

**Agenda**

*City of Las Vegas*

**PLANNING COMMISSION MEETING**

**MARCH 9, 2000**

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

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

Page 1

**COMMISSIONERS**

**MICHAEL BUCKLEY, CHAIRMAN**  
**CRAIG GALATI, VICE CHAIRMAN**  
**HANK GORDON**  
**MARILYN MORAN**  
**STEPHEN QUINN**  
**RICHARD W. TRUESDELL**  
**BYRON GOYNES**

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 February 10, 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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<http://www.ci.las-vegas.nv.us>

Page 2

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

### PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

# Agenda

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## PLANNING COMMISSION MEETING

MARCH 9, 2000

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

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

Page 3

### A. CONSENT ITEMS:

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

- A-1. ABEYANCE - TM-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-2. TM-0008-00 - ANN ROAD-U.S. 95 COMMERCIAL PARK (A COMMERCIAL SUBDIVISION) - REED 1985 TRUST, ET AL - Request for a Tentative Map on property located on the southwest corner of Ann Road and U.S. 95, R-E (Residence Estates) and C-2 (General Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Size: 8.19 Acres, No. of Lots: 1, Ward 6 (Mack).
- A-3. FM-0010-00 - CHEYENNE HUALAPAI UNIT 10 - PERMA-BILT HOMES - Request for a Final Map on property located on the northeast corner of Gowan Road and Shadow Peak Street, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], under Resolution of Intent to PD (Planned Development), Size: 12.73 Acres, No. of Lots: 65, Ward 4 (Brown).
- A-4. FM-0011-00 - WASHINGTON DEVELOPMENT UNIT 2 - WASHINGTON DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Final Map on property located on the south side of Washington Avenue, approximately 903 feet west of Marion Drive, R-MHP (Residential Mobile Home Park) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Size: 13.58 Acres, No. of Lots: 81, Ward 3 (Reese).
- A-5. RM-0001-00 - LOTS 3, 4 & 5, BLOCK 19 OF H.F.M.&M. ADDITION TO THE CITY OF LAS VEGAS - PENTECOSTAL CHURCH OF GOD IN CHRIST, INC. - Request for a Reversionary Map on properties located at 604, 610 and 614 Jefferson Avenue, R-3 (Medium Density Residential) Zone, Size: 0.48 Acres, No. of Lots: 1, Ward 5 (Weekly).
- A-6. A-0002-00(A) - MICHAEL C. BEEBE, LINDA G. ZEIMET AND JAMES D. ZEIMET - Petition to annex property generally located on the northeast corner of El Campo Grande Avenue and Bronco Street, Assessor's Parcel Number 125-26-707-003 containing approximately 0.8 acres of land, Ward 6 (Mack).

# Agenda

City of Las Vegas

## PLANNING COMMISSION MEETING

MARCH 9, 2000

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 4

### B. PUBLIC HEARING ITEMS:

- B-1.** ABEYANCE - Z-76-98(11) - KOLOB, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 20,800 SQUARE FOOT RETAIL CENTER (CENTENNIAL-EL CAPITAN COMMERCIAL CENTER), T-C (Town Center) Zone, Size: 5.05 Acres, Ward 6 (Mack), APN: 125-20-801-002.
- B-2.** ABEYANCE - U-149-99 - KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 6,400 SQUARE FOOT SUPPER CLUB, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002.
- B-3.** ABEYANCE - U-152-99 - KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR GAS SALES IN CONJUNCTION WITH A PROPOSED 4,000 SQUARE FOOT CONVENIENCE STORE, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002.
- B-4.** ABEYANCE - U-153-99 - KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 1,000 SQUARE FOOT AUTOMATED CAR WASH FACILITY, T-C (Town Center) Zone, Ward 6 (Mack) APN: 125-20-801-002.
- B-5.** ABEYANCE - U-154-99 - KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 2,800 SQUARE FOOT MINOR AUTO REPAIR GARAGE (AUTO LUBE), T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002.
- B-6.** ABEYANCE - U-155-99 - KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 3,200 SQUARE FOOT AND 3,400 SQUARE FOOT RESTAURANTS WITH DRIVE-THRU'S, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002.
- B-7.** ABEYANCE - U-156-99 - KOLOB, LIMITED LIABILITY COMPANY - Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A 4,000 SQUARE FOOT CONVENIENCE STORE, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002.

**Agenda** *City of Las Vegas*  
**PLANNING COMMISSION MEETING**  
**MARCH 9, 2000**  
Council Chambers 400 Stewart Avenue  
Phone 229-6301 TDD 386-9108 <http://www.ci.las-vegas.nv.us>  
Page 5

- B-8.** ABEYANCE - Z-83-99 - GREATER PHILADELPHIA CHURCH, INC. - Request for a Rezoning on properties located at 1200 D Street and 315 & 317 West Monroe Avenue, From: R-4 (High Density Residential) To: C-V (Civic), PROPOSED USE: 3,453 SQUARE FOOT ADDITION TO AN EXISTING 1,640 SQUARE FOOT CHURCH (GREATER PHILADELPHIA CHURCH) AND OFF-SITE PARKING, Size: 0.50 Acres, Ward 5 (Weekly), APN's: 139-27-211-002, 139-27-111-079 and 080.
- B-9.** ABEYANCE - 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-10.** ABEYANCE - U-0150-99 - COLLEGE PARK REALTY COMPANY ON BEHALF OF WORLD PREMIER INVESTMENTS, INC. - Request for a Special Use Permit on property located on the southwest corner of Owens Avenue and Pecos Road FOR THE SALE OF GASOLINE AND THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-25-501-001.
- B-11.** ABEYANCE - U-0151-99 - COLLEGE PARK REALTY COMPANY ON BEHALF OF WORLD PREMIER INVESTMENTS, INC. - Request for a Special Use Permit on property located on the southwest corner of Owens Avenue and Pecos Road TO ALLOW THE OFF-PREMISE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED DRUG STORE (SAV-ON), C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-25-501-001.
- B-12.** Z-0122-97(2), Z-0158-94(3) AND Z-0117-94(4) - THE GATES LIMITED LIABILITY COMPANY - Request for a Review of Condition of Approval Number 3 to allow front setbacks for side entry garage houses to be 14 feet where 20 feet is required on property located on the north side of Severance Lane, between Decatur Boulevard and Jones Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3, R-PD5 and R-PD7 (Residential Planned Development - 3, 5 and 7 Units per Acre), Size: 264.75 Acres, Ward 6 (Mack), APN's: 125-13-310-001 through 008; 125-13-710-001 through 010; 125-13-610-001 through 010; 125-13-210-001 through 003.
- B-13.** MSH-0001-00 - CITY OF LAS VEGAS - Request to Amend the Master Plan of Streets and Highways to realign Durango Drive between Centennial Parkway and Elkhorn Road, Ward 6 (Mack).
- B-14.** VAC-0002-00 - MOUNTAIN SPA RESIDENTIAL DEVELOPMENT - Petition to vacate excess public right-of-way generally located at the intersection of Tenaya Way and Racel Street.

# Agenda

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## PLANNING COMMISSION MEETING

MARCH 9, 2000

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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

Page 6

- B-15.** U-0011-00 - ALM CORPORATION - Request for a Special Use Permit and Site Development Plan Review on property located on the northeast corner of Grand Teton Drive and Durango Drive TO ALLOW A PROPOSED 6,670 SQUARE FOOT TAVERN IN CONJUNCTION WITH A RESTAURANT, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack), APN: 125-09-401-006.
- B-16.** U-0013-00 - PLAZA PROPERTIES ON BEHALF OF ORCHARD STREET, INC. - Request for a Special Use Permit on property located at 9436 West Lake Mead Boulevard, Suite 8 FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED GROCERY STORE, P-C (Planned Community) Zone, Ward 4 (Brown), APN: 138-18-821-006.
- B-17.** U-0014-00 - JAMES J. HAAS ON BEHALF OF NEW IMAGE CORPORATION - Request for a Special Use Permit and a Site Development Plan Review on property located at 946 East Sahara Avenue FOR A PROPOSED WEDDING CHAPEL, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 162-03-801-114.
- B-18.** U-0015-00 - BONANZA MINI-STORAGE ON BEHALF OF PACIFIC BELL WIRELESS - Request for a Special Use Permit on property located at 2210 West Bonanza Road FOR A PROPOSED 60 FOOT HIGH COMMUNICATION TOWER, C-1 (Limited Commercial) and R-1 (Single Family Residential) Zones, Ward 5 (Weekly), APN: 139-29-704-027.
- B-19.** Z-0100-64(174) - CITY OF LAS VEGAS REDEVELOPMENT AGENCY ON BEHALF OF CITY CENTRE DEVELOPMENT CORPORATION - Request for a Site Development Plan Review on property located on the southwest corner of Fourth Street and Lewis Avenue FOR A PROPOSED THREE TIER PARKING GARAGE AND A SIX-STORY 111,495 SQUARE FOOT OFFICE BUILDING, R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial, Size: 2.07 Acres, Ward 3 (Reese), APN: 139-34-301-002.
- C.** NON PUBLIC HEARING ITEMS:
- C-1.** ABEYANCE - Z-0007-61(1) - COLLEGE PARK REALTY COMPANY ON BEHALF OF WORLD PREMIER INVESTMENTS, INC. - Request for a Site Development Plan Review on property located on the southwest corner of Owens Avenue and Pecos Road FOR A PROPOSED 29,647 SQUARE FOOT RETAIL SHOPPING CENTER, C-1 (Limited Commercial) Zone, Size: 4.35 Acres, Ward 3 (Reese), APN: 139-25-501-001.

# Agenda

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## PLANNING COMMISSION MEETING

**MARCH 9, 2000**

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

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

Page 7

- C-2. **SD-0005-00 - HIPOLITO ANAYA** - Request for a Site Development Plan Review on property located at 2551 East Bonanza Road FOR A PROPOSED 27 FOOT HIGH STORAGE SILO, C-1 (Limited Commercial) Zone, Size: 8.30 Acres, Ward 3 (Reese), APN's: 139-36-111-017 and 018.
- C-3. **SD-0006-00 - LOLATTE 1993 TRUST ON BEHALF OF B & B CONSULTANTS OF NEVADA, INC.** - Request for a Site Development Plan Review on property located approximately 300 feet south of the intersection of Rancho Drive and Michael Way FOR A PROPOSED 1,407 SQUARE FOOT SONIC DRIVE-IN RESTAURANT, C-2 (General Commercial) Zone, Size: 1.69 Acres, Ward 6 (Mack), APN: 138-12-801-001.
- C-4. **SD-0007-00 - ROBERT AND ADA COHEN ON BEHALF OF AFFLECK ENTERPRISES** - Request for a Site Development Plan Review on property located at 124 North Eighth Street FOR A PROPOSED PARKING LOT ADDITION, C-2 (General Commercial) Zone, Size: 0.16 Acres, Ward 5 (Weekly), APN: 139-34-612-034.
- C-5. **Z-0139-88(38) - PECCOLE RANCH PARTNERSHIP** - Request for a Site Development Plan Review on property on the southeast corner of Charleston Boulevard and Apple Drive FOR A PROPOSED TWO-STORY, 35,700 SQUARE FOOT MEDICAL CLINIC/OFFICE BUILDING, C-1 (Limited Commercial) Zone, Size: 2.66 Acres, Ward 2 (L. B. McDonald) APN: 163-06-510-002.
- C-6. **Z-0017-90(33) - WILLIAM AND WANDA PECCOLE FAMILY, LIMITED PARTNERSHIP PECCOLE 1982 TRUST** - Request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, approximately 700 feet east of Hualapai Way FOR TWO PROPOSED RETAIL BUILDINGS TOTALING 9,000 SQUARE FEET, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 17.34 Acres, Ward 2 (L. B. McDonald), APN: 163-06-111-008.
- C-7. **Z-0078-99(1) - PKL, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review on properties located at 544 East Sahara Avenue and 2314 and 2320 South Sixth Street FOR A PROPOSED 4,100 SQUARE FOOT AUTO PARTS-STORE (AUTO ZONE), P-R (Professional Office and Parking) and R-2 (Medium-Low Density Residential) Zones - Pending Zone change to C-1 (Limited Commercial), Size: 0.42 Acres, Ward 3 (Reese), APN's: 162-034-21-020 through 022.

# Agenda

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## PLANNING COMMISSION MEETING

**MARCH 9, 2000**

Council Chambers 400 Stewart Avenue

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TDD 386-9108

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

Page 8

**D. DIRECTOR'S BUSINESS:**

- D-1. TA-0013-99 - CITY OF LAS VEGAS** - Discussion and possible recommendation to amend title 19A.08 to add Section 19A.08.070 - Development Impact Notice and Assessment (DINA), and to include all requirements related thereto.
- D-2. TA-0002-00 - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19A.04, Table 2 - Land Use Tables, to add Auto Parts (Accessory Installation) as a Conditional Use Permit in the C-1 (Limited Commercial) Zoning District, and to amend Title 19A.04.040, Conditional Uses to add C-1 (Limited Commercial) to the allowable zoning districts for this conditional use.
- D-3. TA-0003-00 - CITY OF LAS VEGAS** - Discussion and possible recommendation to amend Title 19A.04.040, Conditional Uses - Auto Smog Check Facility to repeal the ability to conduct this use without having an enclosed structure.

**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

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

Michael Buckley - Chairman  
Craig Galati - Vice Chairman  
Byron Goynes – Arrived 5:51 P.M.  
Marilyn Moran  
Stephen Quinn – Arrived 5:49 P.M.  
Richard Truesdell

EXCUSED:

Hank Gordon

STAFF PRESENT:

Tim Chow - Planning & Development Dept.  
Bob Genzer - Planning & Development Dept.  
Andrew Reed - Planning & Development Dept.  
Joel McCulloch - Planning & Development Dept.  
Deidra Kloberdanz - Planning & Development Dept.  
Chris Dingell – Planning & Development Dept.  
Bart Anderson - Public Works  
Rick Schroder - Public Works  
Steve George - City Attorney's Office  
Linda Owens - City Clerk's Office

Andrew Reed, Planning and Development Department, called the Briefing to order at 5:38 P.M.

Item Nos. B-1 through B-7:

Mr. Reed commenced the Briefing by saying these items involve one applicant, who has requested they be held in abeyance until the April 13, 2000 meeting in order to work with the surrounding property owners.

Item No. B-9, U-0151-98(1):

Mr. Reed said there have been concerns raised about the service calls that Metro has received in this area. Staff is continuing to work with Metro to see which calls are directly tied to this business. There may be a person from Metro to attend the March 23, 2000 meeting.

Item No. B-14, VAC-0002-00:

Bart Anderson, Public Works, advised that staff spoke with the applicant's representative this afternoon. They should be at this meeting on time, but if not, they would like to have this item trailed until they arrive.

Item No. B-15, U-0011-00:

Mr. Reed announced that the applicant has requested this item be held in abeyance in order to continue to work with the surrounding property owners. The applicant requested this item be heard at the March 23, 2000 meeting, but staff called them to advise they would not have enough time to review the revisions. The applicant agreed to have this item held to the April 13, 2000 meeting.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. B-19, Z-0100-64(174):

Chairman Buckley said there are plans for a Lewis Avenue corridor. He wondered if staff has any information about it, aesthetics, etc.

Tim Chow, Planning and Development, responded that most of the frontage on Lewis Avenue is for parking. The City will own the footprint. Staff had hoped the frontage would be more pedestrian oriented than what is being planned.

Bob Genzer, Planning and Development, added that at the City Council meeting of March 15, 2000 there is a contract on the agenda to go into a schematic design phase for the urban planning and landscaping architectural design for that corridor.

Item No. C-7, Z-0078-99(1):

Mr. Reed said the applicant requested this item be held in abeyance to the April 13, 2000 meeting.

Item Nos. D-1 through D-13:

Mr. Reed said these items should be brought forward and heard after the Consent items.

Mr. Reed adjourned the Briefing at 5:53 P.M.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

## AGENDA & MINUTES

Page 3

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**6:00 PM**

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

**CALL TO ORDER:**

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

**ROLL CALL:**

Michael Buckley - Chairman	Present
Craig Galati - Vice Chairman	Present
Hank Gordon	Excused
Byron Goynes	Present
Marilyn Moran	Present
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 February 10, 2000 Planning Commission Meeting.

CHAIRMAN BUCKLEY called the meeting to order at 6:03 P.M.

**STAFF PRESENT:**

Tim Chow, Director,  
Planning and Development Department  
Bob Genzer, Deputy Director,  
Planning and Development Department  
Andrew Reed, Senior Planner,  
Planning and Development Department  
Deidra Kloberdanz, Planner I,  
Planning and Development Department  
Chris Dingell, Planner I,  
Planning and Development Department  
Bart Anderson, Project Engineer,  
Public Works  
Rick Schroder, Engineer,  
Public Works  
Steve George, Deputy City Attorney,  
City Attorney's Office  
Linda Owens, Deputy City Clerk,  
City Clerk's Office

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

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

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

## AGENDA & MINUTES

Page 4

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ACTIONS:

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

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

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 noted 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.

# PLANNING COMMISSION

MEETING OF  
MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 5

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
<p><b>A.</b>            <u>CONSENT ITEMS:</u></p> <p>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.</p>	<p>CHAIRMAN BUCKLEY announced the Consent items may be enacted by one motion or discussed if a Commission Member or Applicant so desires.</p>
<p><b>A-1.</b>            <u>ABEYANCE - TM-0006-00 - BUFFALO/95 (DAVIS) (A COMMERCIAL SUBDIVISION) - ROME 95 LIMITED PARTNERSHIP</u></p> <p>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).</p> <p><u>STAFF RECOMMENDATION:</u> APPROVAL, subject to:</p> <ol style="list-style-type: none"><li>1. This map shall show the Nevada Department of Transportation Controlled Access limits prior to recordation, as required by the Department of Public Works.</li><li>2. A master streetlight plan for all public streets adjacent to this site shall be submitted to and approved by the City of Las Vegas prior to or concurrent with the submittal of any construction drawings as required by the Department of Public Works.</li><li>3. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.</li></ol>	<p><b>Galati – APPROVED ITEM NOS. A-1 THROUGH A-6, SUBJECT TO STAFF'S CONDITIONS.</b></p> <p><b>Unanimous</b> <b>(Gordon excused)</b></p> <p>CHAIRMAN BUCKLEY stated this is a Consent item.</p> <p><b>This is final action.</b></p> <p>(6:10 – 6:12) 1 - 230</p>

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

## AGENDA & MINUTES

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

4. Site development to comply with all applicable conditions of approval for Z-74-99, recent Site Development Plan Review Z-74-99(1), and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

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

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

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

# PLANNING COMMISSION

MEETING OF  
MARCH 9, 2000

*City of Las Vegas*

## AGENDA & MINUTES

Page 7

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

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

APPROVED

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

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 8

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

TM-0008-00 - ANN ROAD-U.S. 95  
COMMERCIAL PARK (A COMMERCIAL  
SUBDIVISION) - REED 1985 TRUST, ET AL

Request for a Tentative Map on property located on the southwest corner of Ann Road and U.S. 95, R-E (Residence Estates) and C-2 (General Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Size: 8.19 Acres, No. of Lots: 1, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. 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.

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

3. In accordance with the intent of a commercial subdivision, all parcels shall have perpetual common access to all driveways connecting this commercial subdivision to the abutting common use corridor, and a note to this effect shall appear on the Final Map as required by the Department of Public Works.

Galati –  
APPROVED ITEM NOS. A-1 THROUGH A-6, SUBJECT TO  
STAFF'S CONDITIONS.

Unanimous  
(Gordon excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

**This is final action.**

(6:10 – 6:12) 1 - 230

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 9

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-0008-00 - ANN ROAD-U.S. 95  
COMMERCIAL PARK (A COMMERCIAL  
SUBDIVISION) - REED 1985 TRUST, ET AL

APPROVED

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

5. Site development to comply with all applicable conditions of approval for Z-88-86, Z-97-96, the approved Traffic Impact Analysis, and all subsequent site-related actions.

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

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

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

## AGENDA & MINUTES

Page 10

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-0008-00 - ANN ROAD-U.S. 95  
COMMERCIAL PARK (A COMMERCIAL  
SUBDIVISION) - REED 1985 TRUST, ET AL

APPROVED

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 12

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-0010-00 - CHEYENNE HUALAPAI UNIT 10  
- PERMA-BILT HOMES

APPROVED

6. 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.

7. The Final Map (FM-0010-00) shall be in conformance with the approved Tentative Map (TM-53-99).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

## AGENDA & MINUTES

Page 13

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

FM-0011-00 - WASHINGTON DEVELOPMENT  
UNIT 2 - WASHINGTON DEVELOPMENT,  
LIMITED LIABILITY COMPANY

Request for a Final Map on property located on the south side of Washington Avenue, approximately 903 feet west of Marion Drive, R-MHP (Residential Mobile Home Park) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Size: 13.58 Acres, No. of Lots: 81, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. 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.

2. Site development to comply with all previous conditions of approval for the Washington Development Tentative Map.

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

4. Final Maps shall be in conformance with the approved Tentative Map.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Galati –  
APPROVED ITEM NOS. A-1 THROUGH A-6, SUBJECT TO  
STAFF'S CONDITIONS.

Unanimous  
(Gordon excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:10 – 6:12) 1 - 230

PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 14

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

RM-0001-00 - LOTS 3, 4 & 5, BLOCK 19 OF H.F.M. & M. ADDITION TO THE CITY OF LAS VEGAS - PENTECOSTAL CHURCH OF GOD IN CHRIST, INC.

Request for a Reversionary Map on properties located at 604, 610 and 614 Jefferson Avenue, R-3 (Medium Density Residential) Zone, Size: 0.48 Acres, No. of Lots: 1, Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Reversionary Map (RM-0001-00) shall record prior to the issuance of any building permits.

2. Comply with all applicable conditions of approval for the related Special Use Permit (U-57-99) as required by the Public Works Department and the Planning and Development Department.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Galati –  
APPROVED ITEM NOS. A-1 THROUGH A-6, SUBJECT TO  
STAFF'S CONDITIONS.

Unanimous  
(Gordon excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

**This is final action.**

(6:10 – 6:12) 1 - 230

PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 15

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

A-0002-00(A) - MICHAEL C. BEEBE, LINDA G. ZEIMET AND JAMES D. ZEIMET

Petition to annex property generally located on the northeast corner of El Campo Grande Avenue and Bronco Street, Assessor's Parcel Number 125-26-707-003 containing approximately 0.8 acres of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Galati –

**APPROVED ITEM NOS. A-1 THROUGH A-6, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(Gordon excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

(6:10 – 6:12) 1 - 230

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 16

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**B.**

**PUBLIC HEARING ITEMS:**

**B-1.**

**ABEYANCE - Z-76-98(11) - KOLOB, LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 20,800 SQUARE FOOT RETAIL CENTER (CENTENNIAL-EL CAPITAN COMMERCIAL CENTER), T-C (Town Center) Zone, Size: 5.05 Acres, Ward 6 (Mack), APN: 125-20-801-002.

**ON MARCH 7<sup>TH</sup>, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE APRIL 13<sup>TH</sup> PLANNING COMMISSION MEETING IN ORDER TO CONTINUE TO WORK WITH THE ADJACENT PROPERTY OWNERS TO ADDRESS CONCERNS REGARDING THE SITE PLAN.**

**Galati –**

**ABEYANCE ITEM NOS. B-1 THROUGH B-7 TO THE 4/13/2000 PLANNING COMMISSION MEETING.**

**Unanimous**

**(Gordon excused)**

CHAIRMAN BUCKLEY stated the applicant has requested these items be held in abeyance to the 4/13/2000 meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred that the applicant would like to have these items held in abeyance to the 4/13/2000 meeting to continue to work with the adjacent property owners to address concerns regarding the site plan.

**To be heard by the Planning Commission on 4/13/2000.**

(6:04 – 6:05) 1 - 65

PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

City of Las Vegas

AGENDA & MINUTES

Page 17

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-2.

ABEYANCE - U-149-99 - KOLOB, LIMITED  
LIABILITY COMPANY

Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 6,400 SQUARE FOOT SUPPER CLUB, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002.

ON MARCH 7<sup>TH</sup>, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE APRIL 13<sup>TH</sup> PLANNING COMMISSION MEETING IN ORDER TO CONTINUE TO WORK WITH THE ADJACENT PROPERTY OWNERS TO ADDRESS CONCERNS REGARDING THE SITE PLAN.

Galati -

**ABEYANCE ITEM NOS. B-1 THROUGH B-7 TO THE 4/13/2000 PLANNING COMMISSION MEETING.**

**Unanimous**

**(Gordon excused)**

CHAIRMAN BUCKLEY stated the applicant has requested these items be held in abeyance to the 4/13/2000 meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred that the applicant would like to have these items held in abeyance to the 4/13/2000 meeting to continue to work with the adjacent property owners to address concerns regarding the site plan.

To be heard by the Planning Commission on 4/13/2000.

(6:04 - 6:05) 1 - 65

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 18

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-3.

ABEYANCE - U-152-99 - KOLOB, LIMITED  
LIABILITY COMPANY

Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR GAS SALES IN CONJUNCTION WITH A PROPOSED 4,000 SQUARE FOOT CONVENIENCE STORE, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002.

**ON MARCH 7<sup>TH</sup>, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE APRIL 13<sup>TH</sup> PLANNING COMMISSION MEETING IN ORDER TO CONTINUE TO WORK WITH THE ADJACENT PROPERTY OWNERS TO ADDRESS CONCERNS REGARDING THE SITE PLAN.**

Galati -

**ABEYANCE ITEM NOS. B-1 THROUGH B-7 TO THE 4/13/2000 PLANNING COMMISSION MEETING.**

**Unanimous**

**(Gordon excused)**

CHAIRMAN BUCKLEY stated the applicant has requested these items be held in abeyance to the 4/13/2000 meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred that the applicant would like to have these items held in abeyance to the 4/13/2000 meeting to continue to work with the adjacent property owners to address concerns regarding the site plan.

To be heard by the Planning Commission on 4/13/2000.

(6:04 - 6:05) 1 - 65

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 19

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-4.

ABEYANCE - U-153-99 - KOLOB, LIMITED  
LIABILITY COMPANY

Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 1,000 SQUARE FOOT AUTOMATED CAR WASH FACILITY, T-C (Town Center) Zone, Ward 6 (Mack) APN: 125-20-801-002.

**ON MARCH 7<sup>TH</sup>, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE APRIL 13<sup>TH</sup> PLANNING COMMISSION MEETING IN ORDER TO CONTINUE TO WORK WITH THE ADJACENT PROPERTY OWNERS TO ADDRESS CONCERNS REGARDING THE SITE PLAN.**

Galati -

**ABEYANCE ITEM NOS. B-1 THROUGH B-7 TO THE 4/13/2000 PLANNING COMMISSION MEETING.**

**Unanimous**

**(Gordon excused)**

CHAIRMAN BUCKLEY stated the applicant has requested these items be held in abeyance to the 4/13/2000 meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred that the applicant would like to have these items held in abeyance to the 4/13/2000 meeting to continue to work with the adjacent property owners to address concerns regarding the site plan.

To be heard by the Planning Commission on 4/13/2000.

(6:04 - 6:05) 1 - 65

# PLANNING COMMISSION

MEETING OF  
MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 19-A

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-5.

ABEYANCE - U-154-99 - KOLOB, LIMITED  
LIABILITY COMPANY

Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 2,800 SQUARE FOOT MINOR AUTO REPAIR GARAGE (AUTO LUBE), T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002.

Galati -

**ABEYANCE ITEM NOS. B-1 THROUGH B-7 TO THE  
4/13/2000 PLANNING COMMISSION MEETING.**

**Unanimous**

**(Gordon excused)**

CHAIRMAN BUCKLEY stated the applicant has requested these items be held in abeyance to the 4/13/2000 meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred that the applicant would like to have these items held in abeyance to the 4/13/2000 meeting to continue to work with the adjacent property owners to address concerns regarding the site plan.

**To be heard by the Planning Commission on 4/13/2000.**

(6:04 - 6:05) 1 - 65

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 20

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-6.

ABEYANCE - U-155-99 - KOLOB, LIMITED  
LIABILITY COMPANY

Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR A PROPOSED 3,200 SQUARE FOOT AND 3,400 SQUARE FOOT RESTAURANT WITH DRIVE-THRU'S, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002.

ON MARCH 7<sup>TH</sup>, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE APRIL 13<sup>TH</sup> PLANNING COMMISSION MEETING IN ORDER TO CONTINUE TO WORK WITH THE ADJACENT PROPERTY OWNERS TO ADDRESS CONCERNS REGARDING THE SITE PLAN.

Galati -

**ABEYANCE ITEM NOS. B-1 THROUGH B-7 TO THE 4/13/2000 PLANNING COMMISSION MEETING.**

**Unanimous**

**(Gordon excused)**

CHAIRMAN BUCKLEY stated the applicant has requested these items be held in abeyance to the 4/13/2000 meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred that the applicant would like to have these items held in abeyance to the 4/13/2000 meeting to continue to work with the adjacent property owners to address concerns regarding the site plan.

To be heard by the Planning Commission on 4/13/2000.

(6:04 - 6:05) 1 - 65

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 21

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-7.

ABEYANCE - U-156-99 - KOLOB, LIMITED  
LIABILITY COMPANY

Request for a Special Use Permit on property located on the northeast corner of Centennial Parkway and El Capitan Way FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A 4,000 SQUARE FOOT CONVENIENCE STORE, T-C (Town Center) Zone, Ward 6 (Mack), APN: 125-20-801-002.

**ON MARCH 7<sup>TH</sup>, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE APRIL 13<sup>TH</sup> PLANNING COMMISSION MEETING IN ORDER TO CONTINUE TO WORK WITH THE ADJACENT PROPERTY OWNERS TO ADDRESS CONCERNS REGARDING THE SITE PLAN.**

Galati -

**ABEYANCE ITEM NOS. B-1 THROUGH B-7 TO THE 4/13/2000 PLANNING COMMISSION MEETING.**

**Unanimous**

**(Gordon excused)**

CHAIRMAN BUCKLEY stated the applicant has requested these items be held in abeyance to the 4/13/2000 meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred that the applicant would like to have these items held in abeyance to the 4/13/2000 meeting to continue to work with the adjacent property owners to address concerns regarding the site plan.

To be heard by the Planning Commission on 4/13/2000.

(6:04 - 6:05) 1 - 65

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 22

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-8.

ABEYANCE - Z-83-99 - GREATER  
PHILADELPHIA CHURCH, INC.

Request for a Rezoning on properties located at 1200 D Street and 315 & 317 West Monroe Avenue, From: R-4 (High Density Residential) To: C-V (Civic), PROPOSED USE: 3,453 SQUARE FOOT ADDITION TO AN EXISTING 1,640 SQUARE FOOT CHURCH (GREATER PHILADELPHIA CHURCH) AND OFF-SITE PARKING, Size: 0.50 Acres, Ward 5 (Weekly), APN's: 139-27-211-002, 139-27-111-079 and 080.

NOTICES MAILED 130 (1/13/00 PC Meeting)

APPROVALS 0

PROTESTS 1 (2/10/00 PC Meeting)

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Prior to the issuance of a building permit, submit to the Planning and Development Department a revised site plan depicting: a van accessible handicap space at least nine feet wide with an adjacent five foot wide access aisle and an eight foot wide access aisle, a handicap accessible space at least nine feet wide with adjacent five foot wide access aisles, a minimum driveway width of 24 feet for two-way traffic, and a paved striped parking area.
2. The church shall execute a parking agreement, satisfactory to the City Attorney, which outlines the terms and conditions of the off-site parking.
3. Additional uses, not specified in this request such as day care, require an additional public hearing to add the use.

Goynes –  
**APPROVED**, subject to staff's conditions.  
Unanimous  
(Gordon excused)

ANDREW REED, Planning and Development, stated this request is compatible with the surrounding land uses and will not have any detrimental impacts to the surrounding area. The parking area on the north side of the alley needs to be redesigned to include a van accessible space. Also, there are some minor modifications to the landscaping that need to be done. There is adequate space in the parking area to accomplish these revisions. Staff recommended approval, subject to the conditions.

WILLIE LANGFORD, 1224 West Monroe Avenue, appeared to represent the Church. He objected to providing a Traffic Impact Analysis. The streets are adequate for the traffic coming out of the parking area at the present time.

BART ANDERSON, Public Works, responded that in Condition No. 10 it allows a mutually acceptable alternative in lieu of a Traffic Impact Analysis. An alternative could include traffic control devices, upgrading traffic signals or a participation amount. That is an acceptable agreement where there are no outstanding concerns on a project, which is not the case in regard to this application. That verbiage is included in smaller sites when the only stipulation a TIA would come up with would be a participation amount, which is oftentimes only \$1,000, versus the cost of a TIA of approximately \$4,000.

CHAIRMAN BUCKLEY suggested the applicant should meet with Public Works to find out what would be required in this condition.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the City Council on 4/19/2000.

(6:24 – 6:31) 1 - 700

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 23

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-83-99 - GREATER  
PHILADELPHIA CHURCH, INC.

APPROVED

4. Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised landscape plan for the off-site parking lot that depicts: a minimum landscape planter width of eight feet adjacent to the south, east and west property lines and a minimum 15 foot wide planter adjacent to the north property line. The planters are required to consist of 24 inch box trees spaced a maximum of 30 linear feet on-center. Additionally, one 24 inch box tree is required for every six proposed parking spaces in the off-site parking area.

5. Dedicate a 20 foot radius on the northeast corner of Madison Avenue and D Street prior to the issuance of any permits as required by the Department of Public Works.

6. Construct all incomplete half-street improvements (sidewalk) on Monroe Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, construct full width alley paving adjacent to both parcels comprising this overall site concurrent with development of this site as required by the Department of Public Works.

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

8. 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 and

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 24

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-83-99 - GREATER  
PHILADELPHIA CHURCH, INC.

APPROVED

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.

9. The entry gates as proposed, if electrically operated, may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located) and the back edge of paving along the alley. If the entry gates are to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street, or alley, right-of-way before parking to manually operate the gates 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. The gates shall remain fully opened during normal church functions and gatherings.

10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 25

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-83-99 - GREATER  
PHILADELPHIA CHURCH, INC.

APPROVED

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

11. A Resolution of Intent.

12. All development shall be in conformance with the site plan and building elevations, as amended.

13. 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.

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

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

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 26

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-83-99 - GREATER  
PHILADELPHIA CHURCH, INC.

APPROVED

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.

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

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 27

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-9.

ABEYANCE - 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

STAFF RECOMMENDATION: ABEYANCE until the March 23<sup>RD</sup> Planning Commission meeting; if action is taken, Approval, subject to:

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

Galati -

**APPROVED, SUBJECT TO STAFF'S CONDITION AND ADDITIONAL CONDITION OF A TWO YEAR REVIEW.**

**Unanimous**

**(Gordon excused)**

CHAIRMAN BUCKLEY stated staff would like to have this item held in abeyance to the March 23, 2000 meeting in an effort to receive clarification from Metro regarding calls for service from the location. Metro will be sending a representative to appear at the March 23, 2000 meeting.

COMMISSIONER QUINN stated at the last meeting that he would check on the situation at this location and meet with Metro. After doing that he felt everyone's time would be wasted by putting this item in abeyance. The patrol officer and sergeant for the area said they do not have a problem with this establishment. However, the problem is a phone bank. There are signs on the coolers inside the store for single containers only. He felt the store is a first class operation.

CHAIRMAN BUCKLEY announced the item would be heard in its proper order on the agenda.

CHAIRMAN BUCKLEY recalled this item after Item No. B-8.

DEIDRA KLOBERDANZ, Planning and Development, stated the Metropolitan Police Department has responded to 58 incidents at this address in the past year. However, there was no conclusive evidence that 47 of the incidents were caused by the sale of alcohol. Staff recommended approval, subject to the condition.

TIM AYALA, 4600 Sunset Road, Henderson, Nevada, appeared to represent the applicant. There is no problem with the off-site sale of beer and wine. However, there are a lot of problems in the area. The applicant would like to have a Three Year Review.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 28

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - U-0151-98(1) - HIPOLITO  
ANAYA

COMMISSIONER QUINN said there are problems within the shopping center, but they were not caused by this establishment. He spoke with proprietors of some of the other establishments and they did not have a problem with this use.

To be heard by the City Council on 4/19/2000.

(6:05 - 6:08) 1 - 100

**PLANNING COMMISSION**

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 29

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-10.

ABEYANCE - U-0150-99 - COLLEGE PARK REALTY COMPANY ON BEHALF OF WORLD PREMIER INVESTMENTS, INC.

Request for a Special Use Permit on property located on the southwest corner of Owens Avenue and Pecos Road FOR THE SALE OF GASOLINE AND THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE, C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-25-501-001.

NOTICES MAILED 491 (Mailed with U-0151-99)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Conformance to the conditions of approval of Z-7-61(1) as required by the Planning and Development Department and the Department of Public Works.
2. All City Code requirements and design standards of all City departments must be satisfied.

Quinn –  
**APPROVED, subject to staff's conditions.**  
 Motion carried with Galati and Truesdell voting "No."  
 (Gordon excused)

ANDREW REED, Planning and Development, stated this convenience store can be operated in a manner that is compatible with the surrounding land uses. Staff recommended approval, subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared with the applicant, DAVE GARRISON, World Premier Investments, Inc., 3 Imperial Promenade, #550, Santa Ana, California. ATTORNEY AMICK said this proposal was held from the last meeting to allow the applicant to meet with the surrounding property owners. There were no objections to the center.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

NOTE: See Item Nos. B-11, U-0151-99, and C-1, Z-0007-61(1) for further discussion.

The City Council will set a date for a Public Hearing on this item at their 4/5/2000 meeting. The Public Hearing will be heard by the City Council on 4/19/2000.

(6:38 – 7:01) 1 - 1210

**PLANNING COMMISSION**

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 30

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-11.

ABEYANCE - U-0151-99 - COLLEGE PARK REALTY COMPANY ON BEHALF OF WORLD PREMIER INVESTMENTS, INC.

Request for a Special Use Permit on property located on the southwest corner of Owens Avenue and Pecos Road TO ALLOW THE OFF-PREMISE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED DRUG STORE (SAV-ON), C-1 (Limited Commercial) Zone, Ward 3 (Reese), APN: 139-25-501-001.

NOTICES MAILED 491 (Mailed with U-0150-99)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Alcohol shall not be sold from the drive-thru.
2. Conformance to the conditions of approval of Z-7-61(1) as required by the Planning and Development Department and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied.

Quinn –  
**APPROVED, subject to staff's conditions.**  
Unanimous  
(Gordon excused)

ANDREW REED, Planning and Development, stated this drug store with package liquor sales can be operated in a manner that is harmonious and compatible with the surrounding land uses. However, staff has a condition that prohibits alcohol sales from the drive-thru. Staff recommended approval, subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared with the applicant, DAVE GARRISON, World Premier Investments, Inc., 3 Imperial Promenade, #550, Santa Ana, California. ATTORNEY AMICK said this proposal was held from the last meeting to allow the applicant to meet with the surrounding property owners. There were no objections to the center.

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 TRUESDELL was concerned that there will be two packaged liquor sales and two gaming operations in this proposal.

NOTE: See Item Nos. B-10, U-0150-99, and C-1, Z-0007-61(1) for further discussion.

**The City Council will set a date for a Public Hearing on this item at their 4/5/2000 meeting. The Public Hearing will be heard by the City Council on 4/19/2000.**

(6:38 – 7:01) 1 - 1210

PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

City of Las Vegas

AGENDA & MINUTES

Page 31

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-12.

Z-0122-97(2), Z-0158-94(3) AND Z-0117-94(4) -  
THE GATES LIMITED LIABILITY COMPANY

Request for a Review of Condition of Approval Number 3 to allow front setbacks for side entry garage houses to be 14 feet where 20 feet is required on property located on the north side of Severance Lane, between Decatur Boulevard and Jones Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3, R-PD5 and R-PD7 (Residential Planned Development - 3, 5 and 7 Units per Acre), Size: 264.75 Acres, Ward 6 (Mack), APN's: 125-13-310-001 through 008; 125-13-710-001 through 010; 125-13-610-001 through 010; 125-13-210-001 through 003.

NOTICES MAILED 174

APPROVALS 0

PROTESTS 1

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. *Condition 3 should read:* The R-PD2 (Residential Planned Development – 2 Units Per acre) portion of the site shall follow R-D (Single Family Residence-Restricted) setback standards. The setbacks shall be 20 feet in the front, 15 feet in the rear and 5 feet on each side for the R-PD3 (Residential Planned Development – 3 Units Per Acre) and R-PD5 (Residential Planned Development – 5 Units Per Acre) portions of the site. *Front setbacks may be 14 feet for side entry garages only in Lynbrook Units 2A, 2B and 2C.* The R-PD7 (Residential Planned Development – 7 Units Per Acre) portions of the site shall have setbacks of 20 feet in the front, 10 feet in the rear, and 5 feet on each side. All corner lots shall have a side setback of 10 feet on the corner side. All required 20,000 square foot lots shall follow R-E (Residence Estates) setbacks.

Goynes –

**APPROVED, subject to staff's conditions.**

**Motion carried with Buckley abstaining because the applicant is a client of his law firm.**

**(Gordon excused)**

DEIDRA KLOBERDANZ, Planning and Development, stated the applicant has indicated the reduced setbacks will comprise 50% of the lots in Units 2-A, 2-B and 2-C of the Lynbrook development. That change will not affect properties outside of Lynbrook because these units are located on the interior of the development. It will not compromise safety because the driveways into the side entry garages are 18 feet in length. Staff recommended approval, subject to the conditions.

STEVE YOUNGBERG, Pentacore Engineering, Inc., 6763 West Charleston Boulevard, appeared to represent the applicant. He concurred with staff's conditions. The lots are being sold to various builders. Pulte Homes is buying the lots in Units 2-A, 2-B and 2-C and would like to introduce a fourth product, which is the side entry garage.

VICE CHAIRMAN GALATI declared the Public Hearing open.

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

VICE CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on 4/19/2000.**

(7:01 – 7:04) 1 - 2090

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 32

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0122-97(2), Z-0158-94(3) AND Z-0117-94(4) -  
THE GATES LIMITED LIABILITY COMPANY

APPROVED

2. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor as required by the Department of Public Works.

3. Site Development to comply with all applicable conditions of approval for the Lynbrook subdivision, Zoning Reclassifications Z-122-97, Z-158-94 and Z-117-94 and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 33

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-13.

MSH-0001-00 - CITY OF LAS VEGAS

Request to Amend the Master Plan of Streets and Highways to realign Durango Drive between Centennial Parkway and Elkhorn Road, Ward 6 (Mack).

NOTICES MAILED 286

APPROVALS 1

PROTESTS 0

CONCERNS 1

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements shall be required at the discretion of the Traffic Engineer as required by the Department of Public Works.

2. 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 of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

Galati –

**APPROVED, subject to staff's conditions.**

**Unanimous**

**(Gordon excused)**

DEIDRA KLOBERDANZ, Planning and Development, stated this realigned roadway is intended to fulfill the requirement of the Federal Highway Administration to have a loop road system around the Town Center to provide local access to all four quadrants of the Town Center. It will direct Durango Drive in a curved path northeast from Centennial Parkway to a point 1,028 feet east of the El Capitan Way alignment. The realignment of Durango Drive south of Centennial Parkway was recently approved. That will serve as a main route around the central portion of the Town Center. In contrast, the portion of Durango Drive on this agenda will be designed to serve the local area of Town Center and provide an alternative route through the Town Center area. The realignment of Durango Drive will eliminate the reduction of commercial traffic into the nearby Timberlake residential subdivision. Staff recommended approval, subject to the conditions.

BART ANDERSON, Public Works, said the City is making this request because the Special Improvement District of the Department of Public Works is designing this road and the various utility companies are looking to extend their lines to service this area and they need to have a legal path. The SID is coming on line fairly quickly. This is the last remaining quadrant of Town Center where the loop road alignment hasn't been set. Staff has been working with the property owners in the area. There is a single owner of much of what this passes through.

There are two design goals:

7. To meet the Federal Highway's requirement to have a loop road; and,
8. To redirect the traffic away from the existing residential subdivision.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 34

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

MSH-0001-00 - CITY OF LAS VEGAS

CHAIRMAN BUCKLEY declared the Public Hearing open.

JIM TUCKER, 2261 Nordica Court, appeared as a concerned property owner who owns 10 acres where the road is being diverted. No one has contacted him in regard to this realignment so he was unaware of the issues. He has easements on his property, so this realignment is going to reduce the size of his property.

MR. ANDERSON said there is a Vacation application to eliminate the easements in question. The street alignments will not be coming out of his property as indicated. Mr. Tucker will not be losing any property.

EVA PAULUSSEN, 8208 Fawn Brook Court, appeared in favor. She was concerned about the final alignment from the old Durango to the new Durango.

MR. ANDERSON responded that the final alignment has not been completely decided. It is desired that the old Durango will be reduced to a minor residential street and then curve and tie into, at a 90 degree angle, the realigned street so the non-residential traffic is diverted on the main street and only the people who have some desire to go into this residential area will make use of the minor residential street that ties in. The exact location of the tie-in is still being adjusted.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

**The City Council will set a date for a Public Hearing on this item at their 4/5/2000 meeting. The Public Hearing will be heard by the City Council on 4/19/2000.**

(7:04 – 7:13) 1 - 2240

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 35

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

<p>B-14.</p>	<p>VAC-0002-00 - MOUNTAIN SPA <u>RESIDENTIAL DEVELOPMENT</u></p> <p>Petition to vacate excess public right-of-way generally located at the intersection of Tenaya Way and Racel Street.</p> <p><u>NOTICES MAILED</u> 1</p> <p><u>APPROVALS</u> 0</p> <p><u>PROTESTS</u> 0</p> <p><u>STAFF RECOMMENDATION:</u> APPROVAL, subject to:</p> <ol style="list-style-type: none"> <li>1. This Vacation application shall apply only to such excess right-of-way located outside a 70 foot radius as required by the Department of Public Works.</li> <li>2. All 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.</li> <li>3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 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.</li> </ol>	<p>Quinn – <b>APPROVED</b>, subject to staff's conditions. Motion carried with Buckley abstaining from voting because a client of his law firm is involved with this project. (Gordon excused)</p> <p>DEIDRA KLOBERDANZ, Planning and Development, stated that Tenaya Way currently turns westward into Racel Street and does not continue northward. There is excess right-of-way at this intersection and the right-of-way outside the proposed curve is not needed. Staff recommended approval, subject to the conditions.</p> <p>SAMUEL WYATT, Pentacore Engineering, 6763 West Charleston Boulevard, appeared to represent the applicant. He concurred with staff's conditions.</p> <p>VICE CHAIRMAN GALATI declared the Public Hearing open.</p> <p>There was no one present wishing to speak on this item.</p> <p>VICE CHAIRMAN GALATI declared the Public Hearing closed.</p> <p><b>The City Council will set a date for a Public Hearing on this item at their 4/5/2000 meeting. The Public Hearing will be heard by the City Council on 4/19/2000.</b></p> <p>(7:13 – 7:15) 1 - 2680</p>
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# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 36

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VAC-0002-00 - MOUNTAIN SPA  
RESIDENTIAL DEVELOPMENT

APPROVED

4. Development of these sites shall comply with all applicable conditions of approval for the Mountain Spa Master Planned Subdivision and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.

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

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

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

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 38

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-16.

U-0013-00 - PLAZA PROPERTIES ON BEHALF OF ORCHARD STREET, INC.

Request for a Special Use Permit on property located at 9436 West Lake Mead Boulevard, Suite 8, FOR THE OFF-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH A PROPOSED GROCERY STORE, P-C (Planned Community) Zone, Ward 4 (Brown), APN: 138-18-821-006.

NOTICES MAILED 476

APPROVALS 0

PROTESTS 3

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 the conditions of approval for Rezoning Z-44-87 and Site Development Plan Review SC-1-99.
4. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
5. All City Code requirements and all City departments' design standards shall be met.

Galati -

**APPROVED, subject to staff's conditions.**

**Motion carried with Goynes not voting.**

**(Gordon excused)**

DEIDRA KLOBERDANZ, Planning and Development, stated this will be a 3,780 square foot market. The shopping center where the market is located has already been approved and is currently under construction. The Code requires that the sale of off-premise packaged liquor to be a minimum of 400 feet from a church, synagogue, school, child care facility licensed for more children or a City park. No protected use has been identified within 400 feet of this proposal. The sale of off-premise beer and wine is common with stores that sell grocery products. Staff recommended approval, subject to the conditions.

BUZZ HORDEN, Plaza Properties, 3311 South Rainbow Boulevard, #225, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

**The City Council will set a date for a Public Hearing on this item at their 4/5/2000 meeting. The Public Hearing will be heard by the City Council on 4/19/2000.**

(7:15 - 7:18) 1 - 2780

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 40

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-0014-00 - JAMES J. HAAS ON BEHALF OF  
NEW IMAGE CORPORATION

5. 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.

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

ELVIN CRAMER, Architect, 1818 Industrial Road, No. 107, appeared to represent the applicant. They meet the parking requirements. Staff advised they could have six stalls and one handicapped stall for the wedding chapel. Over half of the customers come from overseas and stay in the hotels.

BART ANDERSON, Public Works, added that if there is any broken curb or sidewalk in front of the site it would have to be repaired.

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 GOYNES commented that Ms. Williams has been in the wedding business a long time and this will be a great improvement for the area.

COMMISSIONER GALATI also felt this would be an improvement for the area. He thought the three parking stalls in the front should be eliminated and that area used for dropping off persons. They do not intend to have cars permanently parked there.

CHAIRMAN BUCKLEY noted that his father-in-law owns two dental office buildings on the farthest street to the west at the border of the notification zone. However, that would not affect his judgment of this application.

DEPUTY CITY ATTORNEY STEVE GEORGE added that he has reviewed those sites in relationship to the applicant's site and does not feel it poses a conflict.

MR. CRAMER accepted the additional condition.

**The City Council will set a date for a Public Hearing on this item at their 4/5/2000 meeting. The Public Hearing will be heard by the City Council on 4/19/2000.**

(7:18 – 7:27) 1 - 2890

PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 41

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-18.

U-0015-00 - BONANZA MINI-STORAGE ON BEHALF OF PACIFIC BELL WIRELESS

Request for a Special Use Permit on property located at 2210 West Bonanza Road FOR A PROPOSED 60 FOOT HIGH COMMUNICATION TOWER, C-1 (Limited Commercial) and R-1 (Single Family Residential) Zones, Ward 5 (Weekly), APN: 139-29-704-027.

NOTICES MAILED 154

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All development shall be in conformance with the site plan and building elevations.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

Galati –

**APPROVED, subject to staff's conditions.**

**Motion carried with Quinn voting "No" and Goynes and Moran not voting.**

**(Gordon excused)**

DEIDRA KLOBERDANZ, Planning and Development, stated this tower complies with the setbacks and adjacency standards of a commercial zoning district. It will be located within an existing mini storage facility. The monopole will be approximately 60 feet in height and will be partially screened by the existing buildings on the site. Staff recommended approval, subject to the conditions.

BRIAN MILDER, Pacific Bell Wireless, 1211 Town Center Drive, #100, appeared to represent the application. This site will fill a gap in the network. They are permitted 45 feet, but the additional 15 feet would provide a space for co-locaters in the future. This tower will be internal on the property. The supporting equipment will be housed in one of the storage units. The buildings will provide an intervening buffer to the neighboring properties.

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 4/5/2000 meeting. The Public Hearing will be heard by the City Council on 4/19/2000.**

(7:27 – 7:30) 1 - 3430

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 42

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-19.

Z-0100-64(174) - CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY ON BEHALF OF  
CITY CENTRE DEVELOPMENT  
CORPORATION

Request for a Site Development Plan Review on property located on the southwest corner of Fourth Street and Lewis Avenue FOR A PROPOSED THREE TIER PARKING GARAGE AND A SIX-STORY 111,495 SQUARE FOOT OFFICE BUILDING, R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial), Size: 2.07 Acres, Ward 3 (Reese), APN: 139-34-301-002.

NOTICES MAILED 69

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The service boxes located along the south property line shall be screened with additional landscaping to screen them from views from adjacent buildings, streets and driveways as required by the Planning and Development Department.

2. The Planning and Development Department shall review the final design of the parking garage to ensure that:

a) The garage elevation along Lewis Avenue includes more vertical articulation;

b) Additional architectural features are provided in order to adequately screen parked vehicles;

c) There shall be no unfinished structural elements exposed to view; and

Galati -

**APPROVED**, subject to staff's conditions and additional condition that the applicant work with staff to enhance the elevations prior to the City Council meeting.

Unanimous

(Gordon excused)

ANDREW REED, Planning and Development, stated this site is currently undeveloped. The applicant proposes to construct an office building in the east portion of the site, with an attached parking garage to be located in the west. Two driveways will provide access to Third Street, with a single driveway providing access to Fourth Street. Landscaping is shown along the street frontages and in a planter adjacent to the south side of the office building. The elevations for the office building depict a granite veneer along the ground level of the building with non-reflective glass windows shown on the upper floors. The parking garage is constructed with pre-cast concrete panels and a shade structure shown on the upper floor.

Staff is concerned that no retail stores were included in the project along Lewis Avenue. Creating retail and other "pedestrian-friendly" uses on the ground floor of buildings, particularly in identified districts and corridors, is one of the land use principles of the Downtown Urban Design Master Plan, and one method of promoting the revitalization of the downtown area.

Staff notes that the service boxes located along the south property line are screened with very little landscaping. More landscaping in this area would improve the transition with the property to the south. This issue has been addressed in Condition No. 1 of staff's recommendation.

Staff believes that the garage elevation along Lewis Avenue could have included more vertical articulation. In addition, a decorative screen should be inserted into the open horizontal bands along this façade to block direct view of the vehicles in the parking garage. These issues have been addressed in Condition No. 2 of staff's recommendation.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 43

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0100-64(174) - CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY ON BEHALF OF  
CITY CENTRE DEVELOPMENT  
CORPORATION

d) All lights on the upper level of the parking garage intended for illumination of the parking and driving areas shall be mounted on the internal wall of the parapet, or on the sunshade structure. Pole mounted lights shall be prohibited.

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

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

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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

The elevations for the office building depict a rather plain building of generic style, and staff believes that the architecture does not befit a building of this significance.

Staff recommended approval, subject to the conditions.

MICHAEL FORCHE, City Centre Development Corporation, appeared to represent the application. The Paul's Corporation is the developer and general contracting firm. It will only be a matter of time that Metro will be out of the 5<sup>th</sup> Street School building, which will be along the Lewis Street corridor. There is an opportunity to create some streetscape retail between the courthouse and this building and onto the Regional Justice Center. A grant has been received from City Bank to bring in some ideas for development. The whole school could turn into a community amenity with the parking lots turned into green space where there could be businesses. City Centre Development Corporation has approved this item at their February 17, 2000 Board of Directors Meeting.

EDWARD VANCE, JMA Architectural Studios, 10150 Covington Cross, appeared to represent the applicant. This is a 110,000 square foot, six-story office building. There is a garage underneath the building. The perimeter of this building has been dedicated for retail. However, it is difficult to get retail to come downtown. Also, there is a need for additional parking in the downtown area. There will be ash trees along Lewis Avenue. A planter wall will be placed about 10 feet away from the garage edge with lush landscaping. There will be a plaza for persons to sit outside near lush landscaping. There is a budget to make this building feasible. At the pedestrian level is granite about 12 feet up with metal canopies over the retail ledges. The front entrance will be glazing with a revolving door.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 44

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0100-64(174) - CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY ON BEHALF OF  
CITY CENTRE DEVELOPMENT  
CORPORATION

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.

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

COMMISSIONER GALATI commented that he felt the pedestrian level is developing nicely. However, the elevations need to be enhanced in the upper levels. This is a large building so there needs to be more detail. He requested an additional condition to require the applicant to work with staff to enhance the elevations.

COMMISSIONER MORAN thought that when the downtown was being developed that there would not be skyscraper flat sided buildings. She was concerned about the garage being on the corner.

MR. VANCE explained that this will be a beautiful property when it is completed. There will be double rows of ash trees along the garage and lush landscaping along the edge. The sidewalk is quite wide. The garage will not be visible.

COMMISSIONER TRUESDELL was concerned with the aesthetics along Lewis Avenue. He agreed with the retail at the Lewis Avenue and Third Street corridor. It is difficult to lease a building when the lessees can't see the building.

MR. VANCE responded that they do not have any requests for retail leasing. There is 17,000 square feet of retail available. The demand for use will decide somewhat as to how this building will be developed. He showed samples of materials that will be used for the building.

COMMISSIONER QUINN thought the elevations were very nice.

CHAIRMAN BUCKLEY commented that the market will dictate the demand for retail in the downtown area. The streetscape has a nice appearance, but the higher levels need to be enhanced.

TAMMI GAUDET, WLB Group, 2551 North Green Valley Parkway, appeared to state the ash trees will be dropping leaves in the fall. She felt more of an evergreen type of a tree would be more suitable.

CHAIRMAN BUCKLEY added that he likes to see the mountains through the trees. JODI GOODHEART, his law partner, is on the City Centre Development Corporation, Board of Directors, but he was informed he would not have to abstain on this item because of her involvement.

**To be heard by the City Council on 4/19/2000.**  
(7:30 - 8:00) 1 - 3610

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 45

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0100-64(174) - CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY ON BEHALF OF  
CITY CENTRE DEVELOPMENT  
CORPORATION

APPROVED

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

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

9. 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.

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

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

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

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

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 46

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0100-64(174) - CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY ON BEHALF OF  
CITY CENTRE DEVELOPMENT  
CORPORATION

APPROVED

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

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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C.

NON PUBLIC HEARING ITEMS:

C-1.

ABEYANCE - Z-0007-61(1) - COLLEGE  
PARK REALTY COMPANY ON BEHALF OF  
WORLD PREMIER INVESTMENTS, INC.

Request for a Site Development Plan Review on property located on the southwest corner of Owens Avenue and Pecos Road FOR A PROPOSED 29,647 SQUARE FOOT RETAIL SHOPPING CENTER, C-1 (Limited Commercial) Zone, Size: 4.35 Acres, Ward 3 (Reese), APN: 139-25-501-001.

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. The gas sales canopy and associated support columns shall have a stucco exterior and shall be designed to be architecturally compatible with the remainder of the shopping center as required by the Planning and Development Department. Additionally, there shall be no signage placed on the canopy.
2. There shall be a maximum of two driveways along Owens Avenue.
3. Dedicate an additional 31.5 feet of right-of-way for a total radius of 54 feet on the southwest corner of Owens Avenue and Pecos Road prior to the issuance of any permits as required by the Department of Public Works.
4. Construct all incomplete half-street improvements (sidewalk) on Owens Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works.

Quinn -

**APPROVED, subject to staff's conditions and additional conditions submitted by the applicant.**  
**Motion carried with Galati voting "No."**  
**(Gordon excused)**

ANDREW REED, Planning and Development, stated on 3/7/2000 the Board of Zoning Adjustment approved the Variance to allow the proposed buildings on the site to have setbacks of 20 feet where Residential Adjacency Standards would require setbacks of 60 feet.

This will be a retail shopping center on this undeveloped property. It will have a drug store and convenience store in the east with two proposed restaurant pads in the west. The six island gasoline sales canopies are shown north of the convenience store. Drive-thru lanes are shown along the north side of the drug store and adjacent to one of the restaurant pads. Access to this site is provided by three driveways proposed for Owens Avenue and one driveway along Pecos Road. Fifteen foot wide planters are shown along the street frontages with eight foot wide planters along the south and west property lines. Additional landscaping is shown within the parking lot. Signage will consist of one 25 foot high pylon sign and three monument signs eight feet in height along Owens Avenue. A second 25 foot high pylon sign is shown along Pecos Road. The elevations depict stucco exteriors with concrete block accents around the base of the buildings. A flat roof design incorporating minor variations in roof line heights and use of standing seam metal roofs over the main entrance is shown. The gasoline sales canopies appear to be of metal construction with metal support posts. Signage is depicted along the fascia of the canopies.

An objective of the Urban Design Guidelines and Standards is to reduce the number of curb cuts in order to create a more aesthetic streetscape and promote traffic safety. The three driveways along Owens Avenue are excessive and staff is recommending only two driveways.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 48

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-0007-61(1) - COLLEGE PARK REALTY COMPANY ON BEHALF OF WORLD PREMIER INVESTMENTS, INC.

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

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine 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, or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are

The exterior treatment of the gasoline sales canopies and associated support columns is not consistent with the remainder of the shopping center. It is too excessive because there are two pylon signs and three monument signs proposed elsewhere on the site. Therefore, staff added a condition requiring the canopies to have an exterior treatment similar to that of the other buildings and prohibiting signage on the canopies.

Staff recommended approval, subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared with the applicant, DAVE GARRISON, World Premier Investments, Inc., 3 Imperial Promenade, #550, Santa Ana, California. ATTORNEY AMICK said this proposal was held from the last meeting to allow the applicant to meet with the surrounding property owners. There were no objections to the center.

The only issues were with the Residential Adjacency Standards and setbacks. There was an agreement to put Mondale pine trees in the 20 foot landscape area for buffering. Secondly, in regard to the trash and loading area, there will be a screening wall. Thirdly, security was a concern, particularly in regard to persons jumping over the fence. It was decided to have decorative wrought iron fencing on top of the existing six foot wall. The wall will be shored up if that needs to be done. In addition, the residents wanted lighting in the rear of the center. He submitted a letter referencing these issues.

In regard to the design of the project, they would be willing to eliminate the pricing on the signage on the canopies, but would like to at least have the logo. There is signage on the convenience store, but it is set back so they would like to have the logo on the Owens frontage. The pricing would be on the monument sign.

They would like to meet with the Traffic Engineer in regard to the driveways.

MR. GARRISON said the monument sign located in front of the canopies would have the pricing and logo.

BART ANDERSON, Public Works, felt the applicant should meet with the Planning staff rather than Public Works staff on the driveway issue.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 49

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-0007-61(1) - COLLEGE  
PARK REALTY COMPANY ON BEHALF OF  
WORLD PREMIER INVESTMENTS, INC.

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.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site 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.

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

COMMISSIONER GALATI said he was concerned about the traffic flow across the site. He objected to the gasoline canopies in the middle of the site. They would inhibit traffic going to the pads.

COMMISSIONER MORAN said she liked the idea of the gasoline station being in the middle of the site.

MR. ANDERSON commented that Public Works only looks to see that the driveways are not situated in a way that would negatively impact the public right-of-way. They do not look to see if it is convenient to get from one side of the property to another. If one of the driveways is eliminated, attention should be paid to the gasoline refilling truck routes.

MR. GARRISON said the reason for the third driveway is to accommodate the trucks for refilling the gasoline tanks. The driveway issue needs to be worked out with staff.

COMMISSIONER TRUESDELL felt the project could be feasible with one less driveway.

NOTE: See Item Nos. B-10, U-0150-99, and B-11, U-0151-99 for further discussion.

**To be heard by the City Council on 4/19/2000.**

(6:38 – 7:01) 1 - 1210

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 50

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-0007-61(1) - COLLEGE  
PARK REALTY COMPANY ON BEHALF OF  
WORLD PREMIER INVESTMENTS, INC.

APPROVED

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

11. 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.

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

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

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

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

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

PLANNING COMMISSION

MEETING OF  
MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 51

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-0007-61(1) - COLLEGE  
PARK REALTY COMPANY ON BEHALF OF  
WORLD PREMIER INVESTMENTS, INC.

APPROVED

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING COMMISSION

MEETING OF  
MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 52

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-2.

SD-0005-00 - HIPOLITO ANAYA

Request for a Site Development Plan Review on property located at 2551 East Bonanza Road FOR A PROPOSED 27 FOOT HIGH STORAGE SILO, C-1 (Limited Commercial) Zone, Size: 8.30 Acres, Ward 3 (Reese), APN's: 139-36-111-017 and 018.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The approval of the storage silo shall not constitute the approval of a Food Processing Use, in which products are produced on site for retail sale at a different location. Food produced at this site may not be sold elsewhere, as required by the Planning and Development Department.
2. No sign, mural, or other advertising shall be added to the exterior of the silo, as required by the Planning and Development Department.
3. The silo shall be painted to match the existing grocery store.
4. Conformance to the conditions of approval for (Z-61-75) and Plot Plan Review [Z-61-75(3)] and all other site-related actions as required by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. All development shall be in conformance with the Site Development plan and building elevations.
7. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

NOTICES MAILED N/A  
APPROVALS 0  
PROTESTS 0

Quinn –  
**APPROVED, subject to staff's conditions.**  
**Unanimous**  
**(Gordon excused)**

CHAIRMAN BUCKLEY called this item forward after Item No. B-9 as it involves the same property.

DEIDRA KLOBERDANZ, Planning and Development, stated this storage silo will be added to the east of the existing grocery store. This use will be to house corn for the production of tortillas in the grocery store. The use on the site will remain the same with the increase in storage. Condition No. 1 prohibits any increase in the intensity of the use. This silo will not be visible from the front of the store. It will be painted to match the grocery store. Condition Nos. 2 and 3 address aesthetic concerns. Staff recommended approval, subject to the conditions.

TIM AYALA, 4600 Sunset Road, Henderson, Nevada, appeared to represent the applicant. They plan to match the paint colors with the store. There will not be a sign on the silo. He concurred with staff's conditions.

COMMISSIONER QUINN met with the owners of Davis Nursery next door and they did not have a problem with this silo. It will not create any impact to the area.

**This is final action.**

(6:36 – 6:38) 1 - 1100

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 53

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3.

SD-0006-00 - LOLATTE 1993 TRUST ON BEHALF OF B & B CONSULTANTS OF NEVADA, INC.

Request for a Site Development Plan Review on property located approximately 300 feet south of the intersection of Rancho Drive and Michael Way FOR A PROPOSED 1,407 SQUARE FOOT SONIC DRIVE-IN RESTAURANT, C-2 (General Commercial) Zone, Size: 1.69 Acres, Ward 6 (Mack), APN: 138-12-801-001.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The one-way drives along the north and south sides of the building shall be reduced to a width of 14 feet. The area gained from this reduction shall be landscaped, with a minimum planter width of eight feet along the north and south property lines.
2. Access to Michael Way shall be prohibited and a nominal six foot high block wall shall be constructed at the back of a minimum eight foot wide landscape planter along Michael Way.
3. Construct all incomplete half-street improvements on Rancho Road and Michael Way adjacent to this site concurrent with development of this site as required by the Department of Public Works.
4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
5. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any

Truesdell –

**APPROVED, subject to staff's conditions, Condition No. 1 amended to reduce the driveway on the south side, and Condition No. 2 amended to remove one driveway on the south end of Michael Way.**

**Unanimous  
(Gordon excused)**

ANDREW REED, Planning and Development, stated access to the proposed restaurant will be from one driveway to Rancho Drive and two driveways to Michael Way. A one-way circulation drive is shown with a width of 22 feet north of the building and 20 feet south of the building. Landscaping is shown in a 20 foot wide planter along Rancho Drive, an 11 to 20 foot wide planter along Michael Way, an eight foot wide planter along the north property line, and a three foot wide planter along the south property line.

Staff believes the width of the one-way drives shown along the north (22 feet 8 inches) and south (20 feet) sides of the building to be excessive. If these drives could be reduced to a width of 14 feet each, additional landscaping could be placed along the north and south property lines.

An objective of the Urban Design Guidelines and Standards is to reduce the number of curb cuts in order to create a more aesthetic streetscape and promote traffic safety. Additionally, staff notes that a Site Development Plan Review was approved on June 11, 1998 for a minor auto repair facility on property located approximately 350 feet south of the subject site. Based on concerns regarding commercial access to Michael Way, Condition No. 1 of that approval prohibited access to Michael Way and required the placement of landscaping and a block wall along the street. Therefore, due to the objectives of the Urban Design Guidelines and Standards, as well as concerns regarding commercial traffic on Michael Way, staff is recommending in Condition No. 2 that no access to Michael Way be permitted.

Staff recommended approval, subject to the conditions.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 54

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-0006-00 - LOLATTE 1993 TRUST ON BEHALF OF B & B CONSULTANTS OF NEVADA, INC.

permits, whichever may occur first. The driveway(s) on Michael Way, if allowed, shall be designed, located and constructed in accordance with Standard Drawing #222a. The driveway on Rancho Drive shall be designed and constructed in accordance with Nevada Department of Transportation (N.D.O.T.) Standards as required by the Department of Public Works. This site should be designed to provide a connection to the "Future Development" portion of this site.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system

HAROLD FOSTER, 3230 West Polaris Avenue, Suite 23, appeared to represent Sonic Drive-In Restaurant. He objected to reducing the driveway to 14 feet wide along the north side because that will create a lot of traffic congestion. The 22 foot driveway gives more swing room. However, they would be agreeable to a 15 foot wide driveway on the south side to allow for landscaping. Large vehicles will be coming into the parking spaces. There is a concern about no access to Michael Way that is being required in Condition No. 2. About 40% of the customers will be coming from the residential area to the west. If there would not be any access on Michael Way it would create more street congestion. Michael Way is an 80 foot wide street and access to this restaurant off it would not create any problems for the residential properties.

COMMISSIONER TRUESDELL thought one access on Michael Way would be sufficient.

COMMISSIONER QUINN agreed that a lot of people drive large vehicles and need a wide area to maneuver in.

BART ANDERSON, Public Works, felt the applicant should work with staff on the access and street width.

MR. REED agreed that the additional driveway width is needed along the north drive. By reducing the width on the south side there can be additional landscaping.

**This is final action.**

(8:00 – 8:13) 2 - 940

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 55

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-0006-00 - LOLATTE 1993 TRUST ON  
BEHALF OF B & B CONSULTANTS OF  
NEVADA, INC.

APPROVED

concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

7. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site as required by the Department of Public Works.

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 56

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4.

SD-0007-00 - ROBERT AND ADA COHEN ON BEHALF OF AFFLECK ENTERPRISES

Request for a Site Development Plan Review on property located at 124 North Eighth Street FOR A PROPOSED PARKING LOT ADDITION, C-2 (General Commercial) Zone, Size: 0.16 Acres, Ward 5 (Weekly), APN: 139-34-612-034.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Construct full-width (20 feet wide) alley improvements adjacent to this site and extending northward to tie into existing improvements on Ogden Avenue, concurrent with development of this site as required by the Department of Public Works.
2. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
3. 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 should be designed, located and constructed in accordance with the intent of Standard Drawing #222a as required by the Department of Public Works.
4. All City Code requirements and design standards of all City departments must be satisfied.

Goynes –  
**APPROVED, subject to staff's conditions.**  
Unanimous  
(Gordon excused)

ANDREW REED, Planning and Development, stated this site is currently paved and being used as an unstriped parking lot. The applicant has filed this request in order to construct a driveway from Eighth Street to access the parking lot. The site plan indicates the lot will be striped to accommodate 16 spaces, four of which are in a parallel configuration. The parking lot complies with the Zoning Code. Because the lot exists, it is not necessary to comply with the City's landscaping standards. Staff recommended approval, subject to the conditions.

LYNN AFFLECT, Affect Enterprises, 4987 Idaho Avenue, appeared to represent the application. In regard to Condition No. 3, Standard Drawing #222a is for a driveway with curb returns. This lot is 50 feet wide and if there is a 25 foot radius on one side and a 15 foot radius on the other, that would only leave 10 feet for the driveway.

BART ANDERSON, Public Works, explained that the condition states "the intent of" which means that the actual required radii can be worked out. Public Works would be willing to work with the applicant.

MR. AFFLECT said that the Traffic Engineering Division has said the driveways should be removed that are to the south of this site.

MR. ANDERSON said he would only have to remove the driveways adjacent to the site that is being developed.

**This is final action.**

(8:13 – 8:19) 2 - 1420

PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 57

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-0007-00 - ROBERT AND ADA COHEN ON  
BEHALF OF AFFLECK ENTERPRISES

APPROVED

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 58

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-5.

Z-0139-88(38) - PECCOLE RANCH PARTNERSHIP

Request for a Site Development Plan Review on property on the southeast corner of Charleston Boulevard and Apple Drive FOR A PROPOSED TWO-STORY, 35,700 SQUARE FOOT MEDICAL CLINIC/OFFICE BUILDING, C-1 (Limited Commercial) Zone, Size: 2.66 Acres, Ward 2. (L. B. McDonald) APN: 163-06-510-002.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site as required by the Department of Public Works.
2. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. The driveway proposed on Charleston Boulevard must also receive approval from the Nevada Department of Transportation (N.D.O.T.).
3. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
4. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Goynes –

**APPROVED, subject to staff's conditions.**

**Motion carried with Buckley abstaining because the applicant is a client of his law firm.**

**(Gordon excused)**

ANDREW REED, Planning and Development, stated this site is currently undeveloped. The applicant proposes to construct a two-story office building in the north portion of the site. Driveways provide access to the site from Charleston Boulevard and Apple Drive. New landscaping will be provided adjacent to the existing common area landscaping adjacent to the street frontages and within the drainage easement located immediately to the south and east. The elevations depict a plaster exterior with a flat roof design incorporating variations in roofline facade heights.

This office building is a permitted use in the C-1 (Limited Commercial) zoning district. The landscaping matches that found in the existing common planting areas adjacent to the site and will provide an adequate buffer for the single family homes located across the 100 foot wide landscaped drainage easement.

Staff recommended approval, subject to the conditions.

AL BURCHARD, Woodburg Hartswing Architects, 4850 Buena Parkway, Irvine, California, appeared to represent the application. He was concerned about what needs to be done under Condition No. 5. This is a two-story, 35,700 square foot medical building. The ground floor encompasses a walk-in medical clinic, an imaging center and small pharmacy. The second floor will include an out-patient surgery center. There will not be any overnight staying.

BART ANDERSON, Public Works, responded that the applicant has already submitted the Drainage Study. It just needs to be approved prior to permits being issued.

MR. BURCHARD concurred with the conditions.

**This is final action.**

(8:19 – 8:23) 2 - 1640

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 59

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0139-88(38) - PECCOLE RANCH PARTNERSHIP

APPROVED

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

6. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-139-88, the approved Peccole Ranch Master Traffic Impact Analysis (i.e. traffic signal contribution of \$2,880.00) and all other subsequent site-related actions as required by the Department of Public Works.

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

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

9. 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.

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 60

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0139-88(38) - PECCOLE RANCH  
PARTNERSHIP

APPROVED

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

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

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

13. 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.

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

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

City of Las Vegas

AGENDA & MINUTES

Page 61

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6.

Z-0017-90(33) - WILLIAM AND WANDA PECCOLE FAMILY, LIMITED PARTNERSHIP PECCOLE 1982 TRUST

Request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, approximately 700 feet east of Hualapai Way, FOR TWO PROPOSED RETAIL BUILDINGS TOTALING 9,000 SQUARE FEET, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 17.34 Acres, Ward 2 (L. B. McDonald), APN: 163-06-111-008.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. 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. This plan should satisfy the Las Vegas Urban Design Guidelines and Standards by showing the required parking lot landscaping along the north property line.
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-17-90 and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.
4. All development shall be in conformance with the Site Development plan and building elevations.

Goynes –

**APPROVED, subject to staff's conditions.**

**Motion carried with Buckley abstaining because the applicant is a client of his law firm.**

**(Gordon excused)**

DEIDRA KLOBERDANZ, Planning and Development, stated there will be two retail pad buildings in a partially developed shopping center on the south side of Charleston Boulevard. The two new buildings will be located between the shopping center and the street on either side of the main entrance to the shopping center.

There is a deficiency in the landscaping islands in the parking areas. Staff added Condition No. 1 to address that requirement. The elevations will be compatible with the design of the entire shopping center and staff finds this development will be compatible with surrounding development.

Staff recommended approval, subject to the conditions.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared along with KENT BARRY of Peccole Nevada, to represent the application. MR. SPITZE said they plan to meet all the requirements. There are two types of landscaping in the parking areas that meet the requirements, one is the strip of landscaping in front of the parking, and the other is the island. They will continue to work with staff on the landscaping.

**This is final action.**

(8:23 - 8:26) 2 - 1820

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 62

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0017-90(33) - WILLIAM AND WANDA  
PECCOLE FAMILY, LIMITED PARTNERSHIP  
PECCOLE 1982 TRUST

APPROVED

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

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

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

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

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

10. 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.

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

PLANNING COMMISSION

MEETING OF  
MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 63

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0017-90(33) - WILLIAM AND WANDA  
PECCOLE FAMILY, LIMITED PARTNERSHIP  
PECCOLE 1982 TRUST

APPROVED

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

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

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 64

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-7.

Z-0078-99(1) - PKL, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review on properties located at 544 East Sahara Avenue and 2314 and 2320 South Sixth Street FOR A PROPOSED 4,100 SQUARE FOOT AUTO PARTS STORE (AUTO ZONE), P-R (Professional Office and Parking) and R-2 (Medium-Low Density Residential) Zones - Pending Zone change to C-1 (Limited Commercial), Size: 0.42 Acres, Ward 3 (Reese), APN's: 162-034-21-020 through 022.

**ON MARCH 1<sup>ST</sup>, THE CITY COUNCIL HELD IN ABEYANCE UNTIL MARCH 15<sup>TH</sup> THE REZONING AND GENERAL PLAN AMENDMENT REQUESTS ASSOCIATED WITH THIS APPLICATION. THEREFORE, STAFF REQUESTED THAT THIS SITE PLAN REVIEW BE HELD IN ABEYANCE UNTIL APRIL 13<sup>TH</sup>.**

Galati -  
**ABEYANCE TO THE 4/13/2000 PLANNING COMMISSION MEETING.**

**Unanimous  
(Gordon excused)**

CHAIRMAN BUCKLEY stated that on 3/1/2000 the City Council held in abeyance until 3/15/2000 the Rezoning and General Plan Amendment associated with this application. Therefore, staff requested this item be held in abeyance to the 4/13/2000 meeting.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent the applicant. He agreed to have this item held to the 4/13/2000 meeting.

**To be heard by the Planning Commission on 4/13/2000.**

(6:09 - 6:10) 1 - 200

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 65

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D.

DIRECTOR'S BUSINESS:

D-1.

TA-0013-99 - CITY OF LAS VEGAS

Discussion and possible recommendation to amend Title 19A.08 to add Section 19A.08.070 - Development Impact Notice and Assessment (DINA), and to include all requirements related thereto.

STAFF RECOMMENDATION: APPROVAL

Goynes –  
**APPROVED**  
**Unanimous**  
**(Gordon excused)**

JOEL McCULLOCH, Planning and Development, stated this Text Amendment deals with an act of the State Legislature that was approved during the 1999 session. It relates to projects of significant impact and the requirements of what the applicant has to submit to the City.

The Bill requires developments of significant impact to submit to the local jurisdiction an Impact Statement which addresses vehicle trips, additional pupils, quantity of sewage affluent, quantity of storm water runoff and distances from firefighting, police and emergency services. This information must be obtained from local service providers.

Senate Bill 191 set as thresholds for projects of significant impact, the following criteria:

1. Final Maps or planned unit developments of 500 units or more;
2. Tourist accommodations of 300 units or more;
3. A commercial or industrial facility generating more than 3,000 average daily vehicle trips; and
4. A non-residential development encompassing more than 160 acres.

Approval and adoption of this Text Amendment will bring the City of Las Vegas Zoning Code into compliance with the State Law.

Staff recommended approval.

COMMISSIONER QUINN wondered under Tourist Accommodations of 300 units or more, what would have to be in the report.

MR. McCULLOCH responded that the applicant would have to meet with all the agencies and determine whether there was sufficient water, sewer, roads to handle the project, etc. If there are problems, the applicant would have to mitigate them prior to approval of the project. The applicant would be given a form prior to meeting with those agencies and then a short report would be given to the City.

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

(6:12 – 6:17) 1 - 300

# PLANNING COMMISSION

MEETING OF  
MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 66

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D-2.

TA-0002-00 - CITY OF LAS VEGAS

Discussion and possible action to amend Title 19A.04, Table 2 - Land Use Tables, to add Auto Parts (Accessory Installation) as a Conditional Use Permit in the C-1 (Limited Commercial) Zoning District, and to amend Title 19A.04.040, Conditional Uses to add C-1 (Limited Commercial) to the allowable zoning districts for this conditional use.

STAFF RECOMMENDATION: APPROVAL.

Galati –  
**APPROVED**  
**Unanimous**  
**(Gordon excused)**

JOEL McCULLOCH, Planning and Development, stated this Text Amendment would create a new category in the Land Use Table. At the present time there is one general category entitled Auto Parts (New and Rebuilt) (Accessory Sales and Service). Staff feels that the accessory installation of stereos, alarms and window tinting, etc. are not as intense as brake repairs, replacing tires, etc.

There are two definitions in Title 19A:

Auto Parts (New and Rebuilt) (Accessory Sales and Service). That is a facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. Resurfacing of rotors, pressing of bearings, grinding of brake drums and similar activities are permitted as incidental uses.

Auto Parts (Accessory Installation). That is a facility for the retail sale and installation of auto accessories such as stereos, alarms, and other types of accessories.

The uses involved in the second definition are much less intense than the uses allowed in the first definition. Other entities in the County treat this use as Auto Parts (Accessory Installation) as a permitted use in all commercial categories. Staff recommended approval.

HEATH SCHNEIDER, 2301 East Sunset, appeared to state he has been working with staff on this issue. He was in support of this Text Amendment. He has two auto stores in Las Vegas and plans to expand to more stores.

To be forwarded to the City Council in Ordinance form.

(6:17 – 6:21) 1 - 460

# PLANNING COMMISSION

MEETING OF

MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 67

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D-3.

TA-0003-00 - CITY OF LAS VEGAS

Discussion and possible recommendation to amend Title 19A.04.040, Conditional Uses – Auto Smog Check Facility, to repeal the ability to conduct this use without having an enclosed structure.

STAFF RECOMMENDATION: APPROVAL.

Galati –  
**APPROVED**  
**Unanimous**  
**(Gordon excused)**

JOEL McCULLOCH, Planning and Development, stated that currently, Title 19A allows Auto Smog Check Facilities as Conditional Uses in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Designed Commercial), and M (Industrial) Zoning Districts. The Conditions that must be met are as follows:

1. All service shall be performed within a completely enclosed structure, unless the facility is smaller than 400 square feet.
2. If conducted as an accessory use, Auto Smog Check Facilities shall be designed to be architecturally compatible with the primary building on the site.
3. When operated as a primary use, no other automobile repair shall be permitted in conjunction with an Auto Smog Check facility.
4. No required parking spaces shall be used or eliminated to provide for the Auto Smog Check facility.

Condition No. 1 has left a window open for several different interpretations on its intent. Staff believes that the intent was to allow for drive-through facilities that housed the equipment within a small enclosed structure. Recently, however there have been several requests from potential operators to enclose the equipment in a locked shell, while conducting the business in an open air area in the parking lots of other businesses. This clearly was not the intent of the Zoning Code, which needs to be amended to close this loophole.

Condition No. 2 also has been misinterpreted by potential owners of this type of business. The intent of this Condition was to allow auto smog check facilities as an accessory use to major and minor auto repair facilities or service stations. However, staff has in the recent past been receiving requests to allow these facilities in conjunction with convenience stores, car washes, and other unrelated businesses.

PLANNING COMMISSION

MEETING OF  
MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 68

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TA-0003-00 - CITY OF LAS VEGAS

Staff is requested that these two conditions be amended in the following ways:

1. All service shall be performed within a completely enclosed building.
2. If conducted as an accessory use to a service station, minor auto repair facility, or major auto repair facility, the Auto Smog Check Facilities shall be designed to be architecturally compatible with the primary building on the site.

Staff also requested a new condition be added:

1. Openings to service bays shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

Staff recommended approval.

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

(6:21 – 6:24) 1 - 600

PLANNING COMMISSION

MEETING OF  
MARCH 9, 2000

*City of Las Vegas*

AGENDA & MINUTES

Page 69

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

E.

CITIZENS PARTICIPATION:

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

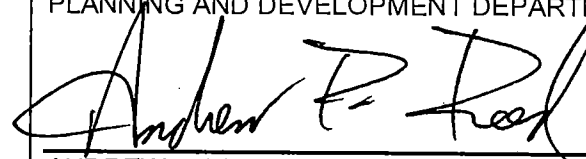
ADJOURNMENT:

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

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:27 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



ANDREW REED, SENIOR PLANNER