Agenda

City of Las Vegas
PLANNING COMMISSION MEETING
MAY 11, 2000

Charleston Heights Arts Center **800 South Brush Street**
Phone 229-6301 **TDD 386-9108** **http://www.ci.las-vegas.nv.us**

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. Charleston Heights Arts Center, 800 South Brush Street, 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. Charleston Heights Arts Center, 800 South Brush Street, 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 April 13, 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.

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.

A. **CONSENT ITEMS:**

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

A-1. **TM-0015-00 - TULE SPRINGS PLAZA A COMMERCIAL SUBDIVISION - SEVEN VALLEYS REALTY, INC.** - Request for a Tentative Map for 1 Lot on 36.09 Acres on the southwest corner of Tule Springs Road and Farm Road, TC (Town Center) Zone, Ward 6, (Mack).

A-2. **TM-0007-99(1) - IRON MOUNTAIN ESTATES - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Tentative Map for 242 lots on 77.29 Acres on the northwest corner of El Capitan Way and Iron Mountain Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

A-3. **A-0009-00(A) - HILDA WEST, ET AL** - Petition to Annex property generally located on the northeast corner of Jones Boulevard and Gilmore Avenue (APN's 138-12-111-003, 138-12-111-004, and 138-12-111-005), containing approximately 2.03 acres of land, Ward 6 (Mack).

A-4. **U-0039-98(1) - BUBBLES SUMMERLIN, LIMITED LIABILITY COMPANY** - Request for a Extension of Time on an approved Special Use Permit FOR A PROPOSED 1,800 SQUARE FOOT FULL SERVICE CAR WASH AND AUTO DETAILING on the south side of Vegas Drive, approximately 250 feet east of Buffalo Drive (APN: 138-27-101-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L. B. McDonald).

A-5. **U-0040-98(1) - BUBBLES SUMMERLIN, LIMITED LIABILITY COMPANY** - Request for an Extension of Time on an approved Special Use Permit FOR A 3,000 SQUARE FOOT MINOR AUTO REPAIR FACILITY on the south side of Vegas Drive, approximately 250 feet east of Buffalo Drive (APN: 138-27-101-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1(Limited Commercial), Size: 1.17 Acres, Ward 2 (L.B. McDonald).

B. DIRECTOR'S BUSINESS:

B-1. **ABEYANCE - TA-0006-00 - CITY OF LAS VEGAS** - Discussion and possible recommendation to amend Title 19A.04 Land Use Tables to allow Open Air Vending as a Conditional Use in the C-1 (Limited Commercial) and C-2 (General Commercial) Zoning Districts, and to amend Title 19A.04.040 Conditional Uses to add the criteria that must be met to meet the standards for this use.

C. PUBLIC HEARING ITEMS:

C-1. **ABEYANCE - U-0020-95(1) - MAXINE FLORES ON BEHALF OF FAITH MEDIA** - Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 3205 North Tenaya Way (APN: 138-10-411-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

C-2. **ABEYANCE - Z-0052-99(1) – ALBERT ABRAMS FAMILY TRUST, ET AL ON BEHALF OF KAUFMAN & BROAD** - Request for a Site Development Plan Review FOR A 64 LOT SINGLE FAMILY SUBDIVISION on 9.06 Acres on the east side of Durango Drive, approximately 345 feet south of Alexander Road, (APN: 138-09-101-007), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 4 (Brown).

C-3. **Z-0024-00 - JOSEPH & DORIS RUBIN AND MARK P. AND CHERYL RUBIN ON BEHALF OF KAUFMAN & BROAD** - Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) of 2.67 Acres on property located east of Durango Drive, south of Alexander Road (APN: 138-09-101-008), Ward 4 (Brown).

C-4. **Z-0024-00(1) - JOSEPH & DORIS RUBIN / MARK P. RUBIN ON BEHALF OF KAUFMAN & BROAD** - Request for a Site Development Plan Review FOR A PROPOSED 19 LOT RESIDENTIAL SUBDIVISION on 2.67 Acres on the east side of Durango, south of Alexander Road (APN: 138-09-101-008), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation], proposed R-PD7 (Residential Planned Development – 7 Units per Acre), Ward 4 (Brown).

C-5. **ABEYANCE - RENOTIFICATION - U-0011-00 - ALM CORPORATION** - Request for a Special Use Permit and Site Development Plan Review TO ALLOW A PROPOSED 6,670 SQUARE FOOT TAVERN IN CONJUNCTION WITH A RESTAURANT on the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

C-6. **ABEYANCE - GPA-0003-00 - K & F, LIMITED PARTNERSHIP** - Request for a General Plan Amendment FROM: R (Rural) TO: O (Office) of 1.40 Acres on the south side of Via Olivero Avenue, approximately 970 feet east of Cimarron Road (APN: 163-04-805-001), Ward 1 (M. McDonald).

C-7. **ABEYANCE - Z-0012-00 - K & F, LIMITED PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural) and SC (Service Commercial) General Plan Designations] TO: C-1 (Limited Commercial) and O (Office) of 4.81 Acres on the north side of Sahara Avenue, approximately 970 feet east of Cimarron Road (APN: 163-04-805-001), Ward 1 (M. McDonald).

C-8. **ABEYANCE - Z-0012-00(1) - K & F, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 59,785 SQUARE FOOT OFFICE/RETAIL COMPLEX on 4.81 acres on the north side of Sahara Avenue, approximately 970 feet east of Cimarron Road, (APN: 163-04-805-001), U (Undeveloped) Zone [SC (Service Commercial) and R (Rural) General Plan Designations], pending zone change to C-1 (Limited Commercial) and O (Office) Zones, Ward 1 (M. McDonald).

C-9. **ABEYANCE - RENOTIFICATION - Z-0007-99(2) - PARAMAHAMSA REVOCABLE TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 67,680 SQUARE FOOT BUREAU OF LAND MANAGEMENT FACILITY on 5.09 acres on the west side of Torrey Pines Drive, approximately 355 feet south of Lone Mountain Road (APN: 138-02-102-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

C-10. **Z-0158-94(5) - THE GATES, LIMITED LIABILITY COMPANY ON BEHALF OF JOHN LAING HOMES** - Request for Review of Condition #3 TO ALLOW 35 FOOT FRONT YARD SETBACKS WHERE ALL REQUIRED 20,000 SQUARE FOOT LOTS ARE TO FOLLOW R-E (RESIDENCE ESTATES) FRONT YARD SETBACKS OF 50 FEET on the north side of Severance Lane, between Decatur Boulevard and Jones Boulevard (APN: 125-13-310-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development – 3 Units per Acre), Ward 6 (Mack).

C-11. **VAC-0008-00 - CITY OF LAS VEGAS** - Petition for a Vacation to vacate Armory Lane east of Eastern Avenue and 26th Street south of Stewart Avenue, Ward 3 (Reese).

C-12. **U-0057-00 - PLAZA PROPERTIES ON BEHALF OF ENTERPRISE RENT-A-CAR** - Request for a Special Use Permit FOR AN AUTOMOBILE RENTAL FACILITY FOR A MAXIMUM OF FIVE AUTOMOBILES at 9484 West Lake Mead Boulevard, Suite 1 (APN: 138-18-821-006), PC (Planned Community) Zone, Ward 4 (Brown).

C-13. **U-0059-00 - FREMONT WEST SHOPPING CENTER ON BEHALF OF HEALTHY FAMILIES PROJECT** - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 2099 North Jones Boulevard (APN: 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C-14. **U-0060-00 - M.E. RYAN, LIMITED LIABILITY COMPANY ON BEHALF OF ENTERPRISE RENT-A-CAR** - Request for a Special Use Permit FOR AN AUTOMOBILE RENTAL FACILITY FOR A MAXIMUM OF FIVE AUTOMOBILES at 5445 Drexel Road (APN: 125-34-501-004), C-2 (General Commercial) Zone, Ward 6 (Mack).

C-15. **Z-0075-62(16) AND Z-0048-61(6) - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS** - Request for a Site Development Plan Review FOR A PROPOSED 564,476 SQUARE FOOT COMMERCIAL CENTER (TO INCLUDE A WAL-MART) on 53.81 Acres on the southeast corner of Charleston Boulevard and Decatur Boulevard (APN's: 162-06-110-001 thru 006 and 162-06-103-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

C-16. **U-0061-00 - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS** - Request for a Special Use Permit FOR MINOR AUTO REPAIR IN CONJUNCTION WITH A PROPOSED RETAIL STORE (WAL-MART SUPER STORE) on the southeast corner of Charleston Boulevard and Decatur Boulevard (APN's: 162-06-110-004 and 005), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

C-17. **U-0062-00 - PICHAT POJANASOMBOON ON BEHALF OF ALBERTSON'S** - Request for a Special Use Permit TO ALLOW GAMING IN CONJUNCTION WITH A PROPOSED ALBERTSON'S SUPERMARKET AND PROPOSED ALBERTSON'S CONVENIENCE STORE on the northwest corner of Farm Road and Tule Springs Road (APN: 125-17-601-002), TC (Town Center) Zone, Ward 6 (Mack).

C-18. **Z-0009-00 - JAMES L. BUCHANAN, II ON BEHALF OF DON HERMAN CONSTRUCTION** - Request for a Rezoning FROM: R-4 (High Density Residential) To: P-R (Professional Office and Parking), of 0.15 Acres at 300 South Maryland Parkway (APN: 139-34-712-115), PROPOSED USE: 6,914 SQUARE FOOT ATTORNEY'S OFFICE BUILDING, Ward 5 (Weekly).

C-19. **V-0006-00 - JAMES L BUCHANAN II ON BEHALF OF DON HERMAN CONSTRUCTION** - Request for a Variance TO ALLOW A PROPOSED TWO-STORY, 6,914 SQUARE FOOT OFFICE BUILDING TO HAVE NO CORNER SIDE YARD SETBACK ON THE NORTH PROPERTY LINE WHERE 15 FEET IS THE MINIMUM CORNER SIDE YARD SETBACK REQUIRED at 300 South Maryland Parkway (APN: 139-34-712-115), R-4 (High Density Residential), Ward 5 (Weekly).

C-20. **V-0016-00 - JAMES L. BUCHANAN II ON BEHALF OF DON HERMAN CONSTRUCTION** - Request for a Variance TO ALLOW EIGHTEEN (18) PARKING SPACES WHERE TWENTY-TWO (22) PARKING SPACES ARE REQUIRED at 300 South Maryland Parkway (APN: 139-34-712-115), pending P-R (Professional Office & Parking) Zone, Ward 5 (Weekly).

C-21. **Z-0020-00 - LAS VEGAS HOUSING AUTHORITY** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: R-MHP (Residential Mobile/Manufactured Home Park) on 5.4 acres adjacent to the east side of I-515, approximately 620 feet south of Stewart Avenue (APN: 140-31-303-002), PROPOSED USE: 58-SPACE MOBILE HOME PARK, Ward 3 (Reese).

C-22. **V-0013-00 - LAS VEGAS HOUSING AUTHORITY** - Request for a Variance TO ALLOW 3,000 SQUARE FOOT MOBILE HOME SPACES WHERE 4,000 SQUARE FEET IS THE MINIMUM SPACE SIZE ALLOWED, AND 40 FOOT WIDE LOTS WHERE 45 FEET IS THE MINIMUM LOT WIDTH ALLOWED on 5.4 acres adjacent to the east side of I-515, approximately 620 feet south of Stewart Avenue (APN: 140-31-303-002), R-1 (Single Family Residential) Zone, [PROPOSED: R-MHP (Residential Mobile/Manufactured Home) Zone], Ward 3 (Reese).

C-23. **SD-0022-00 - LAS VEGAS HOUSING AUTHORITY** - Request for a Site Development Plan Review FOR A PROPOSED 58-SPACE MOBILE HOME PARK on 5.4 acres adjacent to the east side of I-515, approximately 620 feet south of Stewart Avenue (APN: 140-31-303-002), R-1 (Single Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese).

C-24. **Z-0022-00 - D & M PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Rezoning From: R-E (Residence Estates) To: R-D (Single Family Residential-Restricted) of 0.50 Acres on the south side of Del Rey Avenue, approximately 600 feet east of Arville Street (APN: 162-06-610-004), PROPOSED USE: 2,575 SQUARE FOOT SINGLE-FAMILY RESIDENCE, Ward 1 (M. McDonald).

C-25. Z-0023-00 - STEVEN A. AVENA - Request for a Rezoning FROM: R-E (Residence Estates) TO: O (Office) of 0.63 Acres at 3117 West Charleston Boulevard (APN: 162-05-112-007), Ward 1 (M. McDonald).

C-26. Z-0023-00(1) - STEVEN A. AVENA - Request for a Site Development Plan Review FOR A PROPOSED 2,652 SQUARE FOOT DENTAL OFFICE on 0.63 acres located at 3117 West Charleston Boulevard, (APN: 162-05-112-007), proposed O (Office) Zone, Ward 1 (M. McDonald).

C-27. Z-0086-98(4) - W.L. HOMES ON BEHALF OF JOHN LAING HOMES - Request for a Site Development Plan Review TO ALLOW GUEST HOUSES/CASITAS ON 43 LOTS LESS THAN 80 FEET IN WIDTH in the Tule Springs Ranch South subdivision, Units 1, 2 and 3, on the northeast corner of Durango Drive and Racel Street, R-E (Residence Estates) Zone under Resolution of Intent to RPD3 (Residential Planned Development - 3 Units Per Acre), (APN's: 125-09-310-001 thru 004, 125-09-310-033 thru 038 and 125-09-201-004), Ward 6 (Mack).

D. NON PUBLIC HEARING ITEMS:

D-1. ABEYANCE - 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.

D-2. ABEYANCE - SD-0017-00 - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 33,069 SQUARE FOOT ADDITION TO THE CITY HALL BUILDING; A SIX LEVEL PARKING GARAGE; AND A 7,347 SQUARE FOOT, TWO STORY TELEVISION STUDIO on 7.76 acres located on the northwest and southwest corners of Stewart Avenue and Las Vegas Boulevard, (APN: 139-34-501-003 and 139-34-510-045) C-V (Civic) and C-2 (General Commercial) Zones, Ward 5 (Weekly).

D-3. ABEYANCE - Z-0062-60(3) - HAROLD LOOMIS ET AL - Request for a Site Development Plan Review FOR A PROPOSED USED CAR LOT on 0.80 acres on the east side of Highland Drive, south of Sahara Avenue, APN: 162-09-110-019 and 020, M (Industrial) Ward 3 (Reese).

D-4. **ABEYANCE - Z-96-84(16) - KIRKLIE & ATTMAN LAKE MEAD/ JONES PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 2,590 SQUARE FOOT FAST FOOT RESTAURANT WITH DRIVE-THROUGH (KENTUCKY FRIED CHICKEN) ON 0.66 ACRES located adjacent to the southwest corner of the intersection of Lake Mead Boulevard and Jones Boulevard (APN: 138-23-719-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

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.

ITEM		ACTION
6:00 PM	ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.	CHAIRMAN BUCKLEY called the meeting to order at 6:03 P.M.
	CALL TO ORDER: 6:03 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.	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 Linda Hartman-Maynard, Planner II, Planning and Development Department Joel McCulloch, Senior Planner, Planning and Development Department Chris Dingell, Planning Technician, 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
	ROLL CALL: Michael Buckley - Chairman — Present Craig Galati - Vice Chairman — Present Hank Gordon — Present Byron Goynes — Present Marilyn Moran — Excused Stephen Quinn — Present Richard Truesdell — Present	
	ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements. This meeting has been properly noticed and posted at the following locations: Clark County Government Center, 500 South Grand Central Parkway Senior Citizens Center, 450 East Bonanza Road Clark County Courthouse, 200 East Carson Avenue Court Clerk's Office Bulletin Board, City Hall Plaza City Hall Plaza, Special Outside Posting Bulletin Board	MR. REED announced this meeting is in compliance with the Open Meeting Law.
	MINUTES: Approval of the minutes of the April 13, 2000 Planning Commission Meeting.	**Galati –** **APPROVED** **Motion carried with Buckley and Quinn abstaining because they did not attend the meeting** **(Moran excused)**

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.	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.
	ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.	CHAIRMAN BUCKLEY read the statement on the order of the items and limitations on persons wishing to be heard on an item.
	PLANNING COMMISSION MEETING RULES OF CONDUCT.	CHAIRMAN BUCKLEY noted the Rules of Conduct.

ITEM		ACTION
A.	**CONSENT ITEMS:** CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.	CHAIRMAN BUCKLEY announced the Consent items may be enacted by one motion or discussed if a Commission Member or Applicant so desires.
A-1.	**TM-0015-00 - TULE SPRINGS PLAZA - A COMMERCIAL SUBDIVISION - SEVEN VALLEYS REALTY, INC.** Request for a Tentative Map for 1 Lot on 36.09 Acres on the southwest corner of Tule Springs Road and Farm Road, TC (Town Center) Zone, Ward 6, (Mack). STAFF RECOMMENDATION: APPROVAL, subject to: *Public Works* 1. Dedicate 40 feet of right-of-way adjacent to this site for Tule Springs Road (measured from the section line), 40 feet for Farm Road, and a 30 foot radius at the southwest corner of Tule Springs Road and Farm Road. Also, grant a Traffic Signal Chord easement at the southwest corner of Tule Springs Road and Farm Road. Additional right-of-way dedications for exclusive right turn lanes, dual left turn lanes, and bus pull-outs shall be dedicated in accordance with the approved Traffic Impact Analysis for this site. 2. Construct half-street improvements on Farm Road and Tule Springs Road adjacent to this site concurrent with development of this site. Pavement and median improvements for Tule Springs Road shall be constructed to normal City standards for an 80 foot right-of-way; Farm Road shall be constructed to Town Center standards.	**Quinn –** **APPROVED ITEMS A-1 AND A-3 THROUGH A-5, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Gordon abstaining on Item A-1 because his firm is involved in the property across the street and Truesdell abstaining on Item A-1 because the developer is a client of his company** **(Moran excused)** CHAIRMAN BUCKLEY stated this is a Consent item. **This is final action.** (6:08 – 6:12) 1 - 200

ITEM		ACTION
	TM-0015-00 - TULE SPRINGS PLAZA A COMMERCIAL SUBDIVISION - SEVEN VALLEYS REALTY, INC. 3. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets or to the parcel to the north. In addition, unless incompatible uses can be demonstrated, this site shall provide intersite access to the abutting parcel to the north as well. 4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, 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 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 for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact	**APPROVED**

ITEM	ACTION
TM-0015-00 - TULE SPRINGS PLAZA A COMMERCIAL SUBDIVISION - SEVEN VALLEYS REALTY, INC. Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. 5. A 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. 6. Site development to comply with all applicable conditions of approval for the Town Center Master Plan and all subsequent site-related actions.	**APPROVED**

ITEM	ACTION
TM-0015-00 - TULE SPRINGS PLAZA A COMMERCIAL SUBDIVISION - SEVEN VALLEYS REALTY, INC. 7. 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. *Planning and Development* 8 Site development to comply with all applicable conditions of approval for Z-76-98, the approved Traffic Impact Analysis, and all subsequent site-related actions. 9. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map or if an Extension of Time is not approved, a new Tentative Map must be filed. 10. Street names must be provided in accord with the City's Street Naming Regulations. 11. All development is subject to the conditions of City departments and State Subdivision Statutes. 12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures. NOTICES MAILED: N/A APPROVALS: 0 PROTESTS: 0	**APPROVED**

ITEM		ACTION
A-2.	**TM-0007-99(1) - IRON MOUNTAIN ESTATES - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY** Request for an Extension of Time of an approved Tentative Map for 242 lots on 77.29 Acres on the northwest corner of El Capitan Way and Iron Mountain Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack). STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. The developer shall reserve a 20 foot wide corridor adjacent to, but outside of, the dedicated right-of-way for El Capitan Way, on the west side of the street, for trail purposes in accordance with Map Seven of the Northwest Sector Plan. The trail corridor shall be created as a separate lot or parcel, as a common element, separate from other adjacent common elements, and the developer shall grant a public trail easement overlying the entire area of the common element thus created. Concurrent with development of this site, the developer shall construct Trail improvements for the 10 foot wide pedestrian trail and shall reserve a 7.5 foot wide area for an equestrian trail within this easement corridor in a manner acceptable to the Planning and Development Department and the Department of Public Works. Landscaping and other improvements within the trail corridor shall be maintained by the Homeowner's Association or similar management association of this development. No above-ground utility vaults that would substantially interfere with the use of the trail corridor will be allowed within the easement area. 2. The Extension of Time shall expire March 25, 2001.	**Quinn –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION THAT THE PATH BE DEEDED TO THE CITY OF LAS VEGAS** **Motion carried with Buckley abstaining because the applicant is a client of his law firm and Gordon abstaining because the law firm that represents this application is also the firm that handles the legal work for his business.** **(Moran excused)** ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. He noted that in Condition 1 there is a requirement to have 7.5 feet for the equestrian trail, but there is a power box located within the trail that encroaches 6 inches. He wanted clarification that the encroachment will not constitute an interference with the trail system. BART ANDERSON, Public Works, responded that the intent to the condition is to prevent large vaults from eliminating the use of a trail. An encroachment of 6 inches is not going to have a substantial impact on using the trail so Public Works would not have an objection to the encroachment. ATTORNEY GRONAUER requested an additional condition that if the equestrian path is required to be constructed that Astoria Homes deed it over to the City of Las Vegas. MR. ANDERSON said that the City is currently entertaining the idea that the physical path would be deeded over to the City. However, the trail plan is currently under revision so if it is relocated that may not be necessary. **This is final action.** (6:12 – 6:15) 1 - 308

ITEM	ACTION
TM-0007-99(1) - IRON MOUNTAIN ESTATES - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY 3. Conformance to the conditions of approval of SD-2-99, TM-7-99, VAC-3-99 and all other site-related actions, Title 19A, the Las Vegas Urban Design Guidelines and Standards, and all other ordinance amendments enacted subsequent to the original approval as required by the Planning and Development Department and the Department of Public Works. *Public Works* 4. Comply with all previous conditions of approval for TM-7-99 and all other subsequent site-related actions. NOTICES MAILED: N/A APPROVALS: 0 PROTESTS: 0	**APPROVED**

ITEM		ACTION
A-3.	**A-0009-00(A) - HILDA WEST, ET AL** Petition to Annex property generally located on the northeast corner of Jones Boulevard and Gilmore Avenue (APN's 138-12-111-003, 138-12-111-004, and 138-12-111-005), containing approximately 2.03 acres of land; Ward 6 (Mack). STAFF RECOMMENDATION: APPROVAL NOTICES MAILED N/A APPROVALS 0 PROTESTS 0	**Quinn –** **APPROVED ITEMS A-1 AND A-3 THROUGH A-5, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Gordon abstaining on Item A-1 because his firm is involved in the property across the street and Truesdell abstaining on Item A-1 because the developer is a client of his company** **(Moran excused)** CHAIRMAN BUCKLEY stated this is a Consent item. **To be forwarded to the City Council in Ordinance form.** (6:08 – 6:12) 1 - 200

ITEM		ACTION
A-4.	**U-0039-98(1) - BUBBLES SUMMERLIN, LIMITED LIABILITY COMPANY** Request for a Extension of Time on an approved Special Use Permit FOR A PROPOSED 1,800 SQUARE FOOT FULL SERVICE CAR WASH AND AUTO DETAILING on the south side of Vegas Drive, approximately 250 feet east of Buffalo Drive (APN: 138-27-101-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L. B. McDonald). STAFF RECOMMENDATION: APPROVAL, subject to: 1. This Extension of Time will expire two years from the date of City Council approval, no further Extensions of Time will be allowed. 2. Conformance to all applicable conditions of approval for U-39-98. 3. Approval of this Extension of Time does not constitute approval of a business license. NOTICES MAILED N/A APPROVALS 0 PROTESTS 0	**Quinn –** **APPROVED ITEMS A-1 AND A-3 THROUGH A-5, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Gordon abstaining on Item A-1 because his firm is involved with the property across the street and Truesdell abstaining on Item A-1 because the developer is a client of his company** **(Moran excused)** CHAIRMAN BUCKLEY stated this is a Consent item. **To be heard by the City Council on 6-21-2000.** (6:08 – 6:12) 1 - 200

ITEM		ACTION
A-5.	**U-0040-98(1) - BUBBLES SUMMERLIN, LIMITED LIABILITY COMPANY** Request for an Extension of Time on an approved Special Use Permit FOR A 3,000 SQUARE FOOT MINOR AUTO REPAIR FACILITY on the south side of Vegas Drive, approximately 250 feet east of Buffalo Drive (APN: 138-27-101-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 1.17 Acres, Ward 2 (L.B. McDonald). STAFF RECOMMENDATION: APPROVAL, subject to: 1. This Extension of Time will expire two years from the date of City Council approval, no further Extensions of Time will be allowed. 2. Conformance to all applicable conditions of approval for U-39-98. 3. Approval of this Extension of Time does not constitute approval of a business license. NOTICES MAILED N/A APPROVALS 0 PROTESTS 0	**Quinn –** **APPROVED ITEMS A-1 AND A-3 THROUGH A-5, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Gordon abstaining on Item A-1 because his firm is involved with the property across the street and Truesdell abstaining on Item A-1 because the developer is a client of his company** **(Moran excused)** CHAIRMAN BUCKLEY stated this is a Consent item. **To be heard by the City Council on 6-21-2000.** (6:08 – 6:12) 1 - 200

ITEM		ACTION
B.	**DIRECTOR'S BUSINESS:**	
B-1.	**ABEYANCE - TA-0006-00 - CITY OF LAS VEGAS** Discussion and possible recommendation to amend Title 19A.04 Land Use Tables to allow Open Air Vending as a Conditional Use in the C-1 (Limited Commercial) and C-2 (General Commercial) Zoning Districts, and to amend Title 19A.04.040 Conditional Uses to add the criteria that must be met to meet the standards for this use. STAFF RECOMMENDATION: APPROVAL Staff recommends the following changes to the text of Title 19A.04.040, Conditional Uses: OPEN AIR VENDING [C-1, C-2, C-M] 1. Must be in conjunction with a "Big Box" retailer with a square footage of 100,000 square feet or more. 2. No open flame cooking is allowed. 3. The use cannot interfere with pedestrian or vehicular traffic. 4. The use cannot take up any existing parking spaces. 5. The use is not allowed if other food vending is provided on the interior of the "Big Box". 6. A site plan is required to be reviewed by staff for conformance to the above conditions.	**Galati –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Unanimous** **(Moran excused)** JOEL McCULLOCH, Planning and Development, explained that currently Title 19A allows open air vending as a Special Use Permit in the C-2 (General Commercial) and C-M (Commercial Industrial) zoning districts and as a permitted use in the M (Industrial) zoning district. This is too restrictive in some cases when in conjunction with "Big Box" development. Historically, hot dog carts are located in the front entrances of home improvement outlets. These carts were normally approved through Use Variances, which have now been deemed to be illegal. Staff believes that open air vending is an appropriate accessory use to these home improvement outlets and proposes that they be allowed as conditional uses. There are six conditions in allowing these types of uses as follows: 1. Must be in conjunction with a "Big Box" retailer with a square footage of 100,000 square feet or more. 2. No open flame cooking is allowed. 3. The use cannot interfere with pedestrian or vehicular traffic. 4. The use cannot take up any existing parking spaces. 5. The use is not allowed if other food vending is provided on the interior of the "Big Box". 6. A site plan is required to be reviewed by staff for conformance to the above conditions. Staff recommended approval, subject to the conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. **To be forwarded to the City Council in Ordinance form.** (6:15 – 6:19) 1 - 429

ITEM		ACTION
C.	**PUBLIC HEARING ITEMS:**	
C-1.	**ABEYANCE - U-0020-95(1) - MAXINE FLORES ON BEHALF OF FAITH MEDIA** Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 3205 North Tenaya Way (APN: 138-10-411-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown). NOTICES MAILED 120 APPROVALS 0 PROTESTS 1 (Within Notification) 3 Speakers STAFF RECOMMENDATION: DENIAL. If Approved, subject to: 1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed. 2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising sign. 3. All City Code requirements and design standards of all City Departments shall be satisfied.	**Truesdell –** **DENIED (Incompatible with recent development in area)** **Motion carried with Quinn voting "No" and Gordon abstaining because the law firm that represents this application is also the firm that handles the legal work for his business.** **(Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated this billboard is not a permitted use within the off-premise sign exclusionary zone and is an inappropriate use on this site. The continued use would be in conflict with the intent of the exclusionary zone. Additionally, a substantial change has occurred within this surrounding area in the past three years with the construction of offices. Title 19A allows the removal of an off-premise sign if conditions in the area have changed, so this sign no longer meets the standards for approval of a Special Use Permit. Staff recommended denial. ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. This sign is located on the corner of Cheyenne and Tenaya. It exists in the exclusionary zone, but in 1995 when the sign was approved by a Use Permit the Code allowed signs in these areas as long as there was a Special Use Permit. In 1997 an Ordinance was adopted that excluded signs in certain areas. This is a legal non-conforming sign. It does not have to be removed just because it is in the exclusionary zone. Cheyenne is a few hundred feet away from the U.S.95 off-ramp, which is a major arterial street. In 1995 this area was being developed for commercial uses. Billboard signs are compatible in commercial and industrial zones, but not when they are adjacent to residential developments.

ITEM	ACTION
ABEYANCE - U-0020-95(1) - MAXINE FLORES ON BEHALF OF FAITH MEDIA	He submitted handouts of the April 19, 1995 City Council meeting backup documentation. This area has become more intense than in 1995. There are many signs in the valley similarly situated as this sign. He requested this sign be approved for another two years. CHAIRMAN BUCKLEY declared the Public Hearing open. CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. She did not feel billboards are necessary and are unsightly. MICHAEL DUNN, 7312 West Cheyenne Avenue, owner of adjacent property, appeared in protest. This is inappropriate for the area. He was not allowed to have two stories in his development nor have access to the residential area on the north side of his property. This billboard is the largest structure on West Cheyenne and the only one west of the freeway. The only other billboard west of U.S.95 is on Lake Mead. This is not conducive to leasing his property. CAROL SFERRA, 8313 Spring Arts Avenue, appeared in protest. This is a neighborhood area and she wants it to remain a family atmosphere. CHAIRMAN BUCKLEY declared the Public Hearing closed. COMMISSIONER TRUESDELL noted that between 1995 and the present this area has gone through substantial development. He felt this billboard is out of place and not always well maintained. There is continued development to the west. This sign is inappropriate for this intersection. COMMISSIONER GALATI added that if this was a new sign it would be in the exclusionary zone and not be allowed. ATTORNEY GRONAUER thought the Commissioners should decide if there has been a significant change in the area and if the billboard would impact the area. Billboard signs do not have to be an eyesore.

ITEM	ACTION
ABEYANCE - U-0020-95(1) - MAXINE FLORES ON BEHALF OF FAITH MEDIA	CHAIRMAN BUCKLEY added that the area has changed tremendously in the last five years. Secondly, the fact that an area is commercial does not mean it is appropriate for a sign. He noted that the type of commercial in the nearby Tech Center has one of the finest corporate architecture in the city and does not have signs. ATTORNEY GRONAUER did not feel this has a negative impact on the Tech Center. DEPUTY CITY ATTORNEY STEVE GEORGE advised that the fact the exclusionary zone exists via an Ordinance is a factor that the Commissioners can take into consideration, but doesn't have to be the sole basis. **This is final action.** (6:19 – 6:37) 1 - 530

ITEM		ACTION
C-2.	**ABEYANCE - Z-0052-99(1) – ALBERT ABRAMS FAMILY TRUST, ET AL ON BEHALF OF KAUFMAN & BROAD** Request for a Site Development Plan Review FOR A 64 LOT SINGLE FAMILY SUBDIVISION on 9.06 Acres on the east side of Durango Drive, approximately 345 feet south of Alexander Road, (APN: 138-09-101-007), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 4 (Brown). NOTICES MAILED 360 (4/13/00 PC) APPROVALS 4 Speakers PROTESTS 0 STAFF RECOMMENDATION: Approval, subject to: *Planning and Development* 1. Submit a revised site plan showing the realignment of lot lines along the south property line to match those of the subdivision to the south, and indicating prior to submittal of a building permit, as required by the Planning and Development Department. 2. Submit revised floor plans depicting larger home sizes. 3. A landscaping plan must be submitted prior to or at the same time application is made for building permits. This plan should include a 6 foot wide landscape planter along Durango Drive with a minimum of one (1) 24 inch box deciduous or evergreen tree for every thirty (30) linear feet of planter plus one (1) additional 24 inch box tree, as required by the Planning and Development Department. 4. The trail within the 100 foot wide power easement trail should include a minimum of 10 feet of paved surface area, as required by the Planning and Development Department.	**Gordon –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Buckley abstaining because Kaufman & Broad is a client of his law firm** **(Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated this application was held in abeyance at the April 14, 2000 meeting to allow the applicant time to resolve site development issues and to allow this request to be considered in conjunction with the rezoning request for a 2.5-acre parcel located to the east. The applicant and several residents from the subdivision abutting this parcel met at a neighborhood meeting on May 3, 2000. A revised site plan was presented by the applicant indicating changes in the square footage of the single-family homes. Homes under 1,400 square feet will not be offered as originally planned. Rather, home sizes will range in size from approximately 1,400 square feet to 1,800 square feet, which will be more compatible with adjacent development. Staff has not reviewed the revised plans. The original site plan depicts one entrance to the subdivision from Durango. The lot lines do not match and in order to provide a smoother transition between the subdivisions, staff feels that some of the proposed lots will need to be redesigned to provide four property lines rather than three. Also, there is an area in the northwest portion of the subdivision that has not been designated as a lot or common area. The use of that site will need to be determined. A six-foot wide landscape planter area is not shown along Durango as required by the Las Vegas Design Standards. Staff finds this development will be compatible with existing development if the site plan is revised as suggested at the neighborhood meeting and transitions and landscape issues are addressed. Staff recommended approval, subject to the conditions.

ITEM	ACTION
ABEYANCE - Z-0052-99(1) – ALBERT ABRAMS FAMILY TRUST, ET AL ON BEHALF OF KAUFMAN & BROAD *Public Works* 5. Dedicate a 25 foot radius on the northeast and southeast corners of Durango Drive and Hidden Mine Avenue. 6. A Master Streetlight Plan for the overall subdivision shall be submitted and approved prior to or concurrent with the submittal of any construction drawings. 7. The proposed entrance to this subdivision (Hidden Mine Avenue) shall align with Lost Gold Avenue on the west side of Durango Drive or shall be offset a minimum of 220 feet. 8. Obtain public sewer easements for all public sewers not located within existing public street right-of-way, such as across the "Not A Part" parcel located northeast of this site. 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. 9. Prior to the recordation of a Final Map for this site, provide proof that the proposed public street connection of Woodland Prairie Avenue will occur (i.e. written concurrence from the property owner). If such proof cannot be provided, the site must be redesigned without the proposed street connection. 10. Site development to comply with all applicable conditions of approval for Z-52-99 and all other site-related actions.	RANDY TARR, Kaufman & Broad, 750 Pilot Road, appeared to represent the application. They have met with the neighbors and Councilman Brown also attended the meeting. Mr. Tarr requested a change to Condition 1. They have moved two lots to have the same lot width as the subdivision to the south. Therefore, he requested that condition indicate compatible lot sizes. The ten-acre parcel is at a 63 lot count. There will be substantial landscaping in the interior within the power line easement, but in lieu of landscaping on Durango additional trees would be put in the back yards along the Durango alignment. VICE CHAIRMAN GALATI declared the Public Hearing open. ALVIN YATES, 8324 Spring Arts Avenue, appeared in approval. He felt the builder has tried to provide what the residents have requested. They are aware this property will be developed eventually. His property backs up to this site. CAROL SFERRA, 8313 Spring Arts Avenue, appeared in approval. She felt the revised plan is a good solution as to how this property should be developed. SCOTT GARAWITZ, 8305 Woodland Prairie, appeared in approval. He thanked the applicant for his efforts in making this project acceptable to the neighbors. There was an agreement of minimum pricing on Lots 5, 6, 7, 8, 9 and 10 of a $170,000 base price. SCOTT HEDLIND, 8229 Woodland Prairie, appeared in approval. In regard to the buffer for Lots 7, 8, 9 and 10 the residents asked for a minimum of 1,900 square foot single story homes. Lots 5 and 6 on the north side are to be a minimum of 2,200 square foot two-story homes. That would provide a good buffer between the different developments. It was the residents impression that Woodland Prairie would end in a cul-de-sac. He also thanked Kaufman & Broad and Councilman Brown for the time they spent with the residents. VICE CHAIRMAN GALATI declared the Public Hearing closed.

ITEM	ACTION
ABEYANCE - Z-0052-99(1) – ALBERT ABRAMS FAMILY TRUST, ET AL ON BEHALF OF KAUFMAN & BROAD *Planning and Development* 11. All development shall be in conformance with the Site Development plan and building elevations. 12. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license. 13. Conformance to the conditions of approval for the Rezoning (Z-52-99) and all site-related actions, as required by the Planning and Development Department. 14. All City Code requirements and design standards of all City departments must be satisfied. 15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits. 16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works. 17. 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.	MR. TARR appeared in rebuttal. The minimum price was discussed, but he did not feel that should be part of a land use application. The market will dictate the price of the homes. Additionally, the residents requested the homes on Lots 5, 6, 7, 8 and 9 to be either 1,700 square foot single-story homes or two stories that would range up to 2,200 square feet, but he did not feel that would be feasible. The houses as proposed will be 1,900 square feet single story, which exceeds the minimum house size in the residents' neighborhood. COMMISSIONER QUINN commended the developer for meeting with the neighbors. COMMISSIONER TRUESDELL was concerned about the depth of Lots 49 and 50. He agreed with the applicant on setting economic values in a zoning issue. Problems could be created for public safety when streets are terminated. COMMISSIONER GORDON wondered if there should be a cul-de-sac at the east end of Woodland Prairie Avenue to facility a large vehicle. MR. TARR said there is no provision for the turning of a large vehicle at that location, but it would accommodate a street sweeper. That type of termination is approved in other areas of the valley. The crash gate will give the Fire Department an alternate way to get out for the Woodside residents and this tract. BART ANDERSON, Public Works, added that the only standard the City has for terminating a public street is with a cul-de-sac. However, the condition is written in such a way that Public Works can work with the applicant to devise an alternative. This plan is better than the original plan. COMMISSIONER GORDON noted that only three lots are affected. VICE CHAIRMAN GALATI stated that when this property came before the Planning Commission previously there was a concern as to what would happen with this piece of property. At one time it was planned that the cul-de-sac would come from another direction.

ITEM		ACTION
	ABEYANCE - Z-0052-99(1) – ALBERT ABRAMS FAMILY TRUST, ET AL ON BEHALF OF KAUFMAN & BROAD 18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first. 19. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures. 20. 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. 21. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.	MR. TARR requested a waiver of the landscaping requirements. MR. GENZER objected to that waiver. Most of the other subdivisions in this corridor have not been required to provide the landscaping, but they were approved prior to the adoption of the Ordinance that requires the landscape buffer. DEPUTY CITY ATTORNEY STEVE GEORGE said the waiver would have to be noticed if it is a standard in the guidelines, but not if it is a condition imposed by staff. NOTE: See Items C-3 and C-4 for related discussion. **To be heard by the City Council on 6-21-2000.** (6:37 – 7:06) 1 - 1130

ITEM		ACTION
C-3.	**Z-0024-00 - JOSEPH & DORIS RUBIN AND MARK P. AND CHERYL RUBIN ON BEHALF OF KAUFMAN & BROAD** Request for a Rezoning FROM: U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) of 2.67 Acres on property located east of Durango Drive, south of Alexander Road (APN: 138-09-101-008), Ward 4 (Brown). NOTICES MAILED 176 [Mailed with Z-0024-00(1)] APPROVALS 4 Speakers PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. A Resolution of Intent with a two (2) year time limit. 2. Approval of a Site Development Plan Review prior to the issuance of any permits. *Public Works* 3. Dedicate 51 feet of right-of-way through this site for the continuation and connection of Woodland Prairie Avenue, unless an alternate plan for terminating Woodland Prairie Avenue is submitted to and approved by the Department of Public Works. 4. A Master Streetlight plan for the overall subdivision of which this site is proposed to be a part, shall be submitted to and approved by the Department of Public Works prior to or concurrent with the submittal of construction drawings.	**Gordon –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Buckley abstaining because the applicant is a client of his law firm** **(Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated the General Plan designation for this site is ML (Medium-Low Density Residential) and allows 5.6 to 8.0 dwelling units per gross acre. That permits single family compact lots and zero lot lines, manufactured home parks, and residential planned developments. The density for this application is 7.0 units per acre, which is in conformance with the density allowed by the General Plan. The proposed use will be compatible with surrounding land uses and zoning districts. Staff recommended approval, subject to the conditions. RANDY TARR, Kaufman & Broad, 750 Pilot Road, appeared to represent the application. They have met with the neighbors and Councilman Brown also attended the meeting. The site plan originally submitted was 19 lots and there was a connection going through on Woodland Prairie to the Woodside property. That is the major objection with the neighbors because they don't want additional traffic going through their neighborhood. They want a dead end to their subdivision and are working that situation out with Public Works. The layout is now 14 lots with no lot less than 5,000 square feet. The lots adjacent to the Woodside property will exceed 7,000 square feet. In addition, they are adding one more structure to exceed 1,900 square feet and be single story. Public Works has modified this application so that the applicant can work with them on an acceptable termination. VICE CHAIRMAN GALATI declared the Public Hearing open. ALVIN YATES, 8324 Spring Arts Avenue, appeared in approval. He felt the builder has tried to provide what the residents have requested. They are aware this property will be developed eventually. His property backs up to this site.

ITEM	ACTION
Z-0024-00 - JOSEPH & DORIS RUBIN AND MARK P. AND CHERYL RUBIN ON BEHALF OF KAUFMAN & BROAD 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, 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 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. 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.	CAROL SFERRA, 8313 Spring Arts Avenue, appeared in approval. She felt the revised plan is a good solution as to how this property should be developed. SCOTT GARAWITZ, 8305 Woodland Prairie, appeared in approval. He thanked the applicant for making this project acceptable to the neighbors. There was an agreement of minimum pricing on Lots 5, 6, 7, 8, 9 and 10 of a $170,000 base price. SCOTT HEDLIND, 8229 Woodland Prairie, appeared in approval. In regard to the buffer for Lots 7, 8, 9 and 10 the residents asked for a minimum of 1,900 square foot single story homes. Lots 5 and 6 on the north side are to be a minimum of 2,200 square foot two-story homes. That would provide a good buffer between the different developments. It was the residents impression that Woodland Prairie would end in a cul-de-sac. He also thanked Kaufman & Broad and Councilman Brown for the time they spent with the residents. VICE CHAIRMAN GALATI declared the Public Hearing closed. MR. TARR appeared in rebuttal. NOTE: See Items C-2 and C-4 for related discussion. **To be heard by the City Council on 6-21-2000.** (6:37 – 7:06) 1 - 1130

ITEM	ACTION
Z-0024-00 - JOSEPH & DORIS RUBIN AND MARK P. AND CHERYL RUBIN ON BEHALF OF KAUFMAN & BROAD 6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.	**APPROVED**

ITEM		ACTION
C-4.	**Z-0024-00(1) - JOSEPH & DORIS RUBIN / MARK P. RUBIN ON BEHALF OF KAUFMAN & BROAD** Request for a Site Development Plan Review FOR A PROPOSED 19 LOT RESIDENTIAL SUBDIVISION on 2.67 Acres on the east side of Durango Drive, south of Alexander Road (APN: 138-09-101-008), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation], proposed R-PD7 (Residential Planned Development – 7 Units per Acre), Ward 4 (Brown). NOTICES MAILED 176 [Mailed with Z-0024-00] APPROVALS 4 Speakers PROTESTS 0 STAFF RECOMMENDATION: Approval, subject to: 1. The east-west street, Woodland Prairie, shall be terminated by a crash gate between the Cimarron Meadows (Woodside) and Goldrush subdivisions. 2. Lots 5 and 6 will be increased to approximately 7,000 square feet. The square footage of lots 7, 8 and 9 shall be increased to assure compatibility with the existing single family development to the east as required by Planning and Development staff. 3. Single story homes, having a minimum of 1900 square feet, shall be built on lots 5, 6, 7, 8, 9, and 10. 4. Submit a revised site plan showing the realignment of lot lines along the east property line to match those of the subdivision to the south prior to submittal of a building permit, as required by the Planning and Development Department.	**Gordon –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION 18 DELETED** **Motion carried with Buckley abstaining because the applicant is a client of his law firm** **(Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated a neighborhood meeting was held May 3, 2000 with the applicant and several residents from the Woodside subdivision. Based on that meeting a tentative agreement was reached regarding development of this site. The residents requested these subdivisions be separated by a crash gate across Woodland Prairie Avenue and that a buffer be created on abutting properties by increasing the lot size and building larger homes on the lots. The applicant has submitted revised site plans based on the neighborhood meeting and staff is working with the applicant on those revisions. Staff has not reviewed the revised plans. There will be entrances to the subdivision from the east and west on Woodland Prairie Avenue. Lots along the eastern property line are shown as approximately 35 feet wide. The lot lines for these lots do not match those in the subdivision to the east. Staff has added a condition requiring the lot lines to be realigned to match those to the east to provide a smoother transition between the subdivisions. The requirement for open space will be met by landscape improvements within the power easement. This development will be compatible with the existing development if the site plan is revised as suggested at the neighborhood meeting and transitions and landscape issues are addressed. Staff recommended approval, subject to the conditions. RANDY TARR, Kaufman & Broad, 750 Pilot Road, appeared to represent the application. They have met with the neighbors and Councilman Brown also attended the meeting. This is a challenging site with existing channels, power lines, etc. He requested Condition 18 be deleted as that would be more appropriate in a commercial development.

ITEM	ACTION
Z-0024-00(1) - JOSEPH & DORIS RUBIN / MARK P. RUBIN ON BEHALF OF KAUFMAN & BROAD 5. A landscaping plan must be submitted prior to or at the same time application is made for building permits. This plan should show the satisfaction of the open space requirement, either in this portion of the subdivision or the portion to the west. 6. Conformance to the conditions of approval of Z-0024-00 and all other site-related actions, as required by the Planning and Development Department. 7. All development shall be in conformance with the Site Development 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. For non-residential developments, 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.	NOTE: See Items C-2 and C-3 for related discussion. **To be heard by the City Council on 6-21-2000.** (6:37 – 7:06) 1 - 1130

ITEM		ACTION
	Z-0024-00(1) - JOSEPH & DORIS RUBIN / MARK P. RUBIN ON BEHALF OF KAUFMAN & BROAD 12. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits. 13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works. 14. 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. 15. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards. 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. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade. 18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.	**APPROVED**

ITEM		ACTION
C-5.	**ABEYANCE - RENOTIFICATION - U-0011-00 - ALM CORPORATION** Request for a Special Use Permit and Site Development Plan Review TO ALLOW A PROPOSED 6,670 SQUARE FOOT TAVERN IN CONJUNCTION WITH A RESTAURANT on the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). NOTICES MAILED 104 (5/11/00 PC) 126 (3/9/00 PC) APPROVALS 2 Speakers PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. The landscape islands in the parking lot shall each contain two 24-inch box trees. 2. The widened median island in Grand Teton Drive required by the Department of Public Works in Condition 6 shall be landscaped as required by the Planning and Development Department. 3. The developer shall reserve a 20-foot wide non-equestrian public multi-use trail along the east property line and a 20-foot wide equestrian public multi-use trail along the north property line for trail purposes in accordance with Map Seven of the Northwest Sector Plan. The trail corridors shall be created as a separate lot or parcel, as a common element, separate from other adjacent common elements, and the developer shall grant a public trail easement overlying the entire area of the common element	**Galati –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS AND RESIDENTS' ADDITIONAL CONDITIONS 1, 2, 3, 4, 5, 6 AND 8 WITH CONDITION 2 MODIFIED TO INCLUDE "IN ACCORDANCE WITH PUBLIC WORKS APPROVAL," CONDITION 3 MODIFIED TO CONFORM TO MAP THAT WAS SUBMITTED FOR ALIGNMENT OF EQUESTRIAN TRAIL AND ADDITIONAL WORDING THAT APPLICANT WILL PROVIDE PEDESTRIAN WALKWAY EASEMENT WHERE WALKWAYS MEANDER OUTSIDE THE PUBLIC RIGHT-OF-WAY, CONDITION 6 MODIFIED TO REMOVE "SINGLE FAMILY" IN THE FIRST BULLET AND DELETE THE SECOND AND THIRD BULLETS** **Unanimous** **(Moran excused)** ANDREW REED, Planning and Development, stated this item was originally scheduled for the April 13, 2000 Planning Commission meeting. However, at the applicant's request it was held in abeyance to this meeting in order to allow the applicant time to continue discussions with surrounding property owners. They have met with those property owners and will continue regarding the east leg of the trail alignment. This tavern can be operated in a manner that is compatible with the surrounding property. No protected uses have been identified within 1,500 feet of the proposal. Staff recommended approval, subject to the conditions. MICHAEL SILVAGGIO, JMS Consulting, 8275 South Eastern Avenue, Suite 118, appeared to represent the applicant. This request began two years ago. He felt there has been a resolution of the issues with the residents. However, in regard to Condition 3 he explained that Mr. Apollo owns two 10-acre parcels. During the meetings with the homeowners it was agreed that this project could be done on two acres. The original plan for the equestrian trail was to bring the trail from the east to the west to Durango along the frontage of Grand Teton and then north on the subject property. It was just discovered two days ago that Public Works would prefer the alignment to be along the northern boundary. Therefore, it was decided to realign the trail along the eastern boundary, go north, and then west to Durango. That would be a safer route because it would get the

ITEM	ACTION
ABEYANCE - RENOTIFICATION - U-0011-00 - ALM CORPORATION thus created. Concurrent with development of this site, the developer shall construct Trail improvements within this easement corridor in a manner acceptable to the Planning and Development Department and the Department of Public Works. Landscaping and other improvements within the trail corridor shall be maintained by the Homeowner's Association or similar management association of this development. No above-ground utility vaults that would substantially interfere with the use of the trail corridor will be allowed within the easement area. *Public Works* 4. Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton, an additional 20 feet for a total half-street width of 50 feet on Durango Drive, and a 54 foot radius at the northeast corner of Durango Drive and Grand Teton Drive prior to the issuance of any permits or the recordation of any maps further subdividing this site as required by the Department of Public Works. 5. Construct half-street improvements including appropriate overpaving on Durango Drive and Grand Teton Drive, including the widened median island on Grand Teton Drive, adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works. Construction of all required improvements on Durango Drive and Grand Teton Drive shall commence within 24 months of approval of this action by the City Council. Failure to comply with this condition shall result in this item being reconsidered by the City Council.	equestrian riders off Grand Teton and have them ride along the back property line which would alleviate any potential liability and for future development it would alleviate any of the equestrian riders traveling across any ingress/egress into this development. STUART APOLLO, ALM Corporation, 7600 Westcliff Drive, developer and owner of property, appeared along with Mr. Silvaggio. CHAIRMAN BUCKLEY declared the Public Hearing open. LOUISE RUSKAMP, Tule Springs Community Association, 8500 Log Cabin Way, appeared in approval. She submitted a list of conditions recommended by Pine Meadows, Spring Mountain Ranch and Tule Springs. There was a question as to whether there would be enough landscape islands in the parking lot. MR. REED answered that there are enough islands in the parking lot with the change of two trees instead of one tree. MR. SILVAGGIO agreed to that condition. MS. RUSKAMP requested crushed granite around the northern and eastern boundary so the trail can be connected to the Silk Purse Ranch. In Condition 6 she requested the words ***single family*** be deleted. Condition 7 should be deleted. ROBERT GENZER, Planning and Development, responded that in regard to the property owners' Condition 6, the second and third bullets are unenforceable. Condition 9 is an issue that has come up with other applications in this area and what has been done in the past is to ask the applicant if they are willing to continue to work with the area residents and just agree to that on the record but not make it a condition.

ITEM	ACTION
ABEYANCE - RENOTIFICATION - U-0011-00 - ALM CORPORATION 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. This site shall allow for intersite access with the eastern portion of the overall parcel, provided that is a compatible use. 7. Submit an Encroachment Agreement, if necessary, for all landscaping and private improvements located in the Grand Teton public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works. 8. A Traffic Impact Analysis for the entire legal parcel of which this site is a part 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 map further subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine 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 map further subdividing this site, whichever may occur first. 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, such as the proposed bus turnout on Durango Drive; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way	BART ANDERSON, Public Works, added that if there are pedestrian walkway easements where meandering goes outside the public right-of-way, that would be agreeable, so the residents' Condition 3 could be amended to include the requirement for pedestrian walkway easements. DEPUTY CITY ATTORNEY STEVE GEORGE noted that the residents' Condition 6, Bullet 2, could be imposed with a floor plan that is acceptable. TIM O'NEILL, Pine Meadows Association, 8905 Colorful Pines, appeared in approval. The residents have been working with the applicant from the onset of this proposal. CHAIRMAN BUCKLEY declared the Public Hearing closed. MR. SILVAGGIO appeared in rebuttal. They will continue working with the residents as they have been for the last two years. COMMISSIONER GOYNES said he is familiar with Mr. Apollo's projects and they are always compatible with the neighborhoods. BART ANDERSON asked for clarification on the residents' Condition 2 as he felt it does not give the Traffic Engineer flexibility to make the ultimate decision as to what constitutes the safest crossings. MS. RUSKAMP said she realizes the placement of the crossing is not set because the General Plan Amendment has not been finalized. **The City Council will set a date for a Public Hearing on this item at their 6/7/2000 meeting. The Public Hearing will be heard by the City Council on 6/21/2000.** (7:06 – 7:21) 1 - 2320

ITEM	ACTION
ABEYANCE - RENOTIFICATION - U-0011-00 - ALM CORPORATION 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. 9. A Drainage Plan and Technical Drainage Study Analysis for the entire legal parcel of which this site is a part 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 map further subdividing this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a map further subdividing 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.	**APPROVED**

ITEM	ACTION
ABEYANCE - RENOTIFICATION - U-0011-00 - ALM CORPORATION ***Planning and Development*** 10. All development shall be in conformance with the site plan and building elevations. 11. 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. 12. 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. 13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development). 14. All City Code requirements and design standards of all City departments must be satisfied. 15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits. 16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.	**APPROVED**

ITEM	ACTION
ABEYANCE - RENOTIFICATION - U-0011-00 - ALM CORPORATION 17. 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. 18. 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. 19. 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. 20. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.	**APPROVED**

ITEM		ACTION
C-6.	**ABEYANCE - GPA-0003-00 - K & F, LIMITED PARTNERSHIP** Request for a General Plan Amendment FROM: R (Rural) TO: O (Office) of 1.40 Acres on the south side of Via Olivero Avenue, approximately 970 feet east of Cimarron Road (APN: 163-04-805-001), Ward 1 (M. McDonald). STAFF RECOMMENDATION: APPROVAL NOTICES MAILED 1,779 [Mailed with Z-0012-00 and Z-0012-00(1)] (4/13/00 PC) APPROVALS 0 PROTESTS 0 Staff finds this amendment appropriate for the following reasons: 1. The request is for uses similar to those existing east and west of the site and are compatible to the residential uses to the north. 2. The request would allow the same zoning classifications that exist east and west of the site. 3. The request would support and be in conformance with the City's General Plan, specifically Policy B2 of the General Plans Land Use element, which encourages infill development. 4. The request would support the General Plans objective of providing a balance of compatible land uses throughout the City. 5. This application meets the requirements of Section I of Chapter 19A.18.030 of the City of Las Vegas Zoning Code regarding Subsections a, b, c, and d.	**Truesdell – APPROVED Unanimous (Moran excused)** ROBERT GENZER, Planning and Development, stated this item was held in abeyance at the April 13, 2000 Planning Commission meeting to allow the applicant time to have a neighborhood meeting, which is required by the Code. That meeting was held on April 25, 2000 and three neighbors were in attendance. This application proposes to amend the Land Use of the northern 1.4 acres of the 4.81 acre site from the existing Rural use to an Office use to accommodate a parking area for the office/retail complex that is proposed on the southern portion of the parcel, which is accessed from Sahara Avenue. It is immediately adjacent to Via Olivero Avenue, which is along the northern boundary of this property. The remaining portion of the property adjacent to Sahara Avenue is currently designated as Service Commercial on the Southwest Sector Map of the General Plan and is not part of the proposed amendment to the General Plan. This request is consistent with that which has been allowed along Via Olivero between Tenaya Way to the east and Cimarron Road to the west. The site to the west is designated Service Commercial while the property to the east is Office and Service Commercial along the Sahara Avenue frontage. The Office designation at the rear of the site and adjacent properties would allow P-R zoning, which is used as a buffer from less intensive uses, such as the Rural uses north of the site and Commercial uses like those proposed on the southern portion. This parcel is located in an area of the city that is well developed with a mixture of residential and commercial uses with little land left for future development. This parcel is considered as infill development that would not require the extension of public services to this site for they are already adjacent to this property.

ITEM	ACTION
ABEYANCE - GPA-0003-00 - K & F, LIMITED PARTNERSHIP	Policy B-2 of the General Plan Land Use Element encourages infill development. The site is also located within a buffer area of the Rural Preservation area that encompasses the residential properties to the north. As the City has the prerogative to allow greater intensities in the buffer areas based on just cause, it is staff's position that as office land uses are the preferred transition between low intensity and more intensive uses that the proposed use is appropriate for this location. Section 1 of Chapter 19A.18.3 of the Las Vegas Zoning Code establishes four conditions that the Planning Commission and City Council must affirm in order to approve a General Plan Amendment. Staff feels that in this case the applicant has met all four requirements. Staff recommended approval. JIM STROH, JSA Architects, 6126 South Sandhill Road, Suite I, appeared to represent the applicant. MARK LEVOWICH, Century 21, partner in the project, appeared to represent the application. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. **To be heard by the City Council on 6-21-2000.** (7:21 – 7:35) 1 - 3030

ITEM		ACTION
C-7.	ABEYANCE - Z-0012-00 - K & F, LIMITED PARTNERSHIP Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural) and SC (Service Commercial) General Plan Designations] TO: C-1 (Limited Commercial) and O (Office) of 4.81 Acres on the north side of Sahara Avenue, approximately 970 feet east of Cimarron Road (APN: 163-04-805-001), Ward 1 (M. McDonald). NOTICES MAILED 1,779 [Mailed with GPA-0003-00 & Z-0012-00(1)] (4/13/00 PC) APPROVALS 0 PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. The O (Office) portion of the site will extend from the north property line to a point 428 feet south of the center line of Via Olivero Avenue along the west property line and 392 feet south of the center line of Via Olivero Avenue along the east property line. 2. A Resolution of Intent with a two (2) year time limit. 3. A Site Development Plan Review application shall be approved by the City Council prior to issuance to any permits, any site grading, and all development activity for the site. *Public Works* 4. Dedicate an additional 14.5 feet of right-of-way for a total half-street width of 75 feet on Sahara Avenue adjacent to this site and dedicate 30 feet for Via Olivero Avenue adjacent to this site prior to the issuance of any permits.	**Truesdell –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Unanimous** **(Moran excused)** ANDREW REED, Planning and Development, stated that the O (Office) classification will be compatible with adjacent residential and commercial uses and zoning districts if there is proper buffering. Staff recommended approval, subject to the conditions. JIM STROH, JSA Architects, 6126 South Sandhill Road, Suite I, appeared to represent the applicant. MARK LEVOWICH, Century 21, partner in the project, appeared to represent the application. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. **To be heard by the City Council on 6-21-2000.** (7:21 – 7:35) 1- 3030

ITEM	ACTION
ABEYANCE - Z-0012-00 - K & F, LIMITED PARTNERSHIP 5. Construct all incomplete half-street improvements on Sahara Avenue (sidewalk) and construct half-street improvements on Via Olivero Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. 6. Extend the public sanitary sewer line in Via Olivero Avenue from the Placid Street alignment to the west edge of this site concurrent with development of this site. 7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. 8. 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 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	**APPROVED**

ITEM	ACTION
ABEYANCE - Z-0012-00 - K & F, LIMITED PARTNERSHIP 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. 9. Landscape and maintain all unimproved right-of-way on Sahara Avenue and on Via Olivero Avenue (if sidewalks are waived) adjacent to this site. 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. 10. Submit an Encroachment Agreement for all landscaping and private improvements located in the Via Olivero Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.	**APPROVED**

ITEM		ACTION
	ABEYANCE - Z-0012-00 - K & F, LIMITED PARTNERSHIP 11. 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.	**APPROVED**

ITEM		ACTION
C-8.	**ABEYANCE - Z-0012-00(1) - K & F, LIMITED PARTNERSHIP** Request for a Site Development Plan Review FOR A PROPOSED 59,785 SQUARE FOOT OFFICE/RETAIL COMPLEX on 4.81 acres on the north side of Sahara Avenue, approximately 970 feet east of Cimarron Road, (APN: 163-04-805-001), U (Undeveloped) Zone [SC (Service Commercial) and R (Rural) General Plan Designations], pending zone change to C-1 (Limited Commercial) and O (Office) Zones, Ward 1 (M. McDonald). NOTICES MAILED 1,779 (Mailed with GPA-003-00 and Z-0012-00) (4/13/00 PC) APPROVALS 0 PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. Construct a nominal eight foot high decorative block wall set back a minimum of 25 feet from the north property line, as required by the Planning and Development Department. 2. Increase planter width to provide a minimum 25 foot wide landscape planter along the north property line and install 36 inch box trees 25 feet on center, with a minimum three foot berm with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged. 3. Access to Via Olivero Avenue is prohibited. 4. The covered parking structures along the west property line should be designed and constructed in a style, and materials, similar to the primary buildings, as required by the Planning and Development Department.	**Truesdell –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CHANGES TO THE REAR MEANDERING WIDTH ON THE REAR LANDSCAPE, REDUCTION OF FRONT LANDSCAPE SETBACK, WORK WITH STAFF ON COVERED PARKING, AND DRIVE-THROUGH FOR BANK MOVED TO WEST TO PROVIDE FOR BETTER QUEUING** **Unanimous** **(Moran excused)** ANDREW REED, Planning and Development, stated staff has issues with the landscaping and elevations. The south property line adjacent to Sahara Avenue shows landscaping within a planter width of 10 feet with trees spaced 30 feet on center. The City's Design Standards require a minimum planter width of 15 feet with one tree every 20 feet. The landscape planter along the north property line is 15 feet wide. City Council approvals in this area have required a 25-foot wide planter in order to provide buffering to the residential properties to the north. The elevations for the retail building show a plain exterior along the north side. There is a condition that all sides of the building receive the same architectural treatment. Staff recommended approval, subject to the conditions. JIM STROH, JSA Architects, 6126 South Sandhill Road, Suite I, appeared to represent the applicant. He requested Condition 1 be amended to construct a 28-foot wall directly behind the landscape buffer. Also, he requested Condition 2 be amended to indicate a 28 foot average landscape planter on the north property line. Also, in Condition 4 he said the applicant would like to have an 8 to 12 fascia all around the parking covers. They would like to have them metal because if they are built of wood or stucco they would cost about five times the cost of conventional covers. However, they would be agreeable to upgrading the parking covers. In Condition 5 they will be providing a 25-foot landscape buffer along Sahara Avenue. If Sahara Avenue is ever widened to 150 feet in the future, there would still be 10 feet on this property and the number of trees would be increased.

ITEM	ACTION
ABEYANCE - Z-0012-00(1) - K & F, LIMITED PARTNERSHIP 5. Increase the landscape planter width along Sahara Avenue to 15 feet within the property lines of the subject site, as required by the Planning and Development Department. 6. Submit revised elevations showing design continuity around the entire building, as required by the Planning and Development Department. 7. The requirement for a sidewalk on the south side of Via Olivero Avenue adjacent to this site is hereby deleted. 8. All lighting shall be directed so that the light falls only on the subject site. *Public Works* 9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. 10. 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.	MARK LEVOWICH, Century 21, partner in the project, appeared to represent the application. ROBERT GENZER, Planning and Development, responded that in regard to Condition 2, staff would not object to a 28 foot average landscape planter on the north property line provided the 25 feet is maintained along the west and east property lines. He concurred with the wall located behind the 28-foot landscape buffer. The City does not anticipate that Sahara Avenue will ever be widened. The parking stall condition could be amended to have the applicant work with staff to reach an acceptable design on the covers. BART ANDERSON, Public Works, added that widening Sahara Avenue is not in the Ten Year Plan. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. COMMISSIONER GALATI thought the drive-through should be moved westerly to provide better queuing. MR. STROH agreed to that request. **To be heard by the City Council on 6-21-2000.** (7:21 – 7:35) 1- 3030

ITEM	ACTION
ABEYANCE - Z-0012-00(1) - K & F, LIMITED PARTNERSHIP *Planning and Development* 11. 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. 12. 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. 13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development). 14. All City Code requirements and design standards of all City departments must be satisfied. 15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits. 16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works. 17. 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.	**APPROVED**

ITEM	ACTION
ABEYANCE - Z-0012-00(1) - K & F, LIMITED PARTNERSHIP 18. 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. 19. 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. 20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade. 21. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.	**APPROVED**

ITEM		ACTION
C-9.	**ABEYANCE - RENOTIFICATION - Z-0007-99(2) - PARAMAHAMSA REVOCABLE TRUST** Request for a Site Development Plan Review FOR A PROPOSED 67,680 SQUARE FOOT BUREAU OF LAND MANAGEMENT FACILITY on 5.09 acres on the west side of Torrey Pines Drive, approximately 355 feet south of Lone Mountain Road (APN: 138-02-102-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). NOTICES MAILED 587 (5/11/00 PC) 587 (4/13/00 PC) APPROVALS 4 Speakers PROTESTS 1 (Within notification radius) (4/13/00 PC) STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. Submit revised elevations showing design continuity around the entire building, as well as elevations showing the parking shelters and storage building prior to approval of a building permit, as required by the Planning and Development Department. *Public Works* 2. Submit and record appropriate parcel or subdivision Maps to establish the property lines as shown with this project prior to the issuance of any building permits. 3. Dedicate 40 feet of right-of-way adjacent to this site for Torrey Pines Drive where such does not exist prior to the issuance of any building or grading permits. Additional rights-of-way shall be dedicated as determined in the approved Traffic Impact Analysis.	**Gordon –** **ABEYANCE TO THE JUNE 8, 2000 PLANNING COMMISSION MEETING (Applicant to work with surrounding property owners)** **Unanimous** **(Moran excused)** ANDREW REED, Planning and Development, stated the applicant advised that a twenty year lease has been awarded to the applicant to construct and provide space for a government operated facility on the subject site. It will house offices for the Bureau of Land Management and provide parking for many government-owned vehicles. Staff has no issues or concerns with the site plan or landscaping plan. In regard to the elevations on the south and west sides of the building, they should be enhanced to match those found on the north and east sides. Staff recommended approval, subject to the conditions. BILL FRANCIS, 324 South 400 West, Suite C, Salt Lake City, Utah, appeared with CHRISTINA SWALLOW to represent the application. MR. FRANCIS said on April 14, 2000 they submitted revised elevations of the building, discussed them with staff, and thought they were acceptable. MR. REED responded that he was unaware of a second set of elevations being submitted to the Planning and Development Department. MR. FRANCIS was concerned about Condition 4. Originally this was a rezoning for a larger parcel. This facility will only be constructed on a portion of the parcel. They will widen the paving from this property line on the north to Torrey Pines, but not along any of the adjacent properties. On April 13, 2000 they met with the Traffic Engineer regarding the driveway access. Condition 5 states they need to do that again. CHAIRMAN BUCKLEY noted that Condition 5 is a standard condition. MR. FRANCIS went on to say that Condition 6 requires dedication of a 20-foot wide public sewer easement across the south property line. They could not put a sewer easement through the property to the west because they don't own it.

ITEM	ACTION
ABEYANCE - RENOTIFICATION - Z-0007-99(2) - PARAMAHAMSA REVOCABLE TRUST	
4. Construct all incomplete half-street improvements on Torrey Pines Drive adjacent to this site, including widened paving extending northward to Lone Mountain Road, concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Also, if legally able, construct a minimum of two lanes of temporary paving on Torrey Pines Drive, west of the centerline, from the south edge of this site southward to tie into existing improvements. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction of all required improvements on Torrey Pines Drive adjacent to this site shall commence within one year of approval of this rezoning action. Failure to comply with this requirement shall result in this item being reconsidered by the City Council.	BART ANDERSON, Public Works, answered that regarding the condition requiring half-street improvements, only full half-street improvements are being required adjacent to this site. There is 330 feet from the north boundary up to Lone Mountain, which would provide a 330 foot sawtooth where there is a widened road. It does not appear there is right-of-way to the south so the condition states, **if legally able, have widened paving there as well**. Widened paving is typically a temporary improvement. He agreed to amend the condition to state: **temporary widened paving is acceptable**. Another concern was to meet with the Traffic Engineer, so that is a condition. Thirdly, in regard to extending the sanitary sewer, this parcel extends to Rancho. However, the portion to the west of this parcel has been approved for a car dealership. That applicant will be required to extend the public sewer from Torrey Pines to service their property. If this applicant can provide an alternate sewer route, Public Works would be agreeable to reviewing it, but otherwise, a property owner has to provide a sewer route to his property. CHAIRMAN BUCKLEY declared the Public Hearing open.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.	ERNIE CONRIQUES, property owner across the street, appeared in approval. He wanted to see the plans for this facility as he was concerned about the appearance of the building. ANNETTE ANNIS, property owner across the street, appeared in approval. There are three older homes directly across the street from this property. She wondered how this facility will impact those homes. She asked if this will impact the traffic because of a hazard to the school children. JAMES ARGOFF appeared to represent the property owners to the south in approval. He felt he could get permission for the temporary paving from the property owners, but was unsure if he could obtain dedicated right-of-way so there will not be a sawtooth on the south.

ITEM	ACTION
ABEYANCE - RENOTIFICATION - Z-0007-99(2) - PARAMAHAMSA REVOCABLE TRUST 5. Extend public sanitary sewer in the Torrey Pines Drive alignment to the north edge of this site, to a location acceptable to the City Engineer, concurrent with development of this site. Additionally, per Condition #5 of Z-8-99, unless an alternative sewer plan is submitted to and approved by the City Engineer, grant a 20 foot wide Public Sewer Easement across the southern portion of this site prior to the issuance of any permits for this site. If not already constructed at the time of development of this site, extend public sanitary sewer within the easement to the west edge of this site. 7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved	RICHARD JOHNSON, 4732 North Torrey Pines, appeared in approval. He asked if the property owners will be required to hook onto the City sewer as they have a well and septic tank at the present time. CHAIRMAN BUCKLEY advised him to discuss that matter with Public Works. The applicant should meet with the neighbors prior to the City Council meeting. COMMISSIONER GORDON was uncomfortable in sending this item to the City Council without the neighbors and staff reviewing the revised plan. Therefore, he requested the item be continued. He wondered why the BLM is leasing this property when they own so much property in the area. MR. GENZER said the revised plans are in the file and were handled by a planner who left the employment of the City. MR. FRANCIS said most of the BLM buildings in the western part of the country are leased. **To be heard by the Planning Commission on 6-8-2000.** (7:35 – 7:54) 2 – 100

ITEM	ACTION
ABEYANCE - RENOTIFICATION - Z-0007-99(2) - PARAMAHAMSA REVOCABLE TRUST 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, 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. 9. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-7-99 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works. *Planning and Development* 10. All development shall be in conformance with the Site Development plan and building elevations.	APPROVED

ITEM	ACTION
ABEYANCE - RENOTIFICATION - Z-0007-99(2) - PARAMAHAMSA REVOCABLE TRUST 11. 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. 12. 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. 13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development). 14. All City Code requirements and design standards of all City departments must be satisfied. 15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits. 16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works. 17. 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.	**APPROVED**

ITEM	ACTION
ABEYANCE - RENOTIFICATION - Z-0007-99(2) - PARAMAHAMSA REVOCABLE TRUST 18. 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. 19. 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. 20. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code. 21. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.	**APPROVED**

ITEM		ACTION
C-10.	**Z-0158-94(5) - THE GATES, LIMITED LIABILITY COMPANY ON BEHALF OF JOHN LAING HOMES** Request for Review of Condition #3 TO ALLOW 35 FOOT FRONT YARD SETBACKS WHERE ALL REQUIRED 20,000 SQUARE FOOT LOTS ARE TO FOLLOW R-E (RESIDENCE ESTATES) FRONT YARD SETBACKS OF 50 FEET on the north side of Severance Lane, between Decatur Boulevard and Jones Boulevard (APN: 125-13-310-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development – 3 Units per Acre), Ward 6 (Mack). NOTICES MAILED 140 APPROVALS 0 PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 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 have front and rear yard setbacks of 35 feet, side yard setbacks of 10 feet and corner side yard setbacks of 15 feet.*	**Truesdell –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Buckley abstaining because The Gates is a client of his law firm** **(Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated this is a review of a condition of the Site Development Plan Review that was approved by the City Council on February 9, 1998. The applicant has requested approval to allow 35 foot front yard setbacks on 26 lots in the Lynbrook Unit 1 development. Those lots are interior to the subdivision, thus the reduced setback will not impact properties outside the subdivision, nor will safety be compromised by creating visibility restrictions. Staff recommended approval, subject to the conditions. PAUL KENNER, 1601 South Rainbow Boulevard, appeared to represent the application. Under the current Development and Guideline Standards, when R-E zoning is located adjacent to private residential streets, the setbacks can be reduced to 30 feet. They don't intend to build the homes any closer than 35 feet. 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 6-21-2000.** (7:54 – 7:57) 2 - 690

ITEM	ACTION
Z-0158-94(5) - THE GATES, LIMITED LIABILITY COMPANY ON BEHALF OF JOHN LAING HOMES *Public Works* 2. Comply with all other conditions of approval for the Lynbrook Unit 1 Subdivision and all other site-related actions. *Planning and Development* 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.	**APPROVED**

ITEM		ACTION
C-11.	**VAC-0008-00 - CITY OF LAS VEGAS** Petition for a Vacation to vacate Armory Lane east of Eastern Avenue and 26th Street south of Stewart Avenue, Ward 3 (Reese). NOTICES MAILED: 3 APPROVALS: 0 PROTESTS: 0 STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *Public Works* 2. This Vacation Application shall be revised to retain a public electrical access easement, including all rights of ingress and egress thereto, for the existing electrical lighting service point on Armory Lane. Alternatively, the applicant may relocate such existing service point if allowed by the Department of Public Works. 3. This Vacation Application shall be revised to retain a 20 foot wide public sewer easement centered over the existing sewer line and for a Public Drainage Easement to be publicly maintained. This condition shall not be enforced it the applicant submits for approval by the City Engineer, a public sewer relocation or abandonment plan, provided the applicant agrees to relocate or abandon the existing sewer line in accordance with such plan.	**Quinn –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION STATING "ORDER OF VACATION SHOULD BE RECORDED WITHIN ONE (1) YEAR OF THE APPROVAL OF THIS REQUEST, UNLESS AN EXTENSION OF TIME IS GRANTED"** **Motion carried with Galati not voting** **(Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated this request is to vacate two streets adjacent to the parcel on the southeast corner of Eastern Avenue and Stewart Avenue. This Vacation is in preparation for a new community center. Staff feels this will not adversely affect vehicular access to the site or the surrounding properties. Staff recommended approval, subject to the conditions. RICHARD DANIELSON, 1771 Nuevo, Henderson, Nevada, Public Works Architect, appeared to represent the City of Las Vegas. This is the first step for a land site development for a major community center. The Department of Neighborhood Services is the development client. 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. ROBERT GENZER, Planning and Development, added that a condition needs to be added indicating that the Order of Vacation should be recorded within one (1) year of the approval of this request, unless an Extension of Time is granted. **The City Council will set a date for a Public Hearing on this item at their 6/7/2000 meeting. The Public Hearing will be heard by the City Council on 6/21/2000.** (7:57 – 7:59) 2 - 790

ITEM		ACTION
	VAC-0008-00 - CITY OF LAS VEGAS 4. Retain a public drainage easement overlying the area to be vacated unless an alternative drainage plan is approved by the City Engineer. 5. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. 6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *Planning and Development* 7. All development shall be in conformance with code requirements and design standards of all City departments.	**APPROVED**

ITEM		ACTION
C-12.	**U-0057-00 - PLAZA PROPERTIES ON BEHALF OF ENTERPRISE RENT-A-CAR** Request for a Special Use Permit FOR AN AUTOMOBILE RENTAL FACILITY FOR A MAXIMUM OF FIVE AUTOMOBILES at 9484 West Lake Mead Boulevard, Suite 1 (APN: 138-18-821-006), PC (Planned Community) Zone, Ward 4 (Brown). NOTICES MAILED 279 APPROVALS 0 PROTESTS 2 (2 inside notification radius) STAFF RECOMMENDATION: APPROVAL, subject to: 1. The use is limited to passenger vehicles only. 2. No more than five rental vehicles shall be stored on the site at any one time. 3. No vehicles shall be offered for sale on the premises. 4. The installation and use of an outside public address or bell system is prohibited. 5. No used or discarded automotive part or equipment shall be located in any open area outside of an enclosed building. 6. No flags or banners or attention getting devices will be allowed on the cars or lease premises.	**Galati –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Gordon abstaining because his firm is redeveloping the northeast corner of Del Webb and Lake Mead** **(Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated this automobile rental facility will be located in the Summergate Center on the northwest corner of Lake Mead Boulevard and Del Webb Boulevard. They will lease 1,200 square feet of commercial space to distribute cars. This office will be located in an end unit with access for parking. The center has sufficient parking to accommodate the required five parking spaces for the rental cars. Staff recommended approval, subject to the conditions. JILL MERRICK, Enterprise Rent-A-Car, 3900 North Rancho Drive, appeared to represent the application. She concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. **The City Council will set a date for a Public Hearing on this item at their 6/7/2000 meeting. The Public Hearing will be heard by the City Council on 6/21/2000.** (7:59 – 8:00) 2 - 870

ITEM		ACTION
C-13.	**U-0059-00 - FREMONT WEST SHOPPING CENTER ON BEHALF OF HEALTHY FAMILIES PROJECT** Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 2099 North Jones Boulevard (APN: 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack). NOTICES MAILED 113 APPROVALS 0 PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: *Public Works* 1. Grant a Traffic Signal Chord Easement located behind the existing 25 foot radius at the northeast corner of Jones Boulevard and Lake Mead Boulevard prior to the issuance of any permits for this site. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents. 2. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-116-63, Site Development Plan Review Z-116-63(2) and all subsequent site-related actions. *Planning and Development* 3. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted. 4. All City Code requirements and design standards of all City departments must be satisfied.	**Galati –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Unanimous** **(Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated this location will be used for administrative offices, group meetings and counseling sessions. The applicant explains that these sessions are for women who have completed the Healthy Families program at the nearby group home. This type of use at this location would be compatible with surrounding land uses and future land uses. Staff recommended approval, subject to the conditions. DOUG MALAN, 720 South 4th Street, Suite 300, appeared to represent the applicant. The two Public Works conditions are applicable to the landlord and he has not addressed them with the landlord. 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 6/7/2000 meeting. The Public Hearing will be heard by the City Council on 6/21/2000.** (8:00 – 8:02) 2 - 905

ITEM		ACTION
C-14.	**U-0060-00 - M.E. RYAN, LIMITED LIABILITY COMPANY ON BEHALF OF ENTERPRISE RENT-A-CAR** Request for a Special Use Permit FOR AN AUTOMOBILE RENTAL FACILITY FOR A MAXIMUM OF FIVE AUTOMOBILES at 5445 Drexel Road (APN: 125-34-501-004), C-2 (General Commercial) Zone, Ward 6 (Mack). NOTICES MAILED 735 APPROVALS 0 PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: 1. Conformance to the conditions of approval of Z-74-97, SD-19-98 and all other site-related actions as required by the Planning and Development Department and the Department of Public Works. 2. The Use is limited to passenger vehicles only. 3. No more that five rental vehicles shall be stored on the site at any one time. 4. No vehicles shall be offered for sale on the premises.	**Galati –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Gordon abstaining because his firm owns the Savon Drug Store at the corner of Ann Road and Rio Vista** **(Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated this car rental agency will occupy 200 square feet of space within an existing car dealership. Parking on the site is sufficient to accommodate the parking spaces required for this use. The C-2 (General Commercial) zoning allows this use, subject to conditions. Staff recommended approval, subject to the condltions. JILL MERRICK, Enterprise Rent-A-Car, 3900 North Rancho Drive, appeared to represent the application. She concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. **The City Council will set a date for a Public Hearing on this item at their 6/7/2000 meeting. The Public Hearing will be heard by the City Council on 6/21/2000.** (8:02 – 8:04) 2 – 1000 Recess

ITEM		ACTION
C-15.	**Z-0075-62(16) AND Z-0048-61(6) - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS** Request for a Site Development Plan Review FOR A PROPOSED 564,476 SQUARE FOOT COMMERCIAL CENTER (TO INCLUDE A WAL-MART) on 53.81 Acres on the southeast corner of Charleston Boulevard and Decatur Boulevard (APN's: 162-06-110-001 thru 006 and 162-06-103-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). NOTICES MAILED: 929 (Mailed with U-0061-00) APPROVALS: 3 (1 within notification radius, 2 outside notification radius) 10 Speakers 25 Audience PROTESTS: 8 Speakers 15 Audience CONCERNS: 10 (8 within notification radius, 2 outside notification radius) 7 Petition STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. The applicant shall work with staff in an effort to limit delivery truck usage of Arville Street. Methods to accomplish this goal can include, but are not limited to, driveway redesign, median placement, and on- and off-site signage. 2. Submit a revised site plan showing relocation of the Lube and Tire Repair uses, addition of a pedestrian plaza, and the redesign of the parking lot and islands, prior to submittal of a building permit application, as required by the Planning and Development Department.	**Gordon --** **APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION 2 MODIFIED BY APPLICANT, CONDITION 3 MODIFIED TO DELETE SPECIFIC NUMBER OF TREES, CONDITION 4 MODIFIED TO ADD ALL THE ELEVATIONS AND THAT THE ELEVATIONS COME BEFORE THE DESIGN SUB-COMMITTEE, CONDITIONS 7 AND 8 AS MODIFIED BY APPLICANT** **Unanimous** **(Moran excused)** ANDREW REED, Planning and Development, stated this is a request for a commercial center including a Wal-Mart Superstore on the southeast corner of Charleston and Decatur. The intent is to demolish a major portion of some existing buildings on the site and replace them with a new major retailer and various pad sites. The site plan shows the placement of the Wal-Mart building at the southeast corner of the site with retail buildings connecting it to the existing shopping center. Pad sites are located throughout the site. There are some problems with the site layout so he recommended eliminating the parking spaces in front of the main retailer and retail buildings. Those parking spaces could add unnecessary traffic hazards to the site because the vehicles will need to back into the main traffic aisle. The Zoning Standards manual states that continuous travel lanes adjacent to main building fronts should be no more than 400 feet in length to discourage high speeds and reduce conflicting pedestrian and vehicular movements. In general, the entire parking lot needs to be reconfigured for those reasons. Staff also recommended a pedestrian plaza be located in the center to provide amenities for those customers walking to the site, as well as those visiting businesses in this large shopping center. The Design Standards manual requires that the buildings should be accessible for pedestrians and public transit users, not just for private automobiles. The site plan needs to provide pedestrian paths throughout the shopping center and should clearly express the separation between pedestrian and vehicular traffic.

ITEM	ACTION
Z-0075-62(16) AND Z-0048-61(6) - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS 3. Submit a revised landscaping plan showing conformance to the Design Standards Manual, including the addition of 5-foot wide landscape islands in the parking lot and a minimum of 24-inch box trees spaced 20 feet on center in the planter along the south property line. 4. Submit revised elevations showing that the rear building elevations have been aesthetically enhanced with materials to match the front of the buildings. 5. There shall be no outside storage boxes located on the front or side of the main retail building. Any storage boxes located in the rear of the building, will need to be screened from view, as required by the Planning and Development Department. 6. Site Development Plan Reviews to be heard by the Planning Commission will be required for the pad sites, prior to approval of a building permit for these sites. *Public Works* 7. Provide proof that the owner of Assessor's Parcel Number 162-06-102-001 is in agreement with this site plan and will dedicate required right-of-way for the exclusive right-turn lane on Decatur Boulevard as shown on this site plan, prior to the issuance of any permits for this site. Dedicate or obtain dedication for the proposed exclusive right turn lane on Decatur Boulevard, a 54 foot radius on the southeast corner of Decatur Boulevard and Charleston Boulevard, and the proposed bus turn-out on Charleston Boulevard prior to the issuance of permits for this site. Final right-of-way requirements shall be determined by the City Engineer.	Pedestrian circulation on any development site should take into account all off-site generators of pedestrian movement, such as open spaces, schools, retail centers, bus stops, etc. There is a bus stop indicated along Charleston adjacent to this site and the site needs to take into account how the pedestrians will access the Wal-Mart store. Some of the handicapped parking needs to be reconfigured with an access aisle on each side of the spaces. Staff noted that at some other Wal-Mart sites large storage boxes have been located outside. Staff added a condition to prohibit these unsightly boxes near the front or sides of the building and require screening of the boxes elsewhere. Staff also had a concern regarding delivery trucks exiting this site from Arville Street and added a condition that requires the applicant to work with staff in an effort to limit delivery truck usage on that street. Methods to accomplish that can include, but not limited to, driveway redesign, median placement, and on and off site signage. The landscaping in the parking area needs to be revised. Currently there are diamond shaped planters containing one tree. The Design Standards manual requires landscape islands a minimum of 5 feet in width and either run parallel to the parking spaces or along separate parking rows. The elevations show a gray and blue exterior with red accents. Those elevations are not continued around all the sides of the building. The Urban Design Guidelines and Standards require the rear building elevations, especially those facing residential areas, to be aesthetically enhanced with materials to match the front of the building. Staff recommended approval, subject to the conditions. ATTORNEY PAUL LARSEN, Lionel Sawyer and Collins, 300 South 4th Street, appeared to represent Weingarten Realty Investors. He objected to staff's Conditions 2, 3, 7 and 8 in Item C-15 and Condition 1 in Item C-16.

ITEM	ACTION
Z-0075-62(16) AND Z-0048-61(6) - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS 8. Construct appropriate improvements for the proposed exclusive right-turn lane on Decatur Boulevard and the proposed bus turn-out on Charleston Boulevard concurrent with on-site development activities. 9. 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. 10. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. In addition, new or modified driveways on Charleston Boulevard shall meet Nevada Department of Transportation (NDOT) standards. 11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site for bus turn-outs, if any;	GREG BORGEL, 300 South 4th Street, appeared to represent Weingarten Realty Investors. The purpose is to bring new life to this shopping center that has been dying. There will be a newly constructed a Wal-Mart store in the southeast corner, which will replace Builders Square. Just west of Wal-Mart will be two smaller retail facilities generally in the location where Pharmor has been. At the end of the center will be retail shops facing Decatur to give some presence on Decatur. The landscaping, etc. will be enhanced. Along the south boundary there is a block wall between this center and the residential. They would like to remove 10 feet of asphalt adjacent to the block wall and replace it with landscaping, such as fast growing evergreen trees 20 feet on center so the center will be buffered from the residences to the south. There are neighbors who have traffic concerns. The developer will be guided by the Traffic Study. They have anticipated some traffic issues, such as a bus turn-out on Charleston, which will free a lane on Charleston that is otherwise blocked by buses. Another concern is a driveway in the southeast corner which would give access to the service area behind the stores which might create truck traffic on Arville. They will design the driveway to compel left turns by trucks if they use that entrance so they will go out onto Charleston. That is the direction the trucks would desire to travel. Arville would still be open to traffic. At the extreme northwest corner of the property there is a parcel that is not controlled by the applicant which is the existing Taco Bell restaurant. An exclusive right-turn could be established there, which would help at the intersection of Decatur and Charleston. They are working with Taco Bell on that issue. He requested amended conditions as follows: Condition 2 – Submit a revised site plan with an enhanced landscape buffer south of the proposed Lube and Tire facility, addition of a pedestrian plaza, and revised design of the parking lot (eliminating backing into the main driveway directly in front of the proposed Wal-Mart), prior to submittal of a building permit application, as required by the Planning and Development Department.

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Z-0075-62(16) AND Z-0048-61(6) - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS	
dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes or dual left turn lanes 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.	Condition 3 – Submit a revised landscaping plan showing not less than 190 24" box trees, 24 palm trees, and 710 shrubs on the overall site, arranged so as to break up the parking area, with a minimum of 24" box trees 20' on center in the planter along the south property line. Additionally, density of planting shall be provided on the easterly portion of the south property line, south of the Lube and Tire facility as noted in Condition 2.
12. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.	Condition 7 – Dedicate or obtain dedication for the proposed bus turn-out on Charleston Boulevard prior to the issuance of permits for this site. Final right-of-way requirements shall be determined by the City Engineer. Applicant will use his best efforts to secure dedication from Assessor's Parcel 162-06-102-001 to provide for a dedicated right-turn lane on Decatur Boulevard as shown on this site plan.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall	Condition 8 – Construct appropriate improvements for the proposed bus turn-out on Charleston Boulevard concurrent with on-site development activities. Construct appropriate improvements for the proposed exclusive right-turn lane on Decatur Boulevard when dedication has been obtained for that improvement. They will try to get the dedication from Taco Bell and change their design with the applicant providing additional land, additional access and additional parking to accommodate it. If they get the dedication, the applicant will agree to construct the improvements for the City as reflected in Condition 8. TIM GREGGS, Weingarten Realty Investors, appeared to represent the application. CARSON TURNER, Kimberly-Horn, 1050 East Flamingo Road, Suite S-210, appeared to represent the applicant. COMMISSIONER GORDON asked for clarification as to whether the applicant is planning to use their best efforts to get Taco Bell to agree to the right-turn lane.

ITEM	ACTION
Z-0075-62(16) AND Z-0048-61(6) - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS 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. 14. Conformance to the conditions of approval of Z-75-62, Z-48-61, and all other site related actions as required by the Planning and Development Department. *Planning and Development* 15. All development shall be in conformance with the Site Development plan. 16. 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. 17. 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. 18. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).	BART ANDERSON, Public Works, responded that because of the existing private street that loops from Decatur to Charleston through this site there is a defacto right-turn lane. That is signalized on both sides because it was viewed as a potential dedicated right-turn lane to avoid the congestion of that intersection. If that private road will be eliminated, the corner needs to be mitigated in some manner. He recommended that if the dedication of the right-turn lane cannot be accomplished, some other mitigation acceptable to Public Works must be provided. COMMISSIONER GORDON thought the City has the right to condemn the property needed for the right-turn lane. Whatever Taco Bell will lose in parking they will make up for on the site. MR. BORGEL said a Traffic Study will be done and if they are unable to secure the dedication capability, the Traffic Study would have to show other mitigation measures. COMMISSIONER GALATI wondered about what is required to meet the standard for the number of trees. Perhaps the number of trees should be subject to an Administrative Review. MR. BORGEL answered that this is fewer trees than the standard would impose because they will be clustered in the main parking lot, rather than every six spaces. That will result in more trees than are currently in the shopping center. They are trying to get away from the strict compliance with the current landscape standard. He agreed to an Administrative Review on the trees. CHAIRMAN BUCKLEY declared the Public Hearing open. SHERRY SMITH, 1453 Covington Court, #102, appeared in approval. She was concerned about the noise from the auto bays. DOROTHY STYCK, Hyde Park, 4225 Dover, appeared in approval. She asked if the traffic light will be eliminated at Essex and Charleston. Her neighborhood is becoming locked in at the present time.

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Z-0075-62(16) AND Z-0048-61(6) - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS	BART ANDERSON, Public Works, answered that ultimately that would be determined by the Traffic Study. The City cannot commit to any traffic concerns until they review the Traffic Study.
19. All City Code requirements and design standards of all City departments must be satisfied.	JOHN COONEY, 6240 Bristol Way, appeared in protest. This is a bad intersection and this development will add more vehicles.
20. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.	DIANA LEWIS, 4001 River Valley, appeared in protest. The traffic in this area is already horrendous. She was concerned about the children in the area in regard to the traffic.
21. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.	THERESA PETRAMALA appeared in protest. Her major concern was police vehicles, fire vehicles, etc. reaching University Medical Center in a timely manner.
22. 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.	KARA KELLY, 372 Wisteria Avenue, appeared in protest. The biggest concern is putting a superstore in an older neighborhood. Perhaps this could be sized down, rather than a super size store because it will affect the neighborhood.
23. 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.	THERESA HEIM, 703 Osprey Circle, appeared in protest. A lot of the traffic travels on Charleston to avoid I-95. Her main concern is traffic. This center was planned for the amount of traffic there was thirty years ago.
24. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.	JULIO ESQUIVEL, 5921 Halifax Avenue, appeared in protest. Wal-Mart should build this large store on the outskirts of town or by the freeway, not in the middle of his neighborhood. He has shopped in large Wal-Mart stores in other states and the large storage bins outside the stores are unsightly.
25. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.	VICKY HEDDERMAN, 4709 Cinderella Lane, appeared in protest. She primarily travels on Arville every day. There will be trucks on Arville because Decatur and Charleston, is already overflowing with traffic. All the concerns need to be answered before this project proceeds.
	ROBERTA HARRIS, 1201 Arville, appeared in approval. There used to be several stores in this center, but they have moved or gone bankrupt. She did not feel the traffic on Arville will increase any more than when Builders Square, Pharmor, etc. were in business. If the inner city is allowed to die, then there will be empty buildings attracting transients. There is a traffic problem throughout the entire valley.

ITEM	ACTION
Z-0075-62(16) AND Z-0048-61(6) - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS	LARRY MARTIN, 4612 Dover Place, appeared in protest. There is a lane in the center of Arville that is design for left turns. The Wal-Mart trucks will park there until they have access to the store. There should be another turn-out on Charleston. Even though Fair Center Parkway may be lost, there needs to be a second entry into the mall, not just the one off Decatur. He felt something needs to be developed in this mall, but not a Wal-Mart store. STAN VANGUNDY, Glee's Party Shops, 2904 Crystal Bay Drive, appeared in approval. This shopping center is declining. He was unsure if Wal-Mart is the answer. There were 15 persons in the audience in protest and 25 persons in approval. RAMON LOPEZ, 4601 Cory Place, appeared in approval. He felt this proposal is more desirable than a dark shopping center. PAT MULHALL, Artesian Heights, 4021 Mountain View Boulevard, appeared in approval. He did not receive a notice of this proposal. The neighbors would like to meet with the developers. He was concerned about cut-through traffic. JUANITA CLARK, Charleston Heights Neighborhood Association, appeared in approval. Her neighborhood association was not notified of this proposal. They would like to join with Artesian Heights in having a meeting with the developer. Public Works needs to take the traffic issue seriously. She has been in Wal-Mart stores in other states and they are a quality facility. They are sensitive to the surrounding businesses with the clustering of trees. The wall at the southeast corner should be higher in a graduated manner. LLOYD HARRIS, 2808 Avalon, owner of property at 1201 Arville, appeared in approval. This corner has declined so badly that it has made a detrimental impact on surrounding properties. Wal-Mart is a quality company. Once the Beltway is completed a lot of the traffic will come off of Charleston, perhaps as much as one-third of the vehicles. JOHNNY BABCOCK, 4021 West Del Monte Avenue, appeared in approval. Older neighborhoods need to be upgraded. The City cannot afford to buy these types of properties. This is a clean shopping center, but does not have any customers.

ITEM	ACTION
Z-0075-62(16) AND Z-0048-61(6) - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS	CHARLES MUSSER, 4310 Mountain View Boulevard, appeared in approval. There have been superstores in this neighborhood and there were no objections to them. The landscaping on Arville should be addressed. The streets of Del Rey, Mountain View and Del Monte need to be addressed in the Traffic Study. He felt Taco Bell should be eliminated because it creates a traffic hazard. CHAIRMAN BUCKLEY declared the Public Hearing closed. MR. BORGEL appeared in rebuttal. They will not seek to remove the traffic light at Essex. Anyone that was missed at the neighborhood meetings should leave their name and telephone number with the applicant after this item is heard. They intend to replace the landscaping along Arville with a hedge. This facility will bring traffic into the area. However, only a derelict center does not generate traffic. A quality active center is more desirable than how this center is at the present time. They would be willing to post Arville as No Parking or No Trucks in this area. There will be entries off Charleston, as well as Decatur. It will kill the inner city if the developers are told to build on the outskirts of town. Wal-Mart builds where there are customers. They are willing to screen the auto bays. This is a minor auto facility with just work done for lube and replacement of tires. COMMISSIONER GORDON said he has observed this property deteriorate over the years and this will be a vast improvement. This is an opportunity to clean up a mess and put in a quality retailer. He wondered how the balance of the center will be developed. The Taco Bell driveway can be sealed off and access can be provided off the shopping center. This is a win-win for the neighborhood. COMMISSIONER GALATI felt Wal-Mart has staying power. In Condition 4 he suggested that the flat wall planes need to be enhanced. MR. BORGEL responded that staff suggested enhancing the front of the building with pedestrian plazas, focus points of interest, etc. He did not object to Condition 4 being amended to indicate the developer will enhance all the building elevations. Wall-Mart has some standards for their elevations. This entire center will be aesthetically compatible.

ITEM	ACTION
Z-0075-62(16) AND Z-0048-61(6) - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS	COMMISSIONER GALATI invited the representatives of this application to meet with the Planning Commission's Design Sub-Committee to review the landscape, pedestrian plaza and architectural issues. MR. BORGEL agreed to attend meetings with the Design Sub-Committee. COMMISSIONER TRUESDELL said in the older in-fill neighborhoods there is no way to please every issue. Having services in the neighborhoods cuts down on traffic. This area has changed to where good retailers are coming back. The elevations need to be improved. ATTORNEY LARSEN reassured everyone that they will enhance the elevations on the back of the building. COMMISSIONER QUINN felt traffic is a factor, but this is a good project. NOTE: See Item C-16 for related discussion. **To be heard by the City Council on 6-21-2000 at 4:00 p.m. Time Certain.** (8:22 – 9:36) 2 – 1060

ITEM		ACTION
C-16.	**U-0061-00 - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS** Request for a Special Use Permit FOR MINOR AUTO REPAIR IN CONJUNCTION WITH A PROPOSED RETAIL STORE (WAL-MART SUPER STORE) on the southeast corner of Charleston Boulevard and Decatur Boulevard (APN's: 162-06-110-004 and 005), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). NOTICES MAILED 929 [Mailed with Z-0075-62(16) & Z-0048-61(6)] APPROVALS 3 (1 inside notification radius, 2 outside notification radius) 10 Speakers 25 Audience PROTESTS 1 (1 outside notification radius) 8 Speakers 15 Audience CONCERNS: 7 Petition, STAFF RECOMMENDATION: APPROVAL, subject to: 1. Submit a revised site plan showing relocation of the Lube and Tire Repair uses prior to submittal of a building permit application, as required by the Planning and Development Department. 2. Conformance to the conditions of approval of Z-75-62, Z-48-61, and all other site-related actions as required by the Planning and Development Department and the Department of Public Works. 3. All repair and service work shall be performed within a completely enclosed building. 4. Openings to the service bays shall not face public right-lf-way and shall be designed to minimize the visual intrusion into adjoining properties.	**Gordon –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION 1 AS AMENDED BY APPLICANT TO SUBMIT A REVISED SITE PLAN WITH ENHANCED LANDSCAPE BUFFER SOUTH OF LUBE AND TIRE FACILITY PRIOR TO SUBMITTAL OF BUILDING PERMIT APPLICATION** **Unanimous** **(Moran excused)** ANDREW REED, Planning and Development, stated that staff had a concern in regard to the placement of the auto repair center and recommended that it be re-located on the site. Staff recommended approval, subject to the conditions. GREG BORGEL, 300 South 4th Street, appeared to represent Weingarten Realty. He requested Condition 1 be amended as follows: Condition 1 – Submit a revised site plan with an enhanced landscape buffer south of the proposed Lube and Tire facility prior to the submittal of a building permit application, as required by the Planning and Development Department. This amendment is to echo what has been changed in Condition 2 of the Site Development Plan Review. APPEARANCES: ATTORNEY PAUL LARSEN, Lionel Sawyer and Collins, 300 South 4th Street, appeared to represent Weingarten Realty Investors GREG BORGEL, 300 South 4th Street, appeared to represent Weingarten Realty TIM GREGGS, Weingarten Realty Investors, appeared to represent the application CARSON TURNER, Kimberly-Horn & Associates, 1050 East Flamingo Road, Suite S-210, appeared to represent the applicant BART ANDERSON, Public Works SHERRY SMITH, 1453 Covington Court, #102, appeared in approval DOROTHY STYCK, Hyde Park, 4225 Dover, appeared in approval JOHN COONEY, 6240 Bristol Way, appeared in protest DIANA LEWIS, 4001 River Valley, appeared in protest THERESA PETRAMALA appeared in protest KARA KELLY, 372 Wisteria Avenue, appeared in protest THERESA HEIM, 703 Osprey Circle, appeared in protest JULIO ESQUIVEL, 5921 Halifax Avenue, appeared in protest.

ITEM	ACTION
U-0061-00 - LVS GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF WEINGARTEN REALTY INVESTORS 5. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building. 6. No outside storage of stock, equipment, or residential used equipment shall be located or stored in any open area outside of the enclosed building. 7. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days. 8. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted. 9. All City Code requirements and design standards of all City departments must be satisfied.	VICKY HEDDERMAN, 4709 Cinderella Lane, appeared in protest. ROBERTA HARRIS, 1201 Arville, appeared in approval. LARRY MARTIN, 4612 Dover Place, appeared in protest STAN VANGUNDY, Glee's Party Shops, 2904 Crystal Bay Drive, appeared in approval. RAMON LOPEZ, 4601 Cory Place, appeared in approval PAT MULHALL, Artesian Heights, 4021 Mountain View Boulevard, appeared in approval JUANITA CLARK, Charleston Heights Neighborhood Association, appeared in approval LLOYD HARRIS, 2808 Avalon, owner of property at 1201 Arville, appeared in approval JOHNNY BABCOCK, 4021 West Del Monte Avenue, appeared in approval CHARLES MUSSER, 4310 Mountain View Boulevard, appeared in approval There were 15 persons in the audience in protest and 25 persons in approval. NOTE: See Item C-15 for related discussion. **The City Council will set a date for a Public Hearing on this item at their 6/7/2000 meeting. The Public Hearing will be heard by the City Council on 6/21/2000 at 4:00 p.m. Time Certain.** (8:22 – 9:36) 2 - 1060

ITEM		ACTION
C-17.	**U-0062-00 - PICHAT POJANASOMBOON ON BEHALF OF ALBERTSON'S** Request for a Special Use Permit TO ALLOW GAMING IN CONJUNCTION WITH A PROPOSED ALBERTSON'S SUPERMARKET AND PROPOSED ALBERTSON'S CONVENIENCE STORE on the northwest corner of Farm Road and Tule Springs Road (APN: 125-17-601-002), TC (Town Center) Zone, Ward 6 (Mack). NOTICES MAILED 309 APPROVALS 1 Speaker PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: 1. Conformance to the conditions of approval of Z-76-98(14) as required by the Planning and Development Department and the Department of Public Works. 2. If this Special Use Permit is not exercised within two (2) years after the approval, the Special Use Permit shall be void unless an Extension of Time is granted. 3. All City Code requirements and design standards of all City departments must be satisfied. 4. Conformance to all applicable requirements of Title 6 of the Municipal Code.	**Goynes –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Gordon abstaining because his firm owns this shopping center** **(Moran excused)** ANDREW REED, Planning and Development, stated this land use can be conducted in a manner that is harmonious and compatible with the surrounding land uses. The proposed use of slot machines in this large retail center will have no additional impact on the surrounding properties. It is typical for this type of retail center to have an accessory use of slot machines. Staff recommended approval, subject to the conditions. ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. This Use Permit was overlooked when the Site Plan and various Use Permits were approved previously. CHAIRMAN BUCKLEY declared the Public Hearing open. LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in approval. She has received concerns from the residents about smoke in the gaming area. ATTORNEY GRONAUER responded that the gaming area will be sectioned off. They will work with the neighbors with respect to smoke in the gaming area prior to the City Council meeting. CHAIRMAN BUCKLEY declared the Public Hearing closed. **The City Council will set a date for a Public Hearing on this item at their 6/7/2000 meeting. The Public Hearing will be heard by the City Council on 6/21/2000.** (9:36 – 9:41) 3 - 510

ITEM		ACTION
C-18.	**Z-0009-00 - JAMES L. BUCHANAN, II ON BEHALF OF DON HERMAN CONSTRUCTION** Request for a Rezoning FROM: R-4 (High Density Residential) To: P-R (Professional Office and Parking), of 0.15 Acre at 300 South Maryland Parkway (APN: 139-34-712-115), PROPOSED USE: 6,914 SQUARE FOOT ATTORNEY'S OFFICE BUILDING, Ward 5 (Weekly). **ON MAY 4, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 8, 2000 PLANNING COMMISSION MEETING AS THEY ARE REQUESTING TO ADD AN ADDITIONAL PARCEL. THIS ITEM WILL NEED TO BE RENOTICED.**	**Galati –** **ABEYANCE ITEMS C-18, C-19 AND C-20 TO THE JUNE 8, 2000 PLANNING COMMISSION MEETING** **Unanimous** **(Moran excused)** CHAIRMAN BUCKLEY stated the applicant requested this item be held in abeyance to the June 8, 2000 Planning Commission meeting as they would like to add an additional parcel, so the application will have to be re-notified. **To be heard by the Planning Commission on 6-8-2000.** (6:04 – 6:05) 1 - 60

ITEM		ACTION
C-19.	**V-0006-00 - JAMES L BUCHANAN II ON BEHALF OF DON HERMAN CONSTRUCTION** Request for a Variance TO ALLOW A PROPOSED TWO-STORY, 6,914 SQUARE FOOT OFFICE BUILDING TO HAVE NO CORNER SIDE YARD SETBACK ON THE NORTH PROPERTY LINE WHERE 15 FEET IS THE MINIMUM CORNER SIDE YARD SETBACK REQUIRED at 300 South Maryland Parkway (APN: 139-34-712-115), R-4 (High Density Residential), Ward 5 (Weekly). **ON MAY 4, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 8, 2000 PLANNING COMMISSION MEETING AS THEY ARE REQUESTING TO ADD AN ADDITIONAL PARCEL. THIS ITEM WILL NEED TO BE RENOTICED.**	**Galati –** **ABEYANCE ITEMS C-18, C-19 AND C-20 TO THE JUNE 8, 2000 PLANNING COMMISSION MEETING** **Unanimous** **(Moran excused)** CHAIRMAN BUCKLEY stated the applicant requested this item be held in abeyance to the June 8, 2000 Planning Commission meeting as they would like to add an additional parcel, so the application will have to be re-notified. **To be heard by the Planning Commission on 6-8-2000.** (6:04 – 6:05) 1 - 60

ITEM		ACTION
C-20.	**V-0016-00 - JAMES L. BUCHANAN II ON BEHALF OF DON HERMAN CONSTRUCTION** Request for a Variance TO ALLOW EIGHTEEN (18) PARKING SPACES WHERE TWENTY-TWO (22) PARKING SPACES ARE REQUIRED at 300 South Maryland Parkway (APN: 139-34-712-115), pending P-R (Professional Office & Parking) Zone, Ward 5 (Weekly). **ON MAY 4, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 8, 2000 PLANNING COMMISSION MEETING AS THEY ARE REQUESTING TO ADD AN ADDITIONAL PARCEL. THIS ITEM WILL NEED TO BE RENOTICED.**	**Galati –** **ABEYANCE ITEMS C-18, C-19 AND C-20 TO THE JUNE 8, 2000 PLANNING COMMISSION MEETING** **Unanimous** **(Moran excused)** CHAIRMAN BUCKLEY stated the applicant requested this item be held in abeyance to the June 8, 2000 Planning Commission meeting as they would like to add an additional parcel, so the application will have to be re-notified. **To be heard by the Planning Commission on 6-8-2000.** (6:04 – 6:05) 1 - 60

ITEM		ACTION
C-21.	**Z-0020-00 - LAS VEGAS HOUSING AUTHORITY** Request for a Rezoning FROM: R-1 (Single Family Residential) TO: R-MHP (Residential Mobile/Manufactured Home Park) on 5.4 acres adjacent to the east side of I-515, approximately 620 feet south of Stewart Avenue (APN: 140-31-303-002), PROPOSED USE: 58-SPACE MOBILE HOME PARK, Ward 3 (Reese). NOTICES MAILED 203 (Mailed with V-0013-00 and SD-0022-00) APPROVALS 0 PROTESTS 2 Speakers 1 Telephone STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. Approval of a Site Development Plan Review with a maximum of 37 lots by the City Council prior to approval of a building permit, as required by the Planning and Development Department. 2. A Resolution of Intent with a two (2) year time limit. 3. All City Code requirements and design standards of all City departments must be satisfied. *Public Works* 4. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.	**Goynes –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Galati abstaining because the Las Vegas Housing Authority is a client of his architectural firm** **(Moran excused)** ANDREW REED, Planning and Development, stated the original site plan had a density of approximately 10.74 units per acre on 58 lots. Subsequently, a revised plan was submitted that matches the density of the R-MHP zoning. The applicant intends to apply for a General Plan Amendment that will probably be reviewed by the Planning Commission in July for the 58 lots. However, at this time they would like to rezone 37 lots that conform to the R-MHP zoning and the M-L General Plan Land Use designation. The revised plan does conform to the General Plan. Staff recommended approval, subject to the conditions. MEL LACQUEMENT, Zoning Consultant, 208 Campbell Road, appeared to represent the applicant. Originally there was going to be single-wide units, which is a continuation of the existing mobile home park. Nothing else can be developed on this site except a mobile home park. The original application was for 10 units per acre for single-wide units. Subsequently, there are new standards for mobile homes so they are currently reviewing what would be an appropriate lot size. They need to start developing this project as soon as possible to meet the demand. If the zoning is approved at this time, then the engineers can begin their work. They plan to develop this property at 7.0 units per acre and re-evaluate it if a larger lot size is needed. CHAIRMAN BUCKLEY declared the Public Hearing open. DENNIS LUNDBERG, 67 North Sandhill Road, appeared in protest. He would rather see some other use for this property because this will lower the value of his property. ELMA WESLEY, 25 Del Holm Drive, appeared in protest. She was never notified of this request. This will lower the value of her home. This neighborhood is deteriorating. CHAIRMAN BUCKLEY declared the Public Hearing closed.

ITEM	ACTION
Z-0020-00 - LAS VEGAS HOUSING AUTHORITY 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, 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 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. 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. 6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all	MR. LACQUEMENT appeared in rebuttal. This property is landlocked. The existing senior citizens mobile home park is well maintained. **To be heard by the City Council on 6-21-2000.** (9:41 – 9:50) 3 - 660

ITEM	ACTION
Z-0020-00 - LAS VEGAS HOUSING AUTHORITY 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.	**APPROVED**

ITEM		ACTION
C-22.	**V-0013-00 - LAS VEGAS HOUSING AUTHORITY** Request for a Variance TO ALLOW 3,000 SQUARE FOOT MOBILE HOME SPACES WHERE 4,000 SQUARE FEET IS THE MINIMUM SPACE SIZE ALLOWED, AND 40 FOOT WIDE LOTS WHERE 45 FEET IS THE MINIMUM LOT WIDTH ALLOWED on 5.4 acres adjacent to the east side of I-515, approximately 620 feet south of Stewart Avenue (APN: 140-31-303-002), R-1 (Single Family Residential) Zone, [PROPOSED: R-MHP (Residential Mobile/Manufactured Home) Zone], Ward 3 (Reese). **ON MAY 10TH, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE JULY 13TH MEETING SO THAT IT MAY BE CONSIDERED WITH AN ASSOCIATED GENERAL PLAN AMENDMENT.**	**Gordon –** **ABEYANCE ITEMS C-22 AND C-23 TO THE JULY 13, 2000 PLANNING COMMISSION MEETING** **Motion carried with Galati abstaining because the applicant is a client of his architectural firm** **(Moran excused)** CHAIRMAN BUCKLEY stated the applicant has requested Items C-22 and C-23 be held in abeyance to the July 13, 2000 Planning Commission meeting so they can be considered with an associated General Plan Amendment. NOTE: See Item C-21 for relating discussion. **To be heard by the Planning Commission on 7-13-2000.** (6:05 – 6:07) 1 - 107

ITEM		ACTION
C-23.	**SD-0022-00 - LAS VEGAS HOUSING AUTHORITY** Request for a Site Development Plan Review FOR A PROPOSED 58-SPACE MOBILE HOME PARK on 5.4 acres adjacent to the east side of I-515, approximately 620 feet south of Stewart Avenue (APN: 140-31-303-002), R-1 (Single Family Residential) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park) Zone], Ward 3 (Reese). **ON MAY 10TH, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE JULY 13TH MEETING SO THAT IT MAY BE CONSIDERED WITH AN ASSOCIATED GENERAL PLAN AMENDMENT.**	**Gordon –** **ABEYANCE ITEMS C-22 AND C-23 TO THE JULY 13, 2000 PLANNING COMMISSION MEETING** **Motion carried with Galati abstaining because the applicant is a client of his architectural firm** **(Moran excused)** CHAIRMAN BUCKLEY stated the applicant has requested Items C-22 and C-23 be held in abeyance to the July 13, 2000 Planning Commission meeting so they can be considered with an associated General Plan Amendment. NOTE: See Item C-21 for relating discussion.. **To be heard by the Planning Commission on 7-13-2000.** (6:05 – 6:07) 1 - 107

ITEM		ACTION
C-24.	**Z-0022-00 - D & M PROPERTIES, LIMITED LIABILITY COMPANY** Request for a Rezoning From: R-E (Residence Estates) To: R-D (Single Family Residential-Restricted) of 0.50 Acre on the south side of Del Rey Avenue, approximately 600 feet east of Arville Street (APN: 162-06-610-004), PROPOSED USE: 2,575 SQUARE FOOT SINGLE-FAMILY RESIDENCE, Ward 1 (M. McDonald). NOTICES MAILED 87 APPROVALS 12 (10 inside notification radius, 2 outside notification radius) 1 Speaker PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. A Resolution of Intent with a two (2) year time limit. *Public Works* 2. Prior to the issuance of any permits or the recordation of a Parcel Map for this site, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Del Rey Avenue adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of any permits or the recordation of a Parcel Map for this site. (Public Works) *Planning and Development* 3. All development shall be in conformance with the Site Development plan and building elevations.	**Quinn –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Buckley abstaining because the applicant is a client of his law firm** **(Gordon and Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated this is a request for a single-family residence with R-D setbacks. The existing garage will look out of place if the house is constructed to current setback standards. This lot exceeds the required minimum size of 11,000 square feet by 10,786 square feet. This is compatible with surrounding land uses and the site is suited for the type and intensity of land use being proposed. Staff recommended approval, subject to the conditions. DEBBIE RAY, 2020 Cimarron Road, appeared as the property owner. The lot is long and narrow. If the house were pushed back 50 feet there would be very little back yard and the garage would stick out. They want to be 30 feet from the road. VICE CHAIRMAN GALATI declared the Public Hearing open. PAT MULHALL, 4021 Mountain View Boulevard, appeared in approval. He did not feel anyone in the neighborhood is opposed to this request. VICE CHAIRMAN GALATI declared the Public Hearing closed. **To be heard by the City Council on 6-21-2000.** (9:50 – 9:53) 3 - 980

ITEM	ACTION
Z-0022-00 - D & M PROPERTIES, LIMITED LIABILITY COMPANY 4. 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. 5. All City Code requirements and design standards of all City departments must be satisfied. 6. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits. 7. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works. 8. 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. 9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first. 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. 11. 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.	**APPROVED**

ITEM	ACTION
Z-0022-00 - D & M PROPERTIES, LIMITED LIABILITY COMPANY 12. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade. 13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.	**APPROVED**

ITEM		ACTION
C-25.	**Z-0023-00 - STEVEN A. AVENA** Request for a Rezoning FROM: R-E (Residence Estates) TO: O (Office) of 0.63 Acre at 3117 West Charleston Boulevard (APN: 162-05-112-007), Ward 1 (M. McDonald). NOTICES MAILED 88 [Mailed with Z-0023-00(1)] APPROVALS 0. PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. A Site Development Plan Review application shall be approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site. *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.	**Quinn –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Motion carried with Buckley abstaining because the applicant is a client of his law firm** **(Gordon and Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated the applicant is proposing to construct a 3,402 square foot single-story dental office. Currently the General Plan designation for this site is Service Commercial. An O (Office) zoning is consistent with the General Plan and more appropriate than the R-E zoning. It will allow the applicant to meet the need for additional office development in the area. Staff recommended approval, subject to the conditions. PATRICK BATTE, Architect, 741 Rocky Trail Road, Henderson, Nevada appeared to represent the applicant. This will be a dental office that is residential in scale. It is commensurate with offices in the area. The building is 2,652 square feet with a 750 square foot garage in the rear of the property. The parking is ample as they are required to have 18 stalls, but will be providing 26 stalls. The lot coverage is only 12.46% of the lot area. Dr. Avena lives in the area so he is concerned as to what is developed around him. The materials are earth tones. This is a low volume type of business. They will add an additional handicapped stall adjacent to the space that is van accessible. 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. NOTE: See Item C-26, Z-0023-00(1), for related discussion. **To be heard by the City Council on 6-21-2000.** (9:53 – 9:59) 3 - 1070

ITEM		ACTION
	Z-0023-00 - STEVEN A. AVENA 3. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.	**APPROVED**

ITEM		ACTION
	Z-0023-00 - STEVEN A. AVENA	**APPROVED**
	Planning and Development	
	4. A Resolution of Intent with a two year time limit.	
	5. All development shall be in conformance with the plot plan and building elevations.	
	6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.	
	7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.	
	8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).	
	9. All City Code requirements and design standards of all City departments must be satisfied.	
	10. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.	
	11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.	
	12. 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.	

ITEM		ACTION
	Z-0023-00 - STEVEN A. AVENA 13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first. 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 Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.	**APPROVED**

ITEM		ACTION
C-26.	**Z-0023-00(1) - STEVEN A. AVENA** Request for a Site Development Plan Review FOR A PROPOSED 2,652 SQUARE FOOT DENTAL OFFICE on 0.63 acre located at 3117 West Charleston Boulevard, (APN: 162-05-112-007), proposed O (Office) Zone, Ward 1 (M. McDonald). NOTICES MAILED 88 (Mailed with Z-0023-00) APPROVALS 0 PROTESTS 0 STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. The handicap parking space shall be revised to be van-accessible. *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. The proposed drive shall be a minimum of 24 feet wide to allow for 2-way vehicular access from Charleston Boulevard to the parking lot. Also, the proposed driveway accessing Charleston Boulevard shall receive approval from the Nevada Department of Transportation. *Planning and Development* 3. Site development to comply with all applicable conditions of approval for Z-0023-00 and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.	**Quinn –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION 1 AMENDED TO ADD ONE ADDITIONAL HANDICAPPED PARKING STALL ON THE NORTHEAST CORNER OF THE PROPERTY** **Motion carried with Buckley abstaining because the applicant is a client of his law firm** **(Gordon and Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated this property is undeveloped. The site plan depicts the building to be on the north portion of this site. A 750 square foot detached garage will be located on the southeast corner of the property. Access to this site is via a single driveway from Charleston Boulevard. Parking is located behind the dental office building. Landscaping abuts the sides of the buildings and 10 foot wide planters are along the south and west perimeter of this site and approximately half of the east side. The east side does not meet the exact requirements of the Las Vegas Urban Design Guidelines and Standards. However, the applicant's alternative plan is adequate. Parking on site is sufficient with the exception of the handicapped space, which will require access aisles on both sides of the space. Staff recommended approval, subject to the conditions. PATRICK BATTE, Architect, 741 Rocky Trail Road, Henderson, Nevada appeared to represent the applicant. This will be a dental office that is residential in scale. It is commensurate with offices in the area. The building is 2,652 square feet with a 750 square foot garage in the rear of the property. The parking is ample as they are required to have 18 stalls, but will be providing 26 stalls. The lot coverage is only 12.46% of the lot area. Dr. Avena lives in the area so he is concerned as to what is developed around him. The materials are earth tones. This is a low volume type of business. They will add an additional handicapped stall adjacent to the space that is van accessible. 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. NOTE: See Item C-25, Z-0023-00, for related discussion.

ITEM		ACTION
	Z-0023-00(1) - STEVEN A. AVENA 4. All development shall be in conformance with the Site Development plan and building elevations. 5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license. 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. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures. 9. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide transportation hazards. 10. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade. 11. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.	**To be heard by the City Council on 6-21-2000.** (9:53 – 9:57) 3 - 1070

ITEM		ACTION
C-27.	**Z-0086-98(4) - W.L. HOMES ON BEHALF OF JOHN LAING HOMES** Request for a Site Development Plan Review TO ALLOW GUEST HOUSES/CASITAS ON 43 LOTS LESS THAN 80 FEET IN WIDTH in the Tule Springs Ranch South subdivision, Units 1, 2 and 3, on the northeast corner of Durango Drive and Racel Street, R-E (Residence Estates) Zone under Resolution of Intent to RPD3 (Residential Planned Development - 3 Units Per Acre), (APN's: 125-09-310-001 thru 004, 125-09-310-033 thru 038 and 125-09-201-004), Ward 6 (Mack). NOTICES MAILED 63 APPROVALS 2 Speakers PROTESTS 0 STAFF RECOMMENDATION: DENIAL. If Approved, subject to: 1. All exterior materials of the guest houses/casitas shall match the exterior materials of the main structure on the same lot. 2. Kitchens shall be prohibited within any of the guest houses/casitas. 3. The minimum setbacks for the guest houses/casitas shall be: 10 feet from the main structure, 5 feet side yard, and 15 feet rear yard. 4. The garage plan shall be available only on lots of sufficient width to provide a minimum 15-foot wide setback on one side of the lot, to accommodate a minimum 15-foot wide driveway to the rear garage. The driveway to the rear garage shall not create a second driveway cut at the street. 5. Any guest houses/casita located within a front yard shall be physically attached to the main structure, with one or more common walls.	**Truesdell –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS FOR ONE LOT IN TULE SPRINGS SOUTH, UNIT 1, LOT 4, BLOCK 1 AND THE CC&R'S WILL INDICATE THE APPROPRIATE RESTRICTIONS TO CONVERSIONS ON THE REMAINING GARAGES** **Motion carried with Goynes voting "No"** **(Gordon and Moran excused)** NOTE: There was a prior motion by Goynes for Denial that did not carry with Buckley, Galati, Quinn and Truesdell voting "No." LINDA HARTMAN-MAYNARD, Planning and Development, stated the applicant intends to offer the guest houses/casitas as an option available to any homebuyer in this subdivision. It will be 484 square feet and available in four floor plans, such as a two-car garage, workshop and storage, billiard room and bath, or guest suite and bath. The rezoning approval for the Tule Springs residential development on this site is conditioned to a maximum of 3.49 dwelling units per acre. Two of the floor plans will provide complete bathroom facilities and partial food storage and preparation areas comprising a refrigerator and sink. The potential for use of these plans as second residential units could create an on-going problem of illegal use on the properties increasing the density to more than the approved maximum density. If this request is approved, bathroom facilities should be limited to a sink and toilet and the kitchen should be eliminated. The plot plan shows minimum setbacks at 15.99 feet from the main dwelling, 10 feet from the rear wall and 5 feet from the side wall. The setback from the rear wall is inadequate. The minimum setbacks should be 10 feet from the main structure, 5 feet side yard setback and 15 feet from the rear yard. Staff recommended denial.

ITEM	ACTION
Z-0086-98(4) - W.L. HOMES ON BEHALF OF JOHN LAING HOMES 6. Any guest houses/casita located within a side yard shall comply with the setback requirements for the subdivision. 7. All property deeds for lots with a guest house/casita shall specifically prohibit the renting of the guest house/casita.	PAUL KENNER, 1601 South Rainbow Boulevard, appeared to represent the application. John Laing Homes has been in the process of developing three distinct communities along Durango and Racel in the past year, which are referred to as Tule Springs North, Tule Springs South and Paiute Crossing. The Tule Springs North and South are single story developments ranging from 1,500 square feet to nearly 4,000 square feet. Last December they requested in their third project to have the opportunity to build these casitas as options to the primary residence. That project was approved with specific conditions. Currently, they are building the models in another community so they will have all their models confined to one area. They want to build one casita within that area behind one of the models. Therefore, they are only requesting to build one guest house/casita in Paiute Crossing. They would be willing to accept a condition that the casita could only be built in conjunction with the main structure. CHAIRMAN BUCKLEY declared the Public Hearing open. LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in approval to ask which lot and block. MR. KENNER answered that it is Lot 4, Block 1. Within this model complex they are building a rear detached garage. This is the fourth model and will have a casita that is in conjunction with a pool. CAROL LeDUC, 7575 Rome Boulevard, appeared in approval. She asked if there will be a garage and casita on one lot. MR. KENNER said there is not enough square footage for a garage and casita. CHAIRMAN BUCKLEY declared the Public Hearing closed. MR. KENNER explained that the lots are 65 feet wide and 125 feet deep. The rear yards will average from 45 to over 60 feet in depth. There could be a condition that the casita has to be built with the primary residence which forces it to be built to the standards of the primary residence. They have to submit their CC&R's to the City Attorney. COMMISSIONER TRUESDELL suggested including in the CC&R's that the casita could only be on a particular lot and there would not be any conversions of detached garages. **To be heard by the City Council on 6-21-2000.** (9:59 – 10:15) 3 - 1300

ITEM		ACTION
D.	**NON PUBLIC HEARING ITEMS:**	
D-1.	**ABEYANCE - 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 Acre, Ward 3 (Reese), APN'S: 162-034-21-020 through 022. STAFF RECOMMENDATION: APPROVAL, subject to: 1. The site plan shall be revised to comply with the setback requirements of the zoning code, unless Variance V-0002-00 is approved by the City Council. 2. Comply with all previous conditions of approval for the zoning reclassification Z-78-99. 3. All development shall be in conformance with the site plan and building elevations. 4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning 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. 5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first. 6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).	**Galati –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION 1 AMENDED TO ADD THAT IF VARIANCE IS DENIED BY THE CITY COUNCIL THEN THIS APPLICATION WILL COME BACK TO PLANNING COMMISSION** **Motion carried with Goynes voting "No"** **(Gordon and Moran excused)** ANDREW REED, Planning and Development, stated that on May 2, 2000 the Board of Zoning Adjustment denied the Variance request associated with this application. In light of that, Condition 1 was added that requires the site plan to be revised to comply with the setback requirements or for the City Council to approve the Variance request. This store will be constructed on the north portion of this site. The driveways provide access to 6th Street and Sahara Avenue. Landscaping is provided along all property lines. The elevations depict the building exterior consisting of split-face and smooth-face concrete block. A concrete tile roof is shown. Staff recommended approval, subject to the conditions. ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared along with HAROLD FOSTER, 3230 Polaris Avenue, Suite 23, to represent the applicant. ATTORNEY GRONAUER said the General Plan Amendment and Rezoning were approved for this Auto Zone. At that time the applicant was in negotiations with the property owner to the north to provide a buffer of landscaping and block wall. COMMISSIONER GOYNES commented that this request appeared before the Board of Zoning Adjustment and it was denied because the neighbors felt this use was too intense for the neighborhood. This could create a situation where cars would be parking on 6th Street. ATTORNEY GRONAUER submitted a copy of a letter of agreement dated March 7, 2000 between the property owner to the north and the applicant's representative.

ITEM	ACTION
ABEYANCE - Z-0078-99(1) - PKL, LIMITED LIABILITY COMPANY	COMMISSIONER GALATI clarified that there is an agreement to conform to the 69-foot setback in the rear of the property.
7. All City Code requirements and design standards of all City departments must be satisfied.	ATTORNEY GRONAUER responded that the Variance is on appeal to the City Council. If it is denied to be 10 feet back from the north property line, they will agree to have a setback of 69 feet from the north property line. The buffer has been agreed to as to the type of landscaping. The block wall will be replaced and there will be four feet of block wall for a certain amount of length and then go up to eight feet. The plan that has been submitted is with the 10 feet of landscaping.
8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.	COMMISSIONER GOYNES noted that there was another letter at a previous meeting that had conditions that was not signed by the adjacent homeowner and it was indicated there was no agreement on those conditions.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.	COMMISSIONER GALATI noted that if the Variance is denied the conditions will be different than those in the Staff Report for this meeting.
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.	ATTORNEY GRONAUER explained that if the building was moved to the front of Sahara Avenue, there would be traffic going in the back of this property, which is objectionable with the adjacent property owner.
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.	CHAIRMAN BUCKLEY suggested adding a condition that if the Variance is not approved then this Site Development Plan Review will have to come back before the Planning Commission.
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 for transportation hazards.	
13. 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.	**This is final action.** (10:15 – 10:24) 3 – 1940

ITEM		ACTION
D-2.	**ABEYANCE - SD-0017-00 - CITY OF LAS VEGAS** Request for a Site Development Plan Review FOR A PROPOSED 33,069 SQUARE FOOT ADDITION TO THE CITY HALL BUILDING; A SIX LEVEL PARKING GARAGE; AND A 7,347 SQUARE FOOT, TWO STORY TELEVISION STUDIO on 7.76 acres located on the northwest and southwest corners of Stewart Avenue and Las Vegas Boulevard, (APN's: 139-34-501-003 and 139-34-510-045) C-V (Civic) and C-2 (General Commercial) Zones, Ward 5 (Weekly). **THE CITY REQUESTED THIS ITEM BE HELD IN ABEYANCE UNTIL THE MAY 25, 2000 PLANNING COMMISSION MEETING IN ORDER TO CONTINUE TO REVIEW THE PROPOSED DEVELOPMENT PLANS.**	**Galati –** **ABEYANCE TO THE MAY 25, 2000 PLANNING COMMISSION MEETING** **Unanimous** **(Moran excused)** CHAIRMAN BUCKLEY announced the City would like to have this item held in abeyance to the May 25, 2000 meeting in order to have more time to review the development plans. **To be heard by the Planning Commission on 5-25-2000.** (6:07 – 6:08) 1 - 168

ITEM		ACTION
D-3.	**ABEYANCE - Z-0062-60(3) - HAROLD LOOMIS ET AL** Request for a Site Development Plan Review FOR A PROPOSED USED CAR LOT on 0.80 acre on the east side of Highland Drive, south of Sahara Avenue, APN's: 162-09-110-019 and 020, M (Industrial) Ward 3 (Reese). STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. This approval shall be reviewed in two years at which time the applicant shall submit a Site Development Plan that depicts the removal of the modular building and the construction of a permanent structure, for consideration by the Planning Commission. 2. Eight foot wide planters with 24 inch box trees spaced at a maximum of 30 feet on center shall be placed along the entire south and east property lines. *Public Works* 3. Construct all incomplete half-street improvements on Highland Drive (sidewalk) adjacent to this site concurrent with development of this site. 4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site. 5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and possible median modifications in Highland Drive adjacent to this site prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.	**Truesdell –** **DENIED (Building not compatible with existing development in area)** **Unanimous** **(Gordon and Moran excused)** ANDREW REED, Planning and Development, stated this item was originally scheduled for the April 13, 2000 Planning Commission meeting; however, the applicant requested the item be held in abeyance in order to resolve issues related to the development plans. Since that time the applicant has indicated to staff that they will not be able to comply with Condition 1. Staff recommended denial. VICKY TROY, 528 Goldhill Road, Henderson, Nevada, appeared to represent the applicant. They cannot afford to put in the required amount of landscaping because they are just leasing the site. They plan to lease the site for five years and with the off-site improvements and the landscaping, to take out a modular building after two years would make this proposal financially unfeasible. **This is final action.** (10:24 – 10:27) 3 - 2300

ITEM	ACTION
ABEYANCE - Z-0062-60(3) - HAROLD LOOMIS ET AL 6. No parking or delivery of vehicles to this site shall be allowed within the public street right-of-way. 7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.	**DENIED**

ITEM	ACTION
ABEYANCE - Z-0062-60(3) - HAROLD LOOMIS ET AL 8. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-62-60 and all other subsequent site-related actions. *Planning and Development* 9. All development shall be in conformance with the site plan (as amended by the above conditions) and building elevations. 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. 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.	**DENIED**

ITEM	ACTION
ABEYANCE - Z-0062-60(3) - HAROLD LOOMIS ET AL 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. 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 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	**DENIED**

ITEM		ACTION
D-4.	**ABEYANCE - Z-96-84(16) - KIRKLIE & ATTMAN LAKE MEAD/JONES PARTNERSHIP** Request for a Site Development Plan Review FOR A PROPOSED 2,590 SQUARE FOOT FAST FOOD RESTAURANT WITH DRIVE-THROUGH (KENTUCKY FRIED CHICKEN) ON 0.66 ACRE located adjacent to the southwest corner of the intersection of Lake Mead Boulevard and Jones Boulevard (APN: 138-23-719-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). STAFF RECOMMENDATION: APPROVAL, subject to: *Planning and Development* 1. Prior to any other construction on the site, a Site Development Plan Review for the entire commercial center must be submitted to the Planning and Development Department. 2. Provide a minimum 15 foot wide landscape planter along Lake Mead Boulevard with 24 inch box trees 20 feet on center with shrubs and ground cover as required by the Urban Design Guidelines and Standards. 3. 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 for this site as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study. *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.	**Galatl –** **APPROVED, SUBJECT TO STAFF'S CONDITIONS** **Unanimous** **(Gordon and Moran excused)** LINDA HARTMAN-MAYNARD, Planning and Development, stated access to this site is provided via one driveway from Lake Mead Boulevard. Landscaping is shown in planters along the northeast and west sides of this site and adjacent to the building. The landscaping varies in width from 10 feet to 20 feet. One trash enclosure is located on the southeast corner of the site. The building elevations depict a stucco exterior with painted metal trim cap and flashing accents and striped illuminated cupola tower on the front of the building. This project is consistent with Title 19A and applicable City plans, policies and standards if the landscape plan is revised to depict the planter along Lake Mead Boulevard with a minimum width of 15 feet. Staff recommended approval, subject to the conditions. ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared along with SCOTT MARSHALL, Architect, to represent the applicant. ATTORNEY GRONAUER concurred with the conditions. They will submit a revised landscape plan for the 15 feet along Jones Boulevard and Lake Mead Boulevard. **This is final action.** (10:27 – 10:29) 3 - 2558

ITEM		ACTION
	ABEYANCE - Z-96-84(16) - KIRKLIE & ATTMAN LAKE MEAD/ JONES PARTNERSHIP 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 for this site as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study. 6. Site development to comply with all applicable conditions of approval for Z-96-84 and all other site-related actions as required by the Department of Public Works. *Planning and Development* 7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license. 8. A landscaping plan must be submitted prior to or at the same time application is made for building permit or license, or prior to occupancy, whichever occurs first. 9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development). 10. All City Code requirements and design standards of all City departments must be satisfied.	**APPROVED**

ITEM	ACTION
ABEYANCE - Z-96-84(16) - KIRKLIE & ATTMAN LAKE MEAD/ JONES PARTNERSHIP 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. 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. 13. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code. NOTICES MAILED N/A APPROVALS 0 PROTESTS 0	APPROVED

ITEM		ACTION
E.	**CITIZENS PARTICIPATION:** **ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**	There was no one present wishing to speak under this portion of the agenda.
	ADJOURNMENT:	There being no further business to come before the City Planning Commission, the meeting adjourned at 10:29 P.M. PLANNING AND DEVELOPMENT DEPARTMENT ANDREW REED, SENIOR PLANNER

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