concerned about the portion of this Vacation between Dorrell and Donald. There is a large parcel on the east side of the street and it is unknown how it will be developed. He recommended a condition that prior to this item being heard by the City Council the applicant obtain from the property owner on the east side of the street a letter stating they have no objection to the Vacation of Thom between Donald and Dorrell.

COMMISSIONER GORDON asked Legal if the portion between Donald and Elkhorn can still be vacated.

DEPUTY CITY ATTORNEY GEORGE answered that it could be made a part of the motion. However, the City Council would have the final discretion on whether they would approve it with or without the letter.

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VAC-0001-00 - DJI, LIMITED LIABILITY COMPANY

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

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 No. 5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

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

COMMISSIONER GALATI felt this Vacation is premature when the Rezoning has been denied.

MR. JONES agreed to the amendments to this Vacation.

NOTE: See Item No. B-1, Z-0006-00, for further discussion.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(6:30 – 7:04) 1 - 820

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ITEM

ACTION

B-3.

U-0143-98(1) - GROFT'S SEARCHLIGHT
ADVERTISING COMPANY, INC. ON BEHALF
OF ODEH KHEIR

Required One Year Review on an approved Special Use Permit on property located at 1595 North Eastern Avenue which allowed the off-premise sale of beer and wine in conjunction with an approved 2,919 square foot convenience store; and for a waiver of the 400 foot distance separation requirement from an existing church, C-1 (Limited Commercial) Zone, Ward 5 (Weekly), APN: 139-26-505-001.

NOTICES MAILED 219

APPROVALS 2

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The use shall comply with all previous Conditions of Approval.
2. On-site advertising shall comply with all City standards; all illegal advertising signs shall be removed.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION OF NO RED FLASHING LIGHTS OR STROBES ON THE PROPERTY.

**Unanimous
(Moran excused)**

JASON ALLSWANG, Planning and Development, stated the Las Vegas Metropolitan Police Department has responded to two calls for service in the past year at this location due to burglar alarms. Staff has not found any evidence that the sale of off-premise beer and wine has been detrimental to the area. Staff recommended approval, subject to the conditions.

BASEL HAMECKA, Grofts Searchlight Advertising Company, Inc., 1595 North Eastern Avenue, 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.

COMMISSIONER QUINN requested a condition be added that no red flashing lights or strobes be allowed when the illegal signs are removed.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(7:04 - 7:07) 1 - 2150

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ACTION

B-4.

U-0151-98(1) - HIPOLITO ANAYA

Required One Year Review on an approved Special Use Permit on property located at 2551 East Bonanza Road which allowed the off-premise sale of beer and wine in conjunction with an existing grocery store (Mariana's Tortillera), C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN's: 139-36-111-017 and 018.

NOTICES MAILED 234

APPROVALS 0

PROTESTS 0

CONCERNS 1 Speaker

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The use shall comply with all previous conditions of approval.

Galati -

ABEYANCE TO THE 3/9/2000 PLANNING COMMISSION MEETING TO REVIEW METRO'S DATA ON CALLS FOR SERVICE FROM THIS LOCATION.

**Unanimous
(Moran excused)**

JASON ALLSWANG, Planning and Development, stated there has not been any conclusive evidence linking the 47 calls for service from the Metropolitan Police Department to the sale of beer and wine. Staff recommended approval, subject to the condition.

MERLIN HARDY, Hardy Construction, 494 Spanish View Lane, appeared to represent the applicant.

CHRIS GLORE, Planning and Development, added that staff's understanding of the 47 calls include the entire shopping center and convenience store adjacent to this location that has a pay phone.

CHAIRMAN BUCKLEY declared the Public Hearing open.

AL GALLEGO appeared as a concerned citizen. His wife patronizes this store and persons in the parking lot ask her for money, etc.

MR. HARDY said they have their own security on the premises 24 hours a day.

COMMISSIONER GALATI was concerned about the calls for service to Metro. He felt this store is a contributor to the number of calls for service. He would prefer receiving more information from Metro concerning the calls before this request is approved.

COMMISSIONER QUINN preferred holding this item in abeyance to the next meeting to check with Metro and surrounding property owners to find out the problem.

MR. HARDY did not object to having this item held in abeyance. The majority of the calls were from the pay phone and constituted crank calls.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(7:07 - 7:14) 1 - 2260

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ACTION

<p>B-5.</p>	<p><u>U-0152-98(1) - ALM CORPORATION</u></p> <p>Required One Year Review on an approved Special Use Permit on property located on the northeast corner of the intersection of Vegas Drive and Rainbow Boulevard which allowed package liquor sales in conjunction with a convenience store, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly), APN: 138-23-401-005.</p> <p><u>NOTICES MAILED</u> 297</p> <p><u>APPROVALS</u> 0</p> <p><u>PROTESTS</u> 1 [Outside Notification Radius]</p> <p><u>STAFF RECOMMENDATION:</u> APPROVAL, subject to:</p> <ol style="list-style-type: none">1. This use shall be reviewed one year from the date the license for package sales is approved by the Planning and Development Department.2. Conformance to all applicable conditions of approval for Rezoning Z-57-91 and Special Use Permit U-152-98.	<p>Quinn – APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 1 AMENDED TO READ ONE YEAR REVIEW FROM 2/24/2000. Unanimous (Moran excused)</p> <p>MATT PINJUV, Planning and Development, stated this review is a result of a condition that was imposed by the City Council when the Special Use Permit was approved a year ago. The convenience store is not open. Staff has a condition that there be another one year review from the date of the actual operation of the store. Staff recommended approval, subject to the conditions.</p> <p>STUART APOLLO, ALM Corporation, 7600 Westcliff Drive, appeared to represent the application. The store opened the day before this meeting. It will be a favorable addition to the neighborhood.</p> <p>CHAIRMAN BUCKLEY declared the Public Hearing open.</p> <p>There was no one present wishing to speak on this item.</p> <p>CHAIRMAN BUCKLEY declared the Public Hearing closed.</p> <p>The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.</p> <p>(7:14 – 7:16) 1 - 2570</p>
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ITEM

ACTION

B-6.

Z-0092-89(4) - FRANCES AUSTA MAUER
LIVING TRUST

Required One Year Review on an approved Rezoning on property located at 4230 East Charleston Boulevard which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 140-31-802-004.

NOTICES MAILED 7 [Mailed with Z-0092-89(3)]

APPROVALS 0

PROTESTS 1 [Outside Notification Radius]

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 sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise sign be removed.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the legal work for his business.

(Moran excused)

MATT PINJUV, Planning and Development, stated this One Year Review is a result of a review that was done a year ago by the City Council because of a condition that required a sidewalk to be constructed along Charleston for the full length of this parcel that the billboard occupies. The sidewalk has been constructed. Little change has occurred in the area in the last year. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th 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 4/5/2000.

(7:16 - 7:18) 1 - 2690

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ACTION

B-7.

U-0185-89(2) - GENERAL MILLS RESTAURANTS, INC. ON BEHALF OF MAYFLOWER CONSTRUCTION COMPANY

Required Five Year Review on an approved Special Use Permit on property located at 1361 South Decatur Boulevard which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 1 (McDonald), APN: 162-06-211-001.

NOTICES MAILED 107

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 sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise sign be removed.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITION.

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the legal work for his business.

(Moran excused)

CHRIS GLORE, Planning and Development, stated staff feels the continued use of this sign on this site is appropriate in that this vicinity has not changed substantially in the last five years. This use should be appropriate on this site for the next two years. Staff recommended approval.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th 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.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(7:18 - 7:20) 1 - 2790

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ITEM

ACTION

B-8.

U-0319-94(1) - CAROL PAPPAS ON BEHALF OF OUTDOOR SYSTEMS ADVERTISING

Required Five Year Review on an approved Special Use Permit on property located at 840 North Rancho Drive which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, C-1 (Limited Commercial) Zone, Ward 5 (Weekly), APN: 139-29-702-002.

NOTICES MAILED 31

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. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

Truesdell –

APPROVED, SUBJECT TO STAFF'S CONDITION.

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

MATT PINJUV, Planning and Development, stated this is a Five Year Review of a billboard that was approved approximately ten years ago. Little has changed in this vicinity in the past five years. The original Special Use Permit approved two billboards and one of them that faced Washington has been removed. Staff recommended approval, subject to the condition.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Outdoor Systems Advertising. He 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.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(7:20 – 7:22) 1 - 2860

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ITEM

ACTION

B-9.

U-0322-94(1) - RAY BAILEY, ET AL

Required Five Year Review on an approved Special Use Permit on property located at 369 North 13th Street which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly), APN: 139-35-212-001.

NOTICES MAILED 117

APPROVALS 1 Speaker

PROTESTS 0

CONCERNS 1 Speaker

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 sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITION AND AN ADDITIONAL CONDITION OF MAINTAINING THE SIGN FREE OF GRAFFITI.

**Unanimous
(Moran excused)**

CHRIS GLORE, Planning and Development, stated Las Vegas Municipal Code Title 19A requires a minimum separation between off-premise signs of 750 feet along the same highway frontage and 300 feet if on opposite sides of the highway. These separation requirements, except the signs on the opposite sides of the highway, were in place prior to revisions to Title 19, which were adopted in December of 1995. This sign is approximately 205 feet from another off-premise sign across US95. While that sign does not meet the current separation requirements for the use, it met separation requirements in early 1995 when the initial application was made. The area immediately adjacent to this site has not changed substantially in the past five years, but there has been significant residential development within approximately one-fifth of a mile in the past year with the senior housing complex to the east. There may be substantial new development in the next two years. This approval should be subject to a two year review. Staff recommended approval, subject to the condition.

There was no one present to represent the application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

MICHAEL SICKLES, 401 North 14th Street, appeared in favor. However, he was concerned about the maintenance of the sign because there is graffiti on the sign at the present time. There should be a condition that the sign be maintained properly and free of graffiti.

AL GALLEG0, Citizen of Las Vegas, appeared in favor. He was concerned about residents being notified of Public Hearings. There would be more persons attending the meetings if they were notified.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ACTION

U-0322-94(1) - RAY BAILEY, ET AL

DEPUTY CITY ATTORNEY STEVE GEORGE clarified with staff that the applicant is aware of this request being heard at this meeting.

MR. GLORE replied that the applicant was notified of this hearing. Maintenance of signs is an issue for Code Enforcement through Neighborhood Services.

COMMISSIONER GALATI wondered if there should be a standard condition pertaining to maintenance of signs.

COMMISSIONER GORDON also thought that should be added to the standard conditions.

COMMISSIONER QUINN agreed to adding the maintenance of signs to the standard conditions.

MR. GLORE said staff would follow up on adding a standard condition requiring the maintenance of signs.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(7:22 - 7:29) 1 - 2980

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ITEM

ACTION

B-10.

U-0007-00 - PARKWAY RETAIL CENTRE, LIMITED LIABILITY COMPANY

Request for a Special Use Permit on property located adjacent to the southeast corner of the intersection of Buffalo Drive and Washington Avenue FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED GROCERY STORE (TRADER JOE'S), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L. B. McDonald), APN: 138-27-312-002.

NOTICES MAILED 175

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to all applicable conditions of approval for Rezoning Z-131-94 and Site Development Plan Review Z-131-94(5).
4. If this Special Use Permit is not exercised within one-year of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code requirements and all City departments' design standards shall be met.

Quinn – APPROVED, SUBJECT TO STAFF'S CONDITIONS. Motion carried with Gordon abstaining due to the fact his company owns this shopping center. (Moran excused)

MATT PINJUV, Planning and Development, stated the off-premise sale of beer and wine is an accessory use to the proposed Trader Joe's grocery store located in a tenant space within the proposed commercial building. The Zoning Code requires that alcohol related uses such as this be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or City park. This use meets that distance separation requirement. This store is close to 9,000 square feet in size. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. This property is surrounded by the Summerlin Parkway, Buffalo Drive and Washington Avenue. It has already been zoned for commercial uses. Currently under construction is the Super K-Mart at this location.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(7:29 – 7:32) 1 - 3360

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ACTION

B-11.

U-0008-00 - CRESCENT DEVELOPMENT COMPANY

Request for a Special Use Permit on property located adjacent to the northwest corner of the intersection of Buffalo Drive and Carmen Boulevard FOR A PROPOSED 19,803 SQUARE FOOT CONVALESCENT CARE FACILITY, U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-2 (Medium-Low Density Residential), Ward 2 (L. B. McDonald), APN: 138-28-501-007.

NOTICES MAILED 565

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A Site Development Plan Review application shall be approved by the Planning Commission for the uses approved under U-0008-00 and U-101-98 prior to issuance of any permits, any site grading, and all development activity for the related Special Use Permit.
2. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
3. All City Code requirements and all City departments' design standards shall be met.
4. Dedicate 50 feet of right-of-way adjacent to this site for Buffalo Drive (which currently exists by "Declaration of Utilization) and 30 feet for Carmen Boulevard including appropriate right-of-way for an "elbow" corner where Carmen Boulevard turns southward into Observation Drive prior to the issuance of any permits as required by the Department of Public Works.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 AMENDED TO U-0008-00 OR U-101-98 AND CONDITION NO. 2 AMENDED TO TWO (2) YEARS.

**Unanimous
(Moran excused)**

CHRIS GLORE, Planning and Development, stated that on September 28, 1998 the City Council approved Special Use Permit, U-101-98, for a 110,000 square foot assisted living facility on the subject parcel, including a portion of the subject site. The applicant wishes to retain that Special Use Permit which has no expiration date attached to the approval for an assisted living facility on the 2.35 acre easterly portion of the subject parcel. Development of assisted living facilities or convalescent care facilities must be proceeded by a Site Development Plan Review approval by the Planning Commission. Las Vegas Municipal Code 19A.040.050 sets forth specific requirements for convalescent care facility nursing home Special Use Permits which includes minimum parcel size, maximum number of beds per site acre, building setbacks, maximum building height, and access street classification. This 36-bed, one-story facility meets all those Code standards for a convalescent care facility nursing home. This will be a relatively low intensity use, most active during daytime hours. Night time noise and lighting will be comparable to that generated by a residential use. This is compatible with the adjacent residential uses. Staff recommended approval, subject to the conditions.

ATTORNEY PAUL LARSEN, Lionel Sawyer & Collins, 300 South 4th Street, appeared to represent the applicant. This site had been approved for a 123-unit, 145 bed, assisted living facility. There were no protests on that proposal with over 100 residents in support. There have been meetings held for this project. He requested Condition No. 1 be amended to U-0008-00 or U-101-98. They plan to leave the previous Use Permit in place for the part of the project that is not being modified. In addition, he requested Condition No. 2 be amended to two (2) years.

MR. GLORE said those amendments are acceptable to staff.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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U-0008-00 - CRESCENT DEVELOPMENT COMPANY

5. Construct half-street improvements on Carmen Boulevard adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works.

6. 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.

7. Site development to comply with all applicable conditions of approval for U-101-98, Z-47-98, and all other site-related actions as required by the Department of Public Works.

TOM McGAHEY, 7704 Leavorite, appeared in favor. They are requesting the westerly two (2) acres to become a more specialized ambulatory care facility. There are requirements such as a noisier air conditioning system may be required at the site. If there is on-site food preparation they would need commercial kitchen equipment. He was concerned that traffic will go onto Observation rather than Buffalo. Therefore, he requested the drive be moved to the center of the block or Buffalo to keep the traffic away from the residential. They would like the air conditioning equipment on the north side of the property away from the single family dwellings. Secondly, the kitchen equipment should be ground mounted and obscured with landscaping to keep a residential appearance. Thirdly, the traffic to come in off Buffalo and not Observation.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

ATTORNEY LARSEN appeared in rebuttal. They have tried to make this facility as architecturally compatible with the neighborhood as possible. It has a Southwestern style of architecture, broken roof line, and tile roof. There will not be any air conditioning equipment on the ground or roof facing single family residences. There is a condition addressing the driveway.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(7:32 - 7:44) 1 - 3570

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ACTION

B-12.

U-0009-00 - MILES MANOLA M. MILES LIVING TRUST, ET AL

Request for a Special Use Permit on property located at 4 East Charleston Boulevard FOR A PROPOSED 1,368 SQUARE FOOT THRIFT SHOP, C-2 (General Commercial) Zone, Ward 3 (Reese), APN: 162-03-110-075.

NOTICES MAILED 111

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The applicant shall provide a plan that depicts an adequate loading and unloading zone will be provided prior to approval of a business license.
2. This business shall operate in conformance to Chapter 6 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within one-year of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code requirements and all City departments' design standards shall be met.

Quinn –
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Truesdell voting "No" and Galati not voting.
(Moran excused)

MATT PINJUV, Planning and Development, stated this thrift shop will be located in a tenant space within a commercial building that exists on Charleston Boulevard. They will be selling donated used items. It is similar in intensity to other uses in the C-2 district along Charleston Boulevard. The applicant is not proposing any changes to the building or the site. Staff has a concern that the submitted plans do not depict where donations are to be loaded and unloaded. There is a condition requiring that loading area plan. Staff recommended approval, subject to the conditions.

VERN WILKINS, Alpha Programs, Inc., 4 East Charleston Boulevard, appeared to represent the applicant. He indicated where the "no parking" and "loading zones" will be located. They plan to re-label that area. When the items are unloaded they are automatically brought into the store.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(7:44 – 7:47) 2 - 340

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ITEM

ACTION

B-13.

U-0010-00 - KRYFAM LIMITED PARTNERSHIP

Request for a Special Use Permit on property located on the south side of Sky Pointe Drive, adjacent to Tenaya Way, FOR A PROPOSED MINI-STORAGE FACILITY, T-C (Town Center) Zone, Ward 6 (Mack), APN's: 125-27-410-004, 005 and 008.

NOTICES MAILED 372

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. 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.
2. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
3. No retail sales of stored items shall occur at any time.
4. No business of any type shall be conducted from within any mini-storage unit.

Galati -
APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 2 AMENDED TO INDICATE TWO (2) YEARS.

Motion carried with Gordon abstaining due to the fact his firm owns the Savon Drug Store at Rio Vista and Ann Road.

(Moran excused)

CHRIS GLORE, Planning and Development, stated this use will be appropriate in the location as a support use for the surrounding residential area, its proximity to the US95 interchange, and the physical constraints imposed on this site by the US95 ramp embankment. Staff recommended approval, subject to the conditions.

ATTORNEY PAUL LARSEN, Lionel Sawyer & Collins, 300 South 4th Street, appeared to represent the applicant. He concurred with staff's conditions except he requested two years in Condition No. 2. In regard to Condition No. 3, he requested there is a provision in mini-storages that if a person does not pay after a certain amount of time the operator of the facility can auction the contents. They do not anticipate that to be a retail sale.

MR. GLORE responded that one of the requirements of the Town Center is that there be no retail activity from this site. Even the retail sales of stored items would not be allowed.

CHAIRMAN BUCKLEY suggested holding the mini storage sales at one of the applicant's other properties.

CAROL LeDUC, 7575 Rome Boulevard, appeared in favor. This mini-storage is preferable to an auto facility.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(7:47 - 8:09) 2 - 430

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ITEM

ACTION

B-14.

Z-0076-98(13) - KRYFAM LIMITED PARTNERSHIP

Request for a Site Development Plan Review on property located on the south side of Sky Pointe Drive, adjacent to Tenaya Way, FOR A PROPOSED COMMERCIAL CENTER, T-C (Town Center) Zone, Size: 4.5 Acres, Ward 6 (Mack), APN's: 125-27-410-004, 005, 008 and 009.

NOTICES MAILED 141

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: Approval, subject to:

1. The landscaping plan shall be revised to depict the Town Center Frontage Road landscape standards including a four-foot wide amenity zone incorporating rows of 22-foot trunk height palm trees 30 feet on-center, a five-foot wide sidewalk, a 15-foot wide median planter incorporating 24-inch box trees a maximum of 30 feet on-center, a 15-foot wide planter within the site boundaries incorporating 24-inch box trees a maximum of 30 feet on-center, and shrub planting 'strips' near the parking areas. Decorative pavement shall also be depicted at each access driveway to Sky Pointe Drive.

2. The landscape plan shall be revised to depict minimum 42-inch high berms within the planters along the entire Sky Pointe Drive frontage and the method for compliance with the Title 19A requirement that a minimum of 20% of the site be landscaped.

3. All elevations for the mini-storage shall be revised to reflect required design with facades appearing as an office or retail facility, with appropriate design and materials for the Town Center, including solid masonry exterior walls instead of metal panels.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 3 AMENDED TO READ: "THE ELEVATIONS FOR THE MINI STORAGE SHOULD BE REVISED TO REFLECT THE REQUIRED DESIGN WITH FACADES APPEARING AS AN OFFICE OR RETAIL FACILITY IN ACCORDANCE WITH MATERIALS FOR THE TOWN CENTER. THE COLORS AND MATERIALS TO BE COMPATIBLE WITH THE PROPOSED TAVERN," AND CONDITION NO. 7 AMENDED TO READ: "WALLPACK LIGHTING SHALL ONLY BE ALLOWED IN THE INTERIOR OF THE MINI STORAGE FACILITY AT A HEIGHT NOT MORE THAN 10 FEET" AND BALANCE OF CONDITION TO REMAIN.

Motion carried with Goynes voting "No" and Gordon abstaining due to the fact his firm owns the Savon Drug Store at Rio Vista and Ann Road. (Moran excused)

CHRIS GLORE, Planning and Development, stated the building elevations for the overall site depict varied designs. The elevations of the mini-storage building depict one, three and four story structures. The elevations for the mini-storage depict flat roof lines, metal panels on the roofs and walls alternating with painted stucco or Durastone. The Town Center Development Standards include eleven standards specific to mini storage uses including all exterior walls be constructed with a façade to appear as a retail or office building. The elevations for the mini storage should be revised to reflect a required design of the facade as a retail/office facility and with appropriate materials in Town Center, including solid masonry walls instead of metal panels.

The tavern building design, which is next door to the mini storage to the north, is a Tudor style architecture with steep pitched roof. The façade materials include cement plaster, fake rock and stained wood timbers. In contrast, the approved veterinary hospital at the western-most end of this site is a modern design with stepped wall plane, stepped roof lines, standing metal seam roofing, and dryvit exterior walls with horizontal banding. Staff recommended the proposed elevations for the mini-storage buildings and the proposed Pad A building should be revised to depict materials and colors consistent with the approved building elevations.

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4. The elevations for the proposed mini storage buildings and pad building shall be revised to depict design consistent with high quality office or retail development, and shall depict at a minimum stucco texture and colors consistent with the approved buildings' elevations.

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

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

7. Wallpack lighting shall not be allowed. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and shields to prevent glare to off-site locations.

8. 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.

9. 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.

10. Provide proof to the City that an amended record of survey, to relocate the existing lot lines under the proposed mini-storage building, has been done prior to the issuance of any building permits for this site as required by the Department of Public Works.

The overall landscaping plan for this site does not comply with Town Center standards. It should be revised to depict the Town Center frontage road standards.

Staff recommended approval, subject to the conditions.

ATTORNEY PAUL LARSEN, Lionel Sawyer & Collins, 300 South 4th Street, appeared to represent the applicant. He concurred with the conditions, but wanted modifications to Condition Nos. 1, 3 and 7. In Condition No. 1 the first sentence should end after "landscape standards" so they can have some flexibility in the design. However, he agreed with the last sentence in that condition. In Condition No. 3 he would like to end the condition after "Town Center." In regard to Condition No. 7, freestanding poles would restrict the ability to move in that area. They would like to be able to use wallpack lighting no higher than 10 feet off the ground.

MR. GLORE responded that the proposed change to Condition No. 7 would be acceptable. The reason the last part of Condition No. 3 was included was to give the applicant some guidance as to what staff would expect. In fact, the project architect requested more guidance for the elevations. Regarding the change to Condition No. 1, all the standards in that condition are exactly the requirements of Town Center and not in addition to those standards.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, appeared in favor. This proposal is preferable to auto uses which were originally planned. However, she objected to the elevation of the mini storage that is 43 feet at the top. The tavern is only 24 feet high which will have rustic dark timber. She felt this commercial center is going to look hodge podged. There should be a restriction on the mini storage so it conforms to the tavern on the front.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

ATTORNEY LARSEN appeared in rebuttal. There are three architects: one for the animal hospital, one for the tavern, and one for the mini storage. They will resubmit the elevations to be more consistent with the Town Center standards. The materials need to be specified. They have two different architectural proposals. They do not have anything planned for Pad A at this time, but it will have to be consistent with the mini storage.

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11. Construct all incomplete half-street improvements on Sky Pointe Drive adjacent to this site concurrent with the first phase of development of this site as required by the Department of Public Works.

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

13. In accordance with the intent of a commercial subdivision, all buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting street as required by the Department of Public Works.

14. 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. Proposed driveways shall be coordinated with the existing driveways adjacent to and across the street from this site as required by the Department of Public Works. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

COMMISSIONER GOYNES felt this mini storage should have a similar appearance as the tavern.

COMMISSIONER GALATI commented that there is not a necessity to match the tavern, but some of the materials and colors could be used, but don't need to be specified in the conditions.

MR. GLORE said the intent of Condition No. 4 is to bring together all the elevations in terms of colors and materials.

To be heard by the City Council on 4/5/2000.

(7:47 - 8:09) 2 - 430

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APPROVED

15. An update to the previously approved Traffic Impact Analysis for the Ann/Tenaya Development must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. The applicant shall construct the traffic signal at the intersection of Tenaya Way and Sky Pointe Drive prior to occupancy of any buildings on this site, if such is allowed by the Department of Transportation. If such is not allowed at the time of development of this site, the applicant shall construct all underground infrastructure as required and shall obtain and grant to the City all necessary equipment to construct the entire signal. Monies in lieu of construction and/or equipment may be contributed if allowed by the City Traffic Engineer. The update shall also address the number and locations of the proposed driveways for this site and shall be modified as required by the Traffic Engineer. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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ACTION

Z-0076-98(13) - KRYFAM LIMITED PARTNERSHIP APPROVED

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

17. Site development to comply with all applicable conditions of approval for Zoning Reclassifications Z-76-98, the Ann/Tenaya Commercial Subdivision and all other subsequent site-related actions as required by the Department of Public Works.

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ITEM

ACTION

B-15.

Z-0043-98(3) - NEVADA LEGACY 14 LIMITED
LIABILITY COMPANY

Request for a Modification to the Queensridge Sports Centre Design Guidelines on property located on the south side of Alta Drive, approximately 2,000 feet west of Rampart Boulevard, FOR 300 TIMESHARE CONDOMINIUM UNITS WHERE 140 UNITS WERE APPROVED AND TO REMOVE TENNIS COURTS FROM THE PERMITTED USES, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 2 (L. B. McDonald), APN: 138-31-610-005.

NOTICES MAILED 7 [Mailed with Z-0043-98(4)]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis Update prior to occupancy of the site.
2. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits as required by the Department of Public Works
3. Site development to comply with all applicable conditions of approval for Z-43-98 and all other site-related actions as required by the Department of Public Works.

Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Truesdell voting "No."
(Moran excused)

CHRIS GLORE, Planning and Development, stated the proposed modifications would delete the spa and tennis club from the permitted uses within the PD standards and will reflect a change from 140 timeshare units previously approved to 300 timeshare units. This will result in an increase of approximately 250% in the number of timeshare units. This increase is significant, particularly in relation to the planned single family residential development adjacent to the west, although it will be of a lesser intensity than the 806,000 Suncoast Hotel/Casino Resort under construction across Alta Drive to the north. Staff recommended approval, subject to the conditions.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared to represent the applicant. This will be Mediterranean style, heavily landscaped, and contain a considerable amount of courtyards.

CHAIRMAN BUCKLEY declared the Public Hearing open.

DAN MARTIN, 1635 Village Center Circle, appeared in protest to represent the adjacent property. He objected to the increase in the number of timeshare units.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

KENT BARRY, 851 South Rampart, appeared to represent the application.

To be heard by the City Council on 4/5/2000.

(8:09 - 8:29) 2 - 1180

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-16.

Z-0043-98(4) - NEVADA LEGACY 14 LIMITED
LIABILITY COMPANY

Request for a Site Development Plan Review on property located on the south side of Alta Drive, approximately 2,000 feet west of Rampart Boulevard, FOR A PROPOSED 300 UNIT TIMESHARE CONDOMINIUM DEVELOPMENT WITH A SPA AND RECREATION FACILITIES, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 16.80 Acres, Ward 2 (L. B. McDonald), APN: 138-31-610-005.

NOTICES MAILED 7 [Mailed with Z-0043-98(3)]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The site plan shall be revised to depict a maximum distance of 100 feet between handicap accessible parking spaces and the closest building entrances.
2. The landscape plan shall be revised to depict minimum 10-foot landscape planters with 24-inch box trees planted at least 30 feet on-center along all southern boundaries abutting the golf course.
3. A revised landscape plan shall be submitted depicting tree sizes of a minimum 24-inch box. In addition, the revised landscape plan shall depict evergreen trees planted 20 feet on center in double staggered rows, and minimum tree sizes of 20 feet in height, within the west boundary planter.
4. Wallpack lighting shall not be allowed. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and shields to prevent glare to off-site locations.

Gordon –
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Truesdell voting "No."
(Moran excused)

CHRIS GLORE, Planning and Development, stated the placement of the handicapped accessible parking spaces does not meet the ADA requirements as they should be within 100 feet of a primary entrance. Staff is recommending those spaces be re-located to be within a maximum distance of 100 feet from the closest building entrances. The submitted landscape plan does not depict tree sizes. The revised landscape plan should depict a buffer of the single family residences to the west with a double row of evergreen trees planted 20 feet on center with minimum tree sizes 20 feet in height. The revised landscape plan should also show 10 foot wide landscape planters along all southern boundaries abutting the golf course. The current plan does not show any landscaping in that area. Staff recommended approval, subject to the conditions.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared to represent the applicant. There are main entrances to the building complexes. He pointed out two banks of handicapped spaces that are within 50 feet of the doors. The remaining handicapped spaces are in the front of the entryway which lead to walkways throughout the project. This project will have golf cart type transportation for the residents. The handicapped units will be in proximity to the handicapped spaces. Therefore, he objected to Condition No. 1.

In regard to Condition No. 2, the southerly boundary is a golf course. They want to overlook the golf course. They may add trees to protect some of the units, if necessary, so that condition is unnecessary.

In regard to Condition No. 3, all the trees will be 24-inch box, 20 feet on center, staggered 10 feet apart. However, he objected to the 20 foot height requirement.

CHAIRMAN BUCKLEY declared the Public Hearing open.

DAN MARTIN, 1635 Village Center Circle, appeared in protest to represent the adjacent property. He objected to the increase in the number of timeshare units.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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Z-0043-98(4) - NEVADA LEGACY 14 LIMITED
LIABILITY COMPANY

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

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

7. 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.

8. 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.

9. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis Update prior to occupancy of the site.

10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits as required by the Department of Public Works.

11. Site development to comply with all applicable conditions of approval for Z-43-98 and all other site-related actions as required by the Department of Public Works.

MR. SPITZE appeared in rebuttal. The size of this parcel went from eight to 16 acres and the density went from 140 to 300 units, which is approximately 17.0 units in total density, about the same as the previous density.

KENT BARRY, 851 South Rampart, appeared to represent the applicant. He met with Dan Martin but was unable to meet with the upper management of that company. He felt there will not be an objection when the quality of the project is known, that there will be 30 to 40 foot high Mondale pines and other landscaping, and a high retaining wall on the west side of the project. Peccole Nevada is the developer of the timeshare units.

MR. GLORE responded that the applicant is requesting the 20 foot tree requirement along the western perimeter be eliminated. However, Mr. Barry just made a representation about 30 to 40 foot high Mondale pines along the west perimeter. Staff was unaware that the size of the parcel has increased. Staff is concerned about the southern boundary being shown as asphalt with a direct edge on top of a retaining wall, which is inappropriate. In addition, the handicapped accessible spaces are not shown along the east side adjacent to the buildings except in the circle area.

MR. SPITZE added that there is a staff in his office that only works on ADA requirements. The whole southerly edge is not asphalt. They have to provide a fire protection roadway around the southerly end that will buffer against the golf course and lake.

COMMISSIONER TRUESDELL wondered why there has not been more response from the residents. This is a lot of height and density.

COMMISSIONER GALATI thought that this will be more aesthetically pleasing than when less units were proposed.

To be heard by the City Council on 4/5/2000.

(8:09 – 8:29) 2 - 1180

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ITEM

ACTION

B-17.

Z-0004-00 - ESMERALDA MARTINEZ

Request for a Rezoning on property located at 1217 West Owens Avenue, FROM: R-1 (Single-Family Residential) TO: C-1 (Service Commercial), PROPOSED USE: FAST FOOD RESTAURANT, Size: 0.5 Acres, Ward 5 (Weekly), APN: 139-28-502-007.

NOTICES MAILED 136

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. A Site Development Plan Review shall be submitted for review and approval, prior to the issuance of any permits on this site.

2. Construct all incomplete half-street improvements on Owens Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

3. 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. There shall be a maximum of one driveway on Owens Avenue, unless otherwise specifically allowed in writing by the City Traffic Engineer.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 1 AMENDED TO STATE THAT THE SITE DEVELOPMENT PLAN REVIEW BE HEARD BY THE PLANNING COMMISSION.

Unanimous

(Moran excused)

MATT PINJUV, Planning and Development, stated this site is designated as SC (Service Commercial) on the West Las Vegas Plan, which would support C-1 zoning. The C-1 zoning is consistent with the development in either direction along Owens Avenue. No specific site plans have been submitted for the development of the fast food restaurant. Staff recommended approval, subject to the conditions.

ESMERALDA MARTINEZ, 1217 West Owens Avenue, appeared to represent the application. She concurred with staff's conditions.

ALAA HALJEBURY, 8000 Genzer Drive, 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.

ESMERALDA MARTINEZ said they will be coming back with a site plan.

To be heard by the City Council on 4/5/2000.

(8:29 - 8:32) 2 - 1950

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ACTION

Z-0004-00 - ESMERALDA MARTINEZ

APPROVED

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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

5. A Resolution of Intent with a two-year time limit.

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ITEM

ACTION

B-18.

Z-0005-00 - C & O DEVELOPERS LIMITED
LIABILITY COMPANY

Request for a Rezoning on property located adjacent to the northeast corner of the intersection of Jones Boulevard and Azure Drive
FROM: R-E (Residence Estates) TO: C-V (Civic), PROPOSED USE: UNITED STATES POST OFFICE, Size: 4.93 Acres, Ward 6 (Mack), APN: 125-25-101-012.

NOTICES MAILED 44

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. No outdoor loudspeakers or paging shall be allowed.
2. 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.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
5. Dedicate 30 feet of right-of-way adjacent to this site for Azure Drive and a 25-foot radius on the northeast corner of Jones Boulevard and Azure Drive prior to the issuance of any permits as required by the Department of Public Works. Also dedicate any additional right-of-way which may be needed for the future Jones/Beltway Interchange and/or bridge embankments, or provide documentation from Clark County to the City that no additional rights-of-way are needed for such interchange.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati voting "No" and Quinn abstaining because the US Post Office is a client of his business.

(Moran excused)

CHRIS GLORE, Planning and Development, stated this zoning will be consistent with the current Public Facility, General Plan designation for this site. This post office is necessary due to the rapid growth in the surrounding area. As a federal agency the Postal Service is not required to come back to the Planning Commission with a Site Development Plan Review. Therefore, staff recommended several conditions specific to the post office development. It will be located adjacent to single family residential uses and the post office and residential uses can be compatible as long as the post office reduces potential noise and nighttime lighting. There is a condition that no outdoor loudspeakers or paging shall be allowed, wallpack lighting not be allowed on any of the proposed buildings and lighting standards within the parking lots be no more than 20 feet in height and utilizing shoebox fixtures with downward directed lights. Staff recommended approval, subject to the conditions.

PATRICK FOLEY, 1301 Canosa Avenue, appeared to represent C & O Developers, LLC. This post office will be similar to those recently constructed in the valley.

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 GALATI felt the building elevations are different. He thought the applicant should return for a Site Development Plan Review.

COMMISSIONER GORDON wondered if there is an architectural theme for this area.

MR. GLORE responded that the area does not have significant development aside from large lot residential which is primarily stucco exterior walls and pitched roof concrete barrel tiles.

To be heard by the City Council on 4/5/2000.

(8:32 - 8:38) 2 - 2090

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ACTION

Z-0005-00 - C & O DEVELOPERS LIMITED
LIABILITY COMPANY

APPROVED

6. Construct half-street improvements including appropriate overpaving on Azure Drive and Jones Boulevard 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. The construction of all required improvements on Jones Boulevard shall commence within two years 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.

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 as required by the Department of Public Works.

8. The security gate as proposed for the employee parking lot off of Azure Drive may be placed immediately behind the street right-of-way (i.e., on the private property side of where the sidewalk is located) only if it is to be electrically opened and closed. 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 public street right-of-way before parking to manually operate the gate as required by the Department of Public Works. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

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ACTION

Z-0005-00 - C & O DEVELOPERS LIMITED
LIABILITY COMPANY

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 for this site. 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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ACTION

Z-0005-00 - C & O DEVELOPERS LIMITED
LIABILITY COMPANY

APPROVED

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 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.

11. A Resolution of Intent with a two-year time limit.

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ITEM

ACTION

B-19.

U-0012-00 - MT. JAMESON MISSIONARY
BAPTIST CHURCH

Request for a Special Use Permit on property located at 825 "E" Street FOR AN EXPANSION OF AN EXISTING CHURCH, R-4 (High Density Residential) Zone, Ward 5 (Weekly), APN: 139-27-310-009.

NOTICES MAILED 116

APPROVALS 0

PROTESTS 1 Speaker

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 is granted.

2. Submit an application to vacate unused rights-of-way on "E" Street and on Morgan Avenue adjacent to this site prior to the issuance of permits; such Vacation application shall have been acted upon by the City Council prior to the issuance of any permits for this site. If such Vacation application is not approved for any reason, this site shall be redesigned to accommodate the existing and proposed rights-of-way prior to the issuance of any permits for this site; if such Vacation is approved, the Order of Vacation shall record prior to occupancy of the expanded portion of this site as required by the Department of Public Works.

3. Dedicate an additional 5 feet of right-of-way for a total half-street width of 40 feet on Washington Avenue adjacent to this site, a 20 foot radius on the southwest corner of Washington Avenue and "E" Street and a 20 foot radius on the northwest corner of "E" Street and Morgan Avenue, prior to the issuance of any permits as required by the Department of Public Works. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in this dedication.

Goynes -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Moran excused)

CHRIS GLORE, Planning and Development, stated this expansion will be a continuing use of this site and will be complementary to the surrounding neighborhood. The existing zoning is R-4 with or without the approval of this expansion. Staff recommended approval, subject to the conditions.

WILLIAM LANGFORD, 1224 West Monroe Avenue, appeared to represent the church. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

AL GALLEGOS, Citizen of Las Vegas, appeared in protest. He asked if there is a time limit to build this expansion. He would prefer a residential development such as apartments. There are enough churches in the area already.

MR. GLORE said this expansion should be exercised within one (1) year.

COMMISSIONER GOYNES was more in favor of a church expansion than apartments.

The City Council will set a date for a Public Hearing on this item at their 3/15/2000 meeting. The Public Hearing will be heard by the City Council on 4/5/2000.

(8:38 - 8:43) 2 - 2320

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ITEM

ACTION

U-0012-00 - MT. JAMESON MISSIONARY BAPTIST CHURCH **APPROVED**

4. Construct all incomplete half-street improvements (sidewalk) on "E" Street and Morgan Avenue adjacent to this site, including a handicap ramp on the northwest corner of "E" Street and Morgan Avenue, concurrent with development of this site as required by the Department of Public Works.

5. 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.

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. 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.

7. Obtain an Encroachment Agreement for all landscaping and private improvements in the Washington Avenue, "E" Street, and Morgan Avenue public rights-of-way adjacent to this site as required by the Department of Public Works.

8. Landscape and maintain all unimproved right-of-way on Washington Avenue, "E" Street and Morgan Avenue adjacent to this site as required by the Department of Public Works.

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ACTION

C.

NON PUBLIC HEARING ITEMS:

C-1.

**ABEYANCE - 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 RECOMMENDATION APPROVAL, subject to:

1. A Special Use Permit must be approved for the expansion of the church use on the site prior to the issuance of any building permits for the proposed project.
2. The landscape plan shall be revised to depict landscaping for the areas between the proposed building and the landscape planters on the north and south property boundaries, including a method of planting with native low maintenance and low water-using ground cover.
3. The elevations shall be revised to depict roofing finish material consisting of concrete barrel tile.
4. All development shall be in conformance with the Site Development plan and building elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

**Goynes –
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Moran excused)**

CHRIS GLORE, Planning and Development, stated this site plan for the expansion of the church is an orderly layout. The landscape plan does not depict landscaping treatment for all areas, including the areas between the proposed building and the landscape planters on the north and south property boundaries. Therefore, there is a condition that the landscape plan be revised to depict planting with native low maintenance and low water usage ground cover. The building is aesthetically pleasing, but the elevations should be revised to depict roof finishing material of concrete barrel tile instead of asphalt shingles to more closely resemble a residential structure. Staff recommended approval, subject to the conditions.

WILLIAM LANGFORD, 1224 West Monroe Avenue, appeared to represent the church. He concurred with staff's conditions.

To be heard by the City Council on 4/5/2000.

(8:38 – 8:43) 2 - 2320

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ACTION

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

APPROVED

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

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

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

9. Submit an application to vacate unused rights-of-way on "E" Street and on Morgan Avenue adjacent to this site prior to the issuance of permits; such Vacation application shall have been acted upon by the City Council prior to the issuance of any permits for this site. If such Vacation application is not approved for any reason, this site shall be redesigned to accommodate the existing and proposed rights-of-way prior to the issuance of any permits for this site; if such Vacation is approved, the Order of Vacation shall record prior to occupancy of the expanded portion of this site as required by the Department of Public Works.

10. Dedicate an additional 5 feet of right-of-way for a total half-street width of 40 feet on Washington Avenue adjacent to this site, a 20 foot radius on the southwest corner of Washington Avenue and "E" Street and a 20 foot radius on the northwest corner of "E" Street and Morgan Avenue, prior to the issuance of any permits as required by the Department of Public Works. Coordinate with the Right-of-Way section of the Department of Public Works for assistance in this dedication.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

11. Construct all incomplete half-street improvements (sidewalk) on "E" Street and Morgan Avenue adjacent to this site, including a handicap ramp on the northwest corner of E Street and Morgan Avenue, concurrent with development of this site as required by the Department of Public Works.

12. 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.

13. 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.

14. Obtain an Encroachment Agreement for all landscaping and private improvements in the Washington Avenue, "E" Street, and Morgan Avenue public rights-of-way adjacent to this site as required by the Department of Public Works.

15. Landscape and maintain all unimproved right-of-way on Washington Avenue, "E" Street and Morgan Avenue adjacent to this site as required by the Department of Public Works.

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

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ACTION

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

APPROVED

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

C-2.

Z-0136-94(7) - LAS VEGAS VA 1 LIMITED
LIABILITY COMPANY

Request for a Review of Original Conditions of Approval Numbers 3, 4, 5 and 6 on an approved Site Development Plan Review on property located at the northwest corner of Martin L. King Boulevard and Vegas Drive TO REVISE CONDITIONS OF APPROVAL REGARDING SCREENING, LANDSCAPING, REMOVAL DATE, AND BONDING FOR 5 TEMPORARY MODULAR OFFICE TRAILERS, R-E (Residence Estates) Zone under Resolution of Intent to C-PB (Planned Business Park), Size: 14.9 Acres, Ward 5 (Weekly), APN: 139-21-416-002.

STAFF RECOMMENDATION APPROVAL,
subject to:

1. *Condition 3 should read:* The building shall be stucco and a screen fence shall be constructed to hide any utility hookup locations. All walls shall be constructed in a manner and with materials in keeping with the design and color of the buildings on the site and may include decorative block, stucco, brick and other similar materials.
2. *Condition 4 should read:* Landscaping shall be enhanced along the 500 foot length of Martin L. King Boulevard as outlined in the submitted landscape plan from the City of Las Vegas Public Works Department.
3. *Condition 5 should read:* All temporary modular structures shall be subject to a review in two (2) years, at which time it will be determined if a permanent structure will replace the modular units.
4. Condition 6 should be deleted.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Galati -
APPROVED, SUBJECT TO STAFF'S CONDITIONS AS AMENDED.

**Unanimous
(Moran excused)**

CHAIRMAN BUCKLEY brought this item forward after Item No. D-1.

JASON ALLSWANG, Planning and Development, stated the applicant has been working with Mike Majewski from the City of Las Vegas Office of Business Development. However, in Condition No. 5 it should be amended to state: "All temporary modular structures shall be removed by June 4, 2002, at which time a permanent structure will be completed." Staff recommended approval, subject to the conditions as amended.

DAN SPLAN, Veterans Administration, 4800 Alpine Place, Suite #11, appeared to represent the application. He concurred with staff's conditions as amended.

COMMISSIONER GALATI felt the Office of Business Development did a good job in working with the applicant for the benefit of the City and the Veterans Administration.

This is final action.

(6:27 - 6:30) 1 - 720

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ITEM

ACTION

C-3.

Z-0025-88(8) - GAREHIME FAMILY 1993 TRUST, ET AL

Request for a Site Development Plan Review on property located at the southeast corner of Alexander Road and Tenaya Way FOR A PROPOSED 47,235 SQUARE FOOT COMMERCIAL CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 5.0 Acres, Ward 4 (Brown), APN: 138-10-501-009.

ON FEBRUARY 22, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 9, 2000 PLANNING COMMISSION MEETING.

**Galati -
ABEYANCE TO THE 3/23/2000 PLANNING COMMISSION MEETING.**

**Unanimous
(Moran excused)**

CHAIRMAN BUCKLEY stated he received a letter from the applicant's attorney requesting this item be held in abeyance to the 3/9/2000 meeting.

CHRIS GLORE, Planning and Development, added that staff would prefer this item be held to the 3/23/2000 meeting to allow time for the applicant to meet with staff regarding some of staff's conditions and have the item re-noticed as a Public Hearing.

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, 300 South 4th Street, appeared to represent the applicant. He agreed to have the item heard at a Public Hearing on 3/23/2000.

COMMISSIONER GALATI made a motion for abeyance to the 3/23/2000 meeting to allow staff time to notice the request as a Public Hearing.

To be heard by the Planning Commission on 3/23/2000.

(6:10 - 6:12) 1 - 189

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ITEM

ACTION

C-4.

Z-0152-94(5) - PAGEANTRY XV - WEST SAHARA LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on property located on the north side of Sahara Avenue, approximately 300 feet west of Cimarron Road, FOR A PROPOSED 7,964 SQUARE FOOT MEDICAL OFFICE, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 0.76 Acres, Ward 1 (McDonald), APN: 163-04-414-002.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. 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.
2. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. Site development to comply with all previous conditions of approval for Zoning Application Z-152-94, the Pageantry West Sahara (Commercial Subdivision) and all subsequent site-related actions.
4. All development shall be in conformance with the Site Development plan.

Galati -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Moran excused)

MATT PINJUV, Planning and Development, stated access to this site is via a shared 30 foot wide driveway from Sahara Avenue. Landscaping will be provided along the Sahara Avenue frontage, the east property line, and five foot wide landscape planters throughout the parking lot and adjacent to the building. The building elevations depict a stucco exterior with tile accents and a flat roof.

This site plan meets the requirements of the City of Las Vegas Zoning Code and Urban Design Guidelines and Standards.

This building will be located in the Pageantry West Sahara commercial subdivision. Therefore, the setbacks would apply to the east property line and the front property line. The proposed parking exceeds the minimum required. The landscape plan consists of 24-inch box trees with the appropriate spacing along the perimeter and in the landscape planter fingers which meets the minimum standards. The building elevations are similar to the existing bank building to the west of this building also located in the Pageantry West Sahara commercial subdivision. There is a condition that the architectural features be carried out on all four sides of the building.

Staff recommended approval, subject to the conditions.

GARY LICKER, 2001 South Jones Boulevard, Suite D, appeared to represent Pageantry XV. He concurred with staff's conditions.

This is final action.

(8:43 - 8:46) 2 - 2560

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ACTION

Z-0152-94(5) - PAGEENTRY XV - WEST
SAHARA LIMITED LIABILITY COMPANY

APPROVED

5. The building elevations shall be enhanced to provide four-sided architecture as required by the Planning and Development Department.

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

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

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

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

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

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

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ACTION

Z-0152-94(5) - PAGEENTRY XV - WEST
SAHARA LIMITED LIABILITY COMPANY

APPROVED

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

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

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

D.

DIRECTOR'S BUSINESS:

D-1.

ABEYANCE - DB-0001-00 - CITY OF LAS VEGAS

Discussion and possible action on the proposed update to Title 18, the Subdivision Ordinance.

STAFF RECOMMENDATION: Staff recommends approval of the proposed revisions to Title 18 (Subdivisions) of the Las Vegas Municipal Code.

Quinn -

ABEYANCE TO 3/23/2000 PLANNING COMMISSION MEETING.

**Unanimous
(Moran excused)**

VIOLA GOODWIN, Planning and Development, requested this item be held in abeyance. However, she explained what staff is trying to accomplish in revising the Subdivision Ordinance.

The reasons for the revisions are as follows:

1. Bring Title 18 into conformance with the most recent changes to Nevada Revised Statutes, which has not been done since 1994;
2. Streamline and improve the process wherever possible;
3. Address concerns about the subdivision process, which includes excessive heights of perimeter walls, excessive grade changes, long term maintenance of private improvements; and
4. Housekeeping items which includes clarifying the responsibilities of the Directors of Public Works and Planning and Development, current practices of street signage and striping, and installation of improvements to the developer, clarifying the requirements for phasing plans and development agreements, setting percentage based completion standards for installation of public and private improvements.

This process began on August 27, 1999 with the consultants, J. D. Wilson & Associates. A few days later staff met with members of the development community, including homebuilders, developers, engineers, and a representative from the Southern Nevada Homebuilders Association. There were meetings thereafter with interested persons. Drafts were generated and submitted to the Southern Nevada Homebuilders Association, local chapters of the American

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ACTION

ABEYANCE - DB-0001-00 - CITY OF LAS VEGAS

Consulting Engineers Council, and the National Association of Industrial and Office Park. Staff did a presentation on February 9th to the Southern Nevada Homebuilders Association Planning and Development Committee. March 3rd is the deadline for comments.

On February 9th there was a meeting at the West Charleston Library to receive comments from members of the development community who are not members of the above-mentioned organizations.

In general the revisions have been well received. There will be a note on the Final Map indicating the flood plain. Also, the requirement of utility plans for on and off sites has been eliminated. They are trying to work out the maintenance of trails.

She spoke about highlights to the Subdivision Ordinance.

They include narrower private streets, setting limits on private drives, traffic and drainage studies be approved before improvement plans are submitted, two (2) year time limit for submittal of the initial Final Map after the Tentative Map has been approved and one (1) year time limit for successive Final Maps. The Director of Planning and Development is to approve the Final Map as long as it conforms to NRS requirements, approved Tentative Map and City standards.

The Housekeeping items include a clarification of the responsibilities of Public Works and Planning and Development Directors, codification of the current practice of requiring the developer to pay for street signage and striping and installation for public improvements, clarification of the requirements for phasing plans and development agreements.

The revisions stipulate the requirements for recordation of common interest communities and adoption of a maintenance plan for all common area improvements. It will allow the City to take ownership in the event an association ceases to exist. The City will be allowed to assess and lien individual properties to recover the cost of maintenance in the case of private improvements.

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ABEYANCE - DB-0001-00 - CITY OF LAS VEGAS

Construction of parks will be allowed in lieu of paying a residential construction tax.

There will be a requirement for the revision of trails in accordance with the Master Plan Trails Elements.

It will set height standards for perimeter and retaining walls and require they be stepped back when the height exceeds six (6) feet.

A shorter block length will be encouraged internal to subdivisions.

Along with the Tentative Map cross sections should be submitted so the terrain is known. The grade changes can then be predicted, as well as the height of the perimeter walls.

The requirements of SB191 are incorporated which include the Impact Statement.

Lastly, there is an NRS requirement that Tentative Maps be forwarded to the School District so they have an opportunity to request school sites.

There should be a Final Draft ready for the Planning Commission to review prior to the next meeting.

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ACTION

D-2.

ABEYANCE - TA-6-99

Discussion and possible action to amend Title 19A.04.010 Table 2 Use Tables - Residential Care - Group Facility (7-10-residents) to allow Residential Care - Group Facility in all residential categories, with the exception of RMH and R-MHP, by means of a Special Use Permit; and to amend Title 19A.04.050 to establish the criteria to obtain a Special Use Permit for this Use; also to amend 19A.20 Definitions to add several related definitions.

STAFF RECOMMENDATION:

Staff recommends that the following terms be added to the Definitions section of the Title 19A:

Individual Residential Care Facility: A home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two persons who are aged, infirm, mentally retarded or handicapped, unless the persons receiving those services are related within the third degree of kinship to the person providing those services.

Residential Care-Group Facility: An establishment of at least seven persons not related by genetics, adoption, or marriage, that furnishes food, shelter, assistance and limited supervision to the aged, infirm, mentally retarded or handicapped person. The term does not include a facility funded by a division or program of the Department of Human Resources.

Family: An individual or two or more persons related by genetics, adoption, or marriage, or a group of six or fewer persons who are not related by genetics, adoption, or marriage.

Quinn -
APPROVED
Unanimous
(Moran excused)

CHRIS GLORE, Planning and Development, stated the Fair Housing Amendments Act requires reasonable accommodations to be made in rules, policies or services when necessary to allow a handicapped person equal opportunity to use and enjoy a dwelling. It also requires municipalities to make accommodations for the handicapped in zoning ordinances and in various decisions made by zoning authorities. Local municipalities are permitted reasonable restrictions regarding the maximum number of unrelated persons that are permitted to occupy a dwelling as it relates to family composition.

State Senate Bill 391 mandates that governing bodies of a City, within the boundaries of the County, with a population of 100,000 or more must approve the first application for residential care facilities submitted on or after July 1, 2000 and subsequent applications are subject to a distance requirement of 660 feet minimum from any approved residential care facility for groups.

Nevada State Department of Health on September 19, 1997 adopted revised standards which allow up to ten unrelated persons with disabilities to reside with house parents within one dwelling. Staff has observed the disparity between the current City and State classifications. This Text Amendment would establish continuity between the City of Las Vegas and State of Nevada standards with regard to the regulation of these uses.

This Text Amendment was advertised twice in the Review-Journal. Staff received one written protest.

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ABEYANCE - TA-6-99

Single Family Detached Dwelling: A dwelling unit that is not attached to any other dwelling by any means, is located on an individual lot, and is surrounded by open space or yards. This definition includes manufactured homes meeting the criteria set forth in Section 19A.04.060. Also included are residential facilities for groups in which 10 or fewer unrelated persons with disabilities reside.

Staff also recommends that the following criteria be adopted for the approval of a Special Use permit for a Residential Care-Group Facility:

1. The minimum parcel size is 6,500 square feet.
2. Establishments licensed as residential care-group facilities shall not be located within 660 feet of each other.
3. Parking shall be provided on the basis of one space per six residents, plus one space for the administrator.
4. A common area must be provided on the basis of 15 square feet per person in residence.

Further, staff recommends that the Land Use Tables be amended.

BRIGITTE SOLVIE, 1721 Neptune Drive, appeared in protest. She was concerned as to how this Text Amendment will affect her neighborhood and pending actions. She requested this be held in abeyance until this is rewritten and conformed into law. There was a discrepancy as to what is written currently concerning what a residential facility is and what NAC has for their standard. Some of the similar distance restrictions that can be applied for should also be applied to smaller residential care facilities.

CHAIRMAN BUCKLEY noted that an individual care facility is for no more than two persons and a residential group facility is seven persons. The standards for the Special Use Permit relate to the residential care group facility.

MS. SOLVIE added that Senate Bill 391 carries a lot of weight for the care group facility.

CHAIRMAN BUCKLEY understood that the City is bound by State law on this Text Amendment.

DEPUTY CITY ATTORNEY STEVE GEORGE said he would be willing to meet with Ms. Solvie prior to the City Council hearing. However, this needs to move forward to the City Council as it is a lengthy process.

MS. SOLVIE suggested a category comment section be included in this Text Amendment. She requested a copy of the current recommendations, which were then given to her by staff.

CHAIRMAN BUCKLEY said this is a preliminary process.

BOB GENZER, Planning and Development, explained after the vote was taken that this Text Amendment will be forwarded to the City Council in Ordinance form, referred to a Recommending Committee where the public can have additional input, and then go back to the City Council for final approval.

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ACTION

(8:46 – 8:58) 2 - 2690

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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 8:58 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



CHRIS GLORE, SENIOR PLANNER

/lo