

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

May 25, 2000

Charleston Heights Arts Center

Phone 229-6301

TDD 386-9108

800 Brush Street

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

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COMMISSIONERS

MICHAEL BUCKLEY, CHAIRMAN

CRAIG GALATI, VICE CHAIRMAN

HANK GORDON

BYRON GOYNES

MARILYN MORAN

STEPHEN QUINN

RICHARD W. TRUESDELL

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

COMMISSIONERS BRIEFING: 5:15 P.M. Charleston Heights Arts Center, 800 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 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 27, 2000 Planning Commission Meeting

ACTIONS:

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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A. CONSENT ITEMS:

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

- A-1. ABEYANCE - FM-0016-00 - PAIUTE CROSSING AT TULE SPRINGS - UNIT 2 - WL HOMES LIMITED LIABILITY COMPANY - Request for a Final Map for 73 lots on 19.12 acres on the northwest corner of the intersection of Racel Street and Cimarron Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- A-2. TM-0016-00 - SONOMA HILLS BY LEWIS HOMES - KAUFMAN & BROAD NEVADA, INC. - Request for a Tentative Map for 96 lots on 11.74 acres on the southwest corner of the intersection of Sageberry Drive and Far Hills Avenue, PC (Planned Community) Zone, Ward 2 (L. B. McDonald).
- A-3. TM-0018-00 - CENTENNIAL CENTRE (A COMMERCIAL SUBDIVISION) - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map for 8 lots on 158.80 acres adjacent to the southwest corner of the intersection of Centennial Parkway and Rancho Drive, T-C (Town Center) Zone, Ward 6 (Mack).
- A-4. FM-0030-00 - WHISPERING SANDS - TETON INVESTMENTS - Request for a Final Map for 22 lots on 6.38 acres on the south side of Whispering Sands Drive, approximately 300 feet east of Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential), Ward 6 (Mack).
- A-5. FM-0031-00 - EAGLE CREEK II - PHASE 2 - P N II, INC. - Request for a Final Map for 19 lots on 4.0 acres on the north side of Azure Drive, approximately 1,000 feet west of Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
- A-6. FM-0032-00 - MONUMENT AT LONE MOUNTAIN - UNIT 2 - STANPARK CONSTRUCTION COMPANY - Request for a Final Map for 56 lots on 8.77 acres on the northwest corner of the intersection of the Barden Road Alignment and the Red Coach Avenue Alignment, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- A-7. FM-0033-00 - MONUMENT AT LONE MOUNTAIN - UNIT 4 - STANPARK CONSTRUCTION COMPANY - Request for a Final Map for 52 lots on 8.05 acres on the northeast

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corner of the intersection of the Future Beltway and the Craig Road Alignment, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

- A-8. FM-0034-00 - CENTERPOINT PLAZA (A COMMERCIAL SUBDIVISION) - HOWARD HUGHES PROPERTIES, INC. - Request for a Final Map for one lot on 17.83 acres on the northeast corner of the intersection of Town Center Drive and Charleston Boulevard, PC (Planned Community) Zone, Ward 2 (L. B. McDonald).
- A-9. FM-0035-00 - CENTENNIAL CENTRE UNIT 1 (A COMMERCIAL SUBDIVISION) - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY, ET AL - Request for a Final Map for 4 lots on 98.41 acres adjacent to the west side of Rancho Drive, approximately 1,050 feet south of Centennial Parkway, T-C (Town Center) Zone, Ward 6 (Mack).
- A-10. FM-0036-00 - CENTENNIAL CENTRE UNIT 2 (A COMMERCIAL SUBDIVISION) - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY, ET AL - Request for a Final Map for 4 lots on 57.58 acres adjacent to the southwest corner of the intersection of Centennial Parkway and Rancho Drive, T-C (Town Center) Zone, Ward 6 (Mack).
- A-11. FM-0037-00 - SONOMA HILLS BY LEWIS HOMES - UNIT 2 - KAUFMAN & BROAD NEVADA, INC. - Request for a Final Map for 96 lots on 11.74 acres on the southwest corner of the intersection of Sageberry Drive and Far Hills Avenue, PC (Planned Community) Zone, Ward 2 (L. B. McDonald).
- A-12. VAC-0009-99(1) - CLARK COUNTY - Request for an Extension of Time on an approved petition of Vacation which vacated dedicated public alleys generally located between Lewis Avenue and Bonneville Avenue, and between Casino Center Boulevard and 3rd Street, Ward 3 (Reese).
- A-13. A-0007-00(A) - KIM DOO MAN - Petition for an Annexation to annex property generally located on the south side of O'Hare Road, approximately 1,700 feet west of El Capitan Way (APN: 125-05-402-001), containing approximately 5.0 acres of land, Ward 6 (Mack).
- A-14. A-0008-00(A) - DEUTSCH FAMILY TRUST - Annexation Petition for property located at 3412 North Buffalo (APN: 138-10-301-010), containing approximately 2.6 acres of land, Ward 4 (Brown).

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B. DIRECTOR'S BUSINESS:

- B-1. ABEYANCE - DB-0001-00 - CITY OF LAS VEGAS - Discussion and possible action on the proposed update to Title 18, the Subdivision Ordinance.
- B-2. TA-0012-00 - CITY OF LAS VEGAS - Discussion and possible recommendation to amend Section 19A.04.050(B) of the Zoning Code of the City of Las Vegas regarding the 400 foot distance separation requirements applicable to certain business establishments where alcohol is sold for off-site consumption.

C. PUBLIC HEARING ITEMS:

- C-1. ABEYANCE - A-0003-00(A) - AMERICAN PACIFIC CAPITAL ROYALE - Petition to Annex property generally located on the southeast corner of Buffalo Drive and Constantinople Avenue (APN: 138-10-101-007), containing approximately 2.5 acres of land, Ward 4 (Brown).
- C-2. ABEYANCE - VAC-0004-00 - COX COMMUNICATIONS OF LAS VEGAS, INC. - Petition for a Vacation to vacate excess right of way generally located at the northeast intersection of Rancho Drive and Bonanza Road from Ernest May Lane to Dike Lane, Ward 5 (Weekly).
- C-3. ABEYANCE - RENOTIFICATION - GPA-0009-00 - MER-CAR CORPORATION - Request to amend the Residential Serving Service Commercial District of the Las Vegas Redevelopment Plan to include GC (General Commercial) uses along with SC (Service Commercial) and H (High Density Residential) uses for properties along Charleston Boulevard between the Union Pacific Rail Road (UPRR) and Eastern Avenue, and along Fremont Street between 14th Street to Eastern Avenue, Ward 2 (Reese) and Ward 5 (Weekly).
- C-4. ABEYANCE - RENOTIFICATION - Z-0021-00 - MER-CAR CORPORATION - Request for a Rezoning FROM C-1 (Limited Commercial) TO: C-2 (General Commercial) of 0.38 Acres at 1401 East Charleston Boulevard, (APN: 139-35-401-002), PROPOSED USE: USED CAR SALES, Ward 5 (Weekly).
- C-5. ABEYANCE - RENOTIFICATION - U-0058-00 - MER-CAR CORPORATION - Request for a Special Use Permit FOR USED CAR SALES at 1401 East Charleston Boulevard, (APN: 139-35-401-002), C-1 (Limited Commercial) Zone, Proposed C-2 (General Commercial), Ward 5 (Weekly).

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- C-6. MSH-0002-00 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways to change the alignment of the Nevada Department of Transportation (NDOT) US 95 Frontage Road between Elkhorn Road and Grand Teton Road, Ward 6 (Mack).
- C-7. SD-0040-97(2) - MARYLAND VILLAS, LIMITED LIABILITY COMPANY - Request for a Review of Condition to delete the Original Condition of Approval Number 2 which required a 6 foot high fence on the south, east and west property lines for a 108-unit, 3-story apartment complex on the southeast corner of the intersection of Maryland Parkway and Harris Avenue (APN: 139-26-412-001 through 004, 139-26-413-001, 002), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
- C-8. VAC-0009-00 - CITY OF LAS VEGAS - Petition for a Vacation to vacate Newcomer Street, north of Hyde Avenue, Ward 1 (M. McDonald).
- C-9. VAC-0010-00 - CONCORDIA HOMES - Petition for a Vacation to vacate excess public excess public rights-of-way and U.S. Government Patent Reservations generally located south of Lone Mountain Road, west of the future beltway alignment, Ward 4 (Brown).
- C-10. U-0012-98(2) - AMERICAN STORES PROPERTIES, INC. - Request for a Reinstatement and Extension of Time of an approved Special Use Permit FOR THE SALE OF PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED GROCERY STORE (ALBERTSON'S) on the northeast corner of the intersection of Buffalo Drive and Vegas Drive (APN: 138-22-418-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
- C-11. U-0024-99(1) - KATHY LIGHTFOOT - Required One Year Review on an approved Special Use Permit which allowed beer and wine sales for off-premise consumption in conjunction with a convenience store at 1600 North Jones Boulevard (APN: 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
- C-12. U-0037-95(1) - RANCHO DRIVE PARTNERSHIP ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign on the east side of Rancho Drive, approximately 200 feet south of the intersection of Rancho Drive and Rainbow Boulevard (APN: 125-35-401-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

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- C-13. U-0038-95(1) - HALSTAN, INC. ON BEHALF OF ALMAR ADVERTISING - Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 3500 North Rancho Drive (APN: 138-12-710-044), C-2 (General Commercial) Zone, Ward 6 (Mack).
- C-14. U-0042-95(2) - GLOBAL DEVELOPING LIMITED ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 410 North Eastern Avenue (APN: 139-36-210-003), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
- C-15. U-0049-00 - ALBERTSON'S, INC. - Request for a Special Use Permit FOR THE SALE OF PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED GROCERY STORE (ALBERTSON'S) at 7075 West Ann Road (APN: 125-34-515-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).
- C-16. U-0063-00 - JARNAIL JHAWAR - Request for a Special Use Permit FOR A FULL SERVICE CAR WASH (MOJAVE CAR WASH) on the southwest corner of the intersection of Bonanza Road and Mojave Road (APN: 139-36-501-001), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
- C-17. U-0064-00 - JARNAIL JHAWAR - Request for a Special Use Permit FOR A MINOR AUTO REPAIR GARAGE (MOJAVE LUBE & TUNE) on the southwest corner of the intersection of Bonanza Road and Mojave Road (APN: 139-36-501-001), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
- C-18. Z-0048-86(1) - JARNAIL JHAWAR - Request for a Site Development Plan Review FOR A PROPOSED 1,700 SQUARE FEET MINOR AUTO REPAIR GARAGE AND 1,900 SQUARE FEET FULL SERVICE CAR WASH on 1.28 acres on the southwest corner of the intersection of Bonanza Road and Mojave Road (APN: 139-36-501-001), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

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- C-19. U-0065-00 - SAITTA FAMILY TRUST - Request for a Special Use Permit FOR THE EXPANSION OF NON-CONFORMING SIGNAGE FOR A PROPOSED 70 FOOT HIGH, 450 SQUARE FOOT POLE SIGN at 5750 Sky Pointe Drive (APN: 125-27-402-005), TC (Town Center) Zone, Ward 6 (Mack).
- C-20. V-0020-00 - SAM FELDMAN TRUST - Request for a Variance TO ALLOW FOURTEEN (14) PARKING SPACES WHERE FORTY-NINE (49) ARE REQUIRED FOR A PROPOSED MINOR AUTO REPAIR GARAGE at 2060 South Highland Avenue (APN: 162-04-301-010), M (Industrial) Zone, Ward 3 (Reese).
- C-21. V-0021-00 - SAM FELDMAN TRUST - Request for a Variance TO ALLOW A ZERO (0) FOOT FRONT YARD SETBACK WHERE TEN (10) FEET IS REQUIRED AND A ONE (1) FOOT SIDE YARD SETBACK WHERE TEN (10) FEET IS REQUIRED FOR A PROPOSED MINOR AUTO REPAIR GARAGE at 2060 South Highland Avenue (APN: 162-04-301-010), M (Industrial) Zone, Ward 3 (Reese).
- C-22. SD-0025-00 - SAM FELDMAN TRUST - Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 1,840 SQUARE FOOT MINOR AUTO REPAIR GARAGE at 2060 South Highland Avenue (APN: 162-04-301-010), M (Industrial) Zone, Ward 3 (Reese).
- C-23. Z-0076-98(15) - TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 381,750 SQUARE FOOT COMMERCIAL CENTER on 41.02 acres on the southwest corner of the intersection of Farm Road and Tule Springs Road (APN: 125-17-702-002), TC (Town Center) Zone, Ward 6 (Mack).

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D. NON PUBLIC HEARING ITEMS:

D-1. 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 SEVEN-LEVEL PARKING GARAGE; AND A 7,442 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-2. Z-0140-63(1) - UNION CARPENTERS SOUTHERN CA-NV REGION - Request for a Site Development Plan Review FOR A 43,055 SQUARE FOOT OFFICE BUILDING on 7.4 acres at 501 North Lamb Boulevard (APN: 140-31-501-021), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

D-3. Z-0092-98(3) - RAY BAILEY - Request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT COMMERCIAL BUILDING (THE LAUNDRY SHOP) on approximately 0.5 acre on the northwest corner of the intersection of Bonanza Road and 10th Street (APN: 139-26-410-021, 022, 023), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

D-4. SD-0026-00 - BILLY SHOPE, JR. - Request for a Site Development Plan Review for a PROPOSED VEHICLE STORAGE LOT AND A WAIVER OF ALL LANDSCAPE REQUIREMENTS on 0.46 acres at 3731 Regulus Avenue, (APN: 162-08-410-021), M (Industrial) Zone, Ward 1 (M. McDonald).

E. CITIZENS PARTICIPATION:

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

PLANNING COMMISSION

MEETING OF

MAY 25, 2000

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

Michael Buckley – Chairman
Craig Galati - Vice Chairman
Hank Gordon
Marilyn Moran
Richard Truesdell

EXCUSED:

Byron Goynes
Stephen Quinn

STAFF PRESENT:

Tim Chow - Planning & Development Dept.
Robert Genzer – Planning & Development Dept.
David Petrovich - Planning & Development Dept.
Chris Glore - Planning & Development Dept.
Scott Albright – Planning & Development Dept.
Chris Dingell – Planning & Development Dept.
Cheri Edelman - Public Works
Mark Escobedo - Public Works
Steve George - City Attorney's Office
Linda Owens - City Clerk's Office

Chris Glore, Planning and Development Department, called the Briefing to order at 5:35 P.M.

Item A-1, FM-0016-00:

Mr. Glore said the applicant would like to have this Final Map held in abeyance to the first meeting in June, but staff would like it held to the second meeting to be able to address bus turnout concerns. Staff has not seen the revised map.

Item B-1, DB-0001-00:

Mr. Glore stated staff would like to have this item held to the June 22, 2000 Planning Commission meeting.

Item B-2, TA-0012-00:

Mr. Petrovich said staff has received direction from a City Councilman to amend the 400 foot distance separation requirement in Title 19A. One amendment would be to allow off-premise liquor sales when in conjunction with a retail establishment of over 50,000 square feet to qualify for a waiver. Another amendment would be to allow off-premise liquor sales in conjunction with a retail establishment of 10,000 to 50,000 square feet and with no more than 10% of total display floor area devoted to alcohol to be considered for a waiver.

Item C-1, A-0003-00(A):

Mr. Glore advised that the applicant is out of town and requested this item be held to the June 22, 2000 Planning Commission meeting. Commissioner Galati was concerned about the buffer.

Item C-3, GPA-0009-00, C-4, Z-0021-00, and C-5, U-0058-00:

Mr. Glore explained that these items were on the April 27, 2000 Planning Commission meeting agenda, but were held in abeyance to this meeting so they could be re-noticed. Staff recommended denial of all three applications.

Item C-7, SD-0040-97(2):

Mr. Glore said staff is recommending denial of the deletion of the six foot high wall. The applicant feels it would have graffiti on it all the time and not provide security for the site.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item C-9, VAC-0010-00:

Mr. Glore stated that on May 17, 2000 the applicant requested this Vacation be withdrawn without prejudice.

Item C-11, U-004-99(1):

Mr. Glore said staff has received comments from the neighbors that the landscaping is not well maintained and there are illegal signs on the property. Staff is recommending a one-year review. The City has a system established with Metro to be able to find out the number of service calls for beer and wine establishments. In this case there were eight reports of service, which Metro considers an insignificant level of activity. This is the first one-year review. Reviews are helpful for staff to be able to find out what is happening at the property.

Items C-16, U-0063-00, C-17, U-0064-00, and C-18, Z-0048-86(1):

Mr. Glore noted that the Staff Report indicates staff is recommending approval on Items C-16 and C-17. Staff was going to recommend denial on Item C-18 because they felt the site was being overbuilt, but the applicant has agreed to make changes so staff is now recommending approval.

Item C-19, U-0065-00:

Mr. Glore pointed out that this site is zoned T-C (Town Center). The request is for the existing 30-foot high sign to be replaced with a 70-foot high sign and is inappropriate. They could go 45 feet high and 50% larger. Staff has received telephone calls in opposition.

Items C-20, V-0020-00, C-21, V-0021-00, and C-22, SD-0025-00:

Mr. Glore announced that on May 23, 2000 the applicant requested these items be held in abeyance to the June 8, 2000 meeting. However, staff would prefer they be held to the June 22, 2000 meeting. The applicant wants to work with staff to resolve some issues.

Item C-23, Z-0076-98(15):

Mr. Glore said the applicant requested this item be held to the June 22, 2000 Planning Commission meeting to allow the developer time to meet with the surrounding neighbors.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item D-1, SD-0017-00:

Mr. Glore said the architect has spoken to Chairman Buckley to request that this item be moved forward on the agenda.

Item D-2, Z-0140-63(1):

Mr. Glore felt a good job has been done with this building.

Item D-3, Z-0092-98(3):

Mr. Glore said staff is recommending denial of this building. The site plan shows a typical layout with the parking in front of the building. The main entrance would be from the parking lot. People will be walking to the laundromat, so the submitted site plan is not pedestrian friendly. Staff would prefer the building closer to the street and parking in the rear. In that way they would only have to do eight feet of landscaping in the rear.

Item D-4, SD-0026-00:

Mr. Glore advised that staff is recommending denial of this request. The applicant does not want to do the 15-foot planter in the front. The applicant is showing a landscape area that would only be hardscaped.

Mr. Glore adjourned the Briefing at 5:55 P.M.

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
6:00 PM	
ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.	CHAIRMAN BUCKLEY called the meeting to order at 6:03 P.M.
CALL TO ORDER:	STAFF PRESENT:
6:03 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.	Tim Chow, Director, Planning and Development Department
ROLL CALL:	Robert Genzer, Deputy Director, Planning and Development Department
Michael Buckley - Present Chairman	David Petrovich, Planning Supervisor, Planning and Development Department
Craig Galati - Present Vice Chairman	Chris Glore, Senior Planner, Planning and Development Department
Hank Gordon Present	Scott Albright, Senior Planner, Planning and Development Department
Byron Goynes Present (Arrived 7:10 PM)	Chris Dingell, Planning Technician, Planning and Development Department
Marilyn Moran Present	Matt Pinjuv, Planner II, Planning and Development Department
Stephen Quinn Excused	Cheri Anderson, Project Engineer, Public Works
Richard Truesdell Present	Mark Escobedo, Project Engineer, Public Works
ANNOUNCEMENT:	Steve George, Deputy City Attorney, City Attorney's Office
Satisfaction of Open Meeting Law Requirements.	Linda Owens, Deputy City Clerk, City Clerk's Office
This meeting has been properly noticed and posted at the following locations:	MR. GLORE announced this meeting is in compliance with the Open Meeting Law.
Clark County Government Center, 500 South Grand Central Parkway Senior Citizens Center, 450 East Bonanza Road Clark County Courthouse, 200 East Carson Avenue Court Clerk's Office Bulletin Board, City Hall Plaza City Hall Plaza, Special Outside Posting Bulletin Board	
MINUTES:	Galati - APPROVED Unanimous (Goynes and Quinn excused)
Approval of the minutes of the April 27, 2000 Planning Commission Meeting.	

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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ACTIONS:

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN BUCKLEY indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

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

CHAIRMAN BUCKLEY noted the Rules of Conduct.

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MEETING OF

MAY 25, 2000

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A.	CHAIRMAN BUCKLEY announced the Consent items may be enacted by one motion or discussed if a Commission Member or Applicant so desires.
<u>CONSENT ITEMS:</u>	
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.	Galati - ABEYANCE TO JUNE 8, 2000 PLANNING COMMISSION MEETING Unanimous (Goynes and Quinn excused)
<u>ABEYANCE - FM-0016-00 - PAIUTE CROSSING AT TULE SPRINGS - UNIT 2 - WL HOMES LIMITED LIABILITY COMPANY</u>	
Request for a Final Map for 73 lots on 19.12 acres on the northwest corner of the intersection of Racel Street and Cimarron Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).	CHAIRMAN BUCKLEY stated staff has requested this item be held in abeyance to the June 22, 2000 Planning Commission meeting.
<u>STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 22, 2000 PLANNING COMMISSION MEETING IN AN EFFORT TO ADDRESS BUS TURNABOUT CONCERNS.</u>	VICTOR BARAJAS, Barajas & Associates, Inc., 8260 West Charleston Boulevard, appeared to represent WL Homes. He requested this item be held in abeyance to the June 8, 2000 meeting rather than the June 22, 2000 meeting.
	CHRIS GLORE, Planning and Development, responded that staff's concern in hearing this item at the June 8, 2000 meeting is having adequate time to review any changes to the Final Map that may result from the bus turnabout configuration. If staff could receive the map and begin its review by next Tuesday, May 30, 2000, then the June 8, 2000 Planning Commission meeting would be acceptable.
	MR. BARAJAS said he would turn the map in to staff the next morning as it is already prepared.
	To be heard by the Planning Commission on 6/8/2000.
	(6:06 - 6:08) 1 - 65

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MEETING OF

MAY 25, 2000

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-2. <u>TM-0016-00 - SONOMA HILLS BY LEWIS HOMES - KAUFMAN & BROAD NEVADA, INC.</u> Request for a Tentative Map for 96 lots on 11.74 acres on the southwest corner of the intersection of Sageberry Drive and Far Hills Avenue, PC (Planned Community) Zone, Ward 2 (L. B. McDonald). <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed. 2. Street names must be provided in accordance with the City's Street Naming Regulations. 3. All development is subject to the conditions of City departments and State Subdivision Statutes. 4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning before construction of any combustible structures. <u>Public Works</u> 5. Site development to comply with all applicable Conditions of Approval for Summerlin Village 11/12 Units 3A/B Final Map and all other site-related actions. 6. Site development to comply with all applicable Summerlin Development and Improvement Standards.	Moran – APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms (Goynes and Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon. NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived. This is final action. (6:13 – 6:18) 1 - 303

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MEETING OF
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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**TM-0016-00 - SONOMA HILLS BY LEWIS
HOMES - KAUFMAN & BROAD NEVADA,
INC.**

APPROVED

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.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING COMMISSION

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MAY 25, 2000

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

TM-0018-00 - CENTENNIAL CENTRE (A COMMERCIAL SUBDIVISION) - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY, ET AL

Request for a Tentative Map for 8 lots on 158.80 acres adjacent to the southwest corner of the intersection of Centennial Parkway and Rancho Drive, T-C (Town Center) Zone, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Site development to comply with all applicable Conditions of Approval for Z-76-98, the Site Development Plan Review Z-76-98(1), the Centennial Centre Guidelines approved by Z-76-98(5), the Town Center Development Standards and all other subsequent site-related actions, and City Ordinances and Policies.

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

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

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

5. 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.

Moran –

APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms

(Goynes and Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon.

NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived.

This is final action.

(6:13 – 6:18) 1 - 303

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-0018-00 - CENTENNIAL CENTRE (A
COMMERCIAL SUBDIVISION) - CENTENNIAL
CENTRE, LIMITED LIABILITY COMPANY, ET
AL

APPROVED

Public Works

6. Dedicate appropriate right-of-way for the relocated Frontage Road (Centennial Center), including all connections to the existing and proposed Frontage Road/Beltway system, in accordance with the Centennial Center Guidelines and/or the Town Center Standards Plan as amended. If not already dedicated, dedicate 90 feet (or 45 feet as appropriate) for Tropical Parkway adjacent to and through this site. Also, dedicate and construct all other appropriate rights-of-way for this site, including additional rights-of-way for dedicated right-turn lanes, dual left-turn lanes, and bus turnouts in accordance with the approved Traffic Impact Analysis.

7. Construct full-width or half-width street improvements within and adjacent to this site as appropriate on Tropical Parkway and the relocated Frontage Road including both the temporary and permanent connections to the existing Frontage Road and the tulip ramps concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. As appropriate, 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. Also, construct full-width street improvements on Buffalo Drive adjacent to the Rancho Detention Basin and construct paving along the realigned Buffalo Drive from the south edge of this site to Ann Road to a width and along an alignment in accordance with the tri-party agreement with the City and NDOT dated 7/12/99. The construction of all required

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ITEM

ACTION

TM-0018-00 - CENTENNIAL CENTRE (A
COMMERCIAL SUBDIVISION) - CENTENNIAL
CENTRE, LIMITED LIABILITY COMPANY, ET
AL

APPROVED

improvements adjacent to the Rancho Detention Basin, including the landscaped amenity zone, and the southerly extension of the paving to Ann Road shall commence within 180 days of approval of this action by the Planning Commission. Others shall install the landscaping of the median island adjacent to the detention basin. Failure to comply with this condition shall result in this item being reconsidered by the Planning Commission.

8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Centennial Center and Tropical Parkway public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

9. Meet with the Engineering Planning Division of the Department of Public Works, the Nevada Department of Transportation (N.D.O.T.), and Clark County Public Works to determine if any additional right-of-way or easements are required for slope easements/right-of-way or a maintenance access road for the overpass "touchdown" on Tropical Parkway or for the tulip connections, and to verify the proposed alignments of all streets proposed on this plan prior to the submittal of a Final Map or construction drawings, whichever may occur first.

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-0018-00 - CENTENNIAL CENTRE (A
COMMERCIAL SUBDIVISION) - CENTENNIAL
CENTRE, LIMITED LIABILITY COMPANY, ET
AL

APPROVED

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City.

12. Grant a 20 foot wide public multi-use trail easement on the east side of the old Cimarron Road alignment, south of Tropical Parkway and grant a minimum 30 foot wide public multi-use trail easement along the south edge of this site adjacent to the existing family home subdivision, and grant an 11 foot wide public multi-use trail easement along the north edge of Tropical Parkway, west of Cimarron Road. If the applicant can provide a letter stating that the property along the west edge of the old Cimarron Road alignment will grant a portion of the required trail easement area on that property, this site shall only be required to grant appropriate easements for this leg of the trail corridor such that this portion of the trail is a minimum of 20 feet wide. The owner shall be required to construct and maintain such trail areas in perpetuity.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-4. FM-0030-00 - WHISPERING SANDS - TETON INVESTMENTS Request for a Final Map for 22 lots on 6.38 acres on the south side of Whispering Sands Drive, approximately 300 feet east of Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential), Ward 6 (Mack). STAFF RECOMMENDATION: APPROVAL, subject to: <u>Planning and Development</u> 1. This Final Map shall be in conformance with the Whispering Sands Tentative Map. 2. Site development shall comply with all Conditions of Approval for the Whispering Sands Tentative Map. <u>Public Works</u> 3. City of Las Vegas Parcel Map PM-2-00 must record prior to the recordation of this Final Map. 4. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.	Moran – APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms (Goynes and Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon. NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived. This is final action. (6:13 – 6:18) 1 - 303

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ITEM

ACTION

FM-0030-00 - WHISPERING SANDS - APPROVED
TETON INVESTMENTS

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

**FM-0031-00 - EAGLE CREEK II - PHASE 2 -
P N II, INC.**

Request for a Final Map for 19 lots on 4.0 acres on the north side of Azure Drive, approximately 1,000 feet west of Bradley Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Final Map shall be in conformance with the Eagle Creek II Tentative Map.

2. Site development shall comply with all Conditions of Approval for the Eagle Creek II Tentative Map.

Public Works

3. A Master Street Light Plan must be approved prior to the submittal of improvement plans or the recordation of this Final Map.

4. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.

Moran –

APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms

(Goynes and Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon.

NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived.

This is final action.

(6:13 – 6:18) 1 - 303

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MAY 25, 2000

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-0031-00 - EAGLE CREEK II - PHASE 2 -
P N II, INC.

APPROVED

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

FM-0032-00 - MONUMENT AT LONE MOUNTAIN - UNIT 2 - STANPARK CONSTRUCTION COMPANY

Request for a Final Map for 56 lots on 8.77 acres on the northwest corner of the intersection of the Barden Road Alignment and the Red Coach Avenue Alignment, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Final Map shall be in conformance with the approved Monument at Lone Mountain Tentative Map.
2. Site development shall comply with all previous Conditions of Approval for the Monument at Lone Mountain Tentative Map and the Conditions of Approval of the Site Development Plan Review.

Public Works

3. City of Las Vegas Vacation application VAC-57-99 must record prior to the recordation of this Final Map.
4. Monument at Lone Mountain Unit #1 must record prior to the recordation of this Final Map to provide legal access.
5. A Master Streetlight Plan for the overall subdivision must be approved prior to the submittal of any construction drawings.

Moran –

APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms

(Goynes and Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon.

NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived.

This is final action.

(6:13 – 6:18) 1 - 303

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-0032-00 - MONUMENT AT LONE
MOUNTAIN - UNIT 2 - STANPARK
CONSTRUCTION COMPANY

APPROVED

6. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-7.

FM-0033-00 - MONUMENT AT LONE MOUNTAIN - UNIT 4 - STANPARK CONSTRUCTION COMPANY

Request for a Final Map for 52 lots on 8.05 acres on the northeast corner of the intersection of the Future Beltway and the Craig Road Alignment, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Final Map shall be in conformance with the approved Monument at Lone Mountain Tentative Map.
2. Site development shall comply with all previous Conditions of Approval for the Monument at Lone Mountain Tentative Map and the Conditions of Approval of the Site Development Plan Review.

Public Works

3. City of Las Vegas Vacation application VAC-57-99 must record prior to the recordation of this Final Map.
4. Appropriate other units must record prior to the recordation of this Final Map to provide legal access.
5. A Master Streetlight Plan for the overall subdivision must be approved prior to the submittal of any construction drawings.
6. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.

Moran -

APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS

**Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms
(Goynes and Quinn excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon.

NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived.

This is final action.

(6:13 - 6:18) 1 - 303

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**FM-0033-00 - MONUMENT AT LONE
MOUNTAIN - UNIT 4 - STANPARK
CONSTRUCTION COMPANY**

APPROVED

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-8.

FM-0034-00 - CENTERPOINT PLAZA (A COMMERCIAL SUBDIVISION) - HOWARD HUGHES PROPERTIES, INC.

Request for a Final Map for one lot on 17.83 acres on the northeast corner of the intersection of Town Center Drive and Charleston Boulevard, PC (Planned Community) Zone, Ward 2 (L. B. McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Final Map shall be in conformance with the approved Centerpoint Plaza (A Commercial Subdivision) Tentative Map.

Public Works

2. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.

3. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

a. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.

b. Onsite sewers are a common element privately owned and maintained per the Codes, Covenants and Restrictions (CC&Rs) of this commercial subdivision.

Gordon –

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley, Galati and Truesdell abstaining because the applicant is a client of their firms (Quinn excused)

NOTE: There was a prior motion by Moran for Abeyance to the June 8, 2000 Planning Commission meeting which carried with Buckley, Galati and Truesdell abstaining. Subsequently, Gordon made a motion to reconsider Item A-8. Motion carried with Buckley, Galati and Truesdell abstaining.

CHAIRMAN BUCKLEY recalled this item after Items C-3, C-4 and C-5 were heard. This item was reconsidered since Commissioner Goynes was present.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that there would have to be a motion to reconsider by a Commissioner on the prevailing side of the abeyance motion.

COMMISSIONER GORDON then made a motion to reconsider Item A-8, and subsequently made a motion for approval, subject to staff's conditions.

This is final action.

(7:23 – 7:25) 1 - 3070

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MAY 25, 2000

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**FM-0034-00 - CENTERPOINT PLAZA (A
COMMERCIAL SUBDIVISION) - HOWARD
HUGHES PROPERTIES, INC.**

APPROVED

c. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**FM-0034-00 - CENTERPOINT PLAZA (A
COMMERCIAL SUBDIVISION) - HOWARD
HUGHES PROPERTIES, INC.**

APPROVED

c. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-9. <u>FM-0035-00 - CENTENNIAL CENTRE UNIT 1 (A COMMERCIAL SUBDIVISION) - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY, ET AL</u> Request for a Final Map for 4 lots on 98.41 acres adjacent to the west side of Rancho Drive, approximately 1,050 feet south of Centennial Parkway, T-C (Town Center) Zone, Ward 6 (Mack). <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <i><u>Planning and Development</u></i> 1. The Centennial Centre – Unit 1 Final Map shall be in conformance with the approved Centennial Centre (A Commercial Subdivision) Tentative Map. <i><u>Public Works</u></i> 2. Site development to comply with all previous Conditions of Approval for the Centennial Centre Commercial Subdivision Tentative Map. 3. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map: I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements. II. Onsite sewers are a common element privately owned and maintained per the Easements, Covenants and Restrictions (EC&Rs) of this commercial subdivision. III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.	Moran – APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms (Goynes and Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon. NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived. This is final action. (6:13 – 6:18) 1 - 303

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**FM-0035-00 - CENTENNIAL CENTRE UNIT 1
(A COMMERCIAL SUBDIVISION) -
CENTENNIAL CENTRE, LIMITED LIABILITY
COMPANY, ET AL**

APPROVED

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-10. <u>FM-0036-00 - CENTENNIAL CENTRE UNIT 2 (A COMMERCIAL SUBDIVISION) - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY, ET AL</u> Request for a Final Map for 4 lots on 57.58 acres adjacent to the southwest corner of the intersection of Centennial Parkway and Rancho Drive, T-C (Town Center) Zone, Ward 6 (Mack). <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. The Centennial Centre – Unit 2 Final Map shall be in conformance with the approved Centennial Centre (A Commercial Subdivision) Tentative Map. <u>Public Works</u> 2. City of Las Vegas Vacation application VAC-34-99 shall record prior to the recordation of this Final Map, unless otherwise specifically allowed by the City Engineer. 3. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map: I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 - foot wide dedicated public sewer easements. II. Onsite sewers are a common element privately owned and maintained per the Easements, Covenants and Restrictions (EC&Rs) of this commercial subdivision. III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.	Moran – APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms (Goynes and Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon. NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived. This is final action. (6:13 – 6:18) 1 - 303

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-0036-00 - CENTENNIAL CENTRE UNIT 2
(A COMMERCIAL SUBDIVISION) -
CENTENNIAL CENTRE, LIMITED LIABILITY
COMPANY, ET AL

APPROVED

4. Site development to comply with all previous Conditions of Approval for the Centennial Centre Commercial Subdivision Tentative Map.

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-11. <u>FM-0037-00 - SONOMA HILLS BY LEWIS HOMES - UNIT 2 - KAUFMAN & BROAD NEVADA, INC.</u> Request for a Final Map for 96 lots on 11.74 acres on the southwest corner of the intersection of Sageberry Drive and Far Hills Avenue, PC (Planned Community) Zone, Ward 2 (L. B. McDonald). <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. This Final Map shall be in conformance with the Sonoma Hills by Lewis Homes Tentative Map (TM-0016-00). <u>Public Works</u> 2. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer. <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0	Moran – APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms (Goynes and Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon. NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived. This is final action. (6:13 – 6:18) 1 - 303

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-12.

VAC-0009-99(1) - CLARK COUNTY

Request for an Extension of Time on an approved petition of Vacation which vacated dedicated public alleys generally located between Lewis Avenue and Bonneville Avenue, and between Casino Center Boulevard and 3rd Street, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If the Order of Vacation is not recorded by May 10, 2001, or an Extension of Time is not granted by the City Council, then approval will terminate and a new petition must be submitted.
2. This Extension of Time shall be in conformance with all applicable Conditions of Approval of VAC-9-99.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Moran –

APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS

**Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms
(Goynes and Quinn excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon.

NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived.

This is final action.

(6:13 – 6:18) 1 - 303

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-13.

A-0007-00(A) - KIM DOO MAN

Petition for an Annexation to annex property generally located on the south side of O'Hare Road, approximately 1,700 feet west of El Capitan Way (APN: 125-05-402-001), containing approximately 5.0 acres of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Moran -

APPROVED ITEMS A-2 THROUGH A-7 AND A-9 THROUGH A-13, SUBJECT TO STAFF'S CONDITIONS

**Motion carried with Buckley abstaining on Items A-2, A-4, A-8, and A-11, Galati abstaining on Item A-8, and Truesdell abstaining on Item A-8 because the applicants are clients of their firms
(Goynes and Quinn excused)**

CHAIRMAN BUCKLEY stated this is a Consent item.

DEPUTY CITY ATTORNEY STEVE GEORGE advised that Item A-8 should be held in abeyance because it would need a quorum before it could be acted upon.

NOTE: Item A-8 was recalled after Items C-3, C-4 and C-5 when COMMISSIONER GOYNES had arrived.

To be forwarded to the City Council in Ordinance form.

(6:13 - 6:18) 1 - 303

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-14.

A-0008-00(A) - DEUTSCH FAMILY TRUST

Annexation Petition for property located at 3412 North Buffalo. (APN: 138-10-301-010), containing approximately 2.6 acres of land, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Galati –
APPROVED
Unanimous
(Goynes and Quinn excused)

CHRIS GLORE, Planning and Development, stated this request is to annex one parcel of land containing approximately 2.6 acres. This property has already received approval from Clark County through a Special Use Permit, UC-0464-98, for a 100-bed assisted living facility. The applicant has indicated this Annexation is necessary because this proposed development will require connection to City sewer facilities. The information from Clark County is that this will be a two-story renaissance revival style building with a central courtyard. A landscape planter is proposed along the entire perimeter of this site. The current County zoning is R-E (Rural Estates Residential). The City equivalent zoning is U (Undeveloped) under Resolution of Intent to R-E (Residence Estates). This property meets the requirements of NRS 268.580-2B, regarding the one-eighth rule. Staff recommended approval.

ATTORNEY PAUL LARSEN, Lionel Sawyer & Collins, 300 South 4th Street, Suite 1700, appeared to represent the applicant. This project was previously approved by Clark County. They are not proposing to modify it in any way. They want to annex into the City in order to get the necessary services. They prefer to do that at this time rather than wait until construction would commence. They understand they have to build to City standards, which in some circumstances are stricter than in the County. There is another assisted living facility to the north and medical office space to the south.

COMMISSIONER GALATI responded that the Planning Commission has never seen any drawings for this proposal. He was concerned as to how it will be known whether this project conforms to City standards.

ATTORNEY PAUL LARSEN said they are proposing some minor modifications to the project. If the modifications were substantial they would have to go through a design review. They would also be willing to present this proposal to the Planning Commission for review prior to obtaining building permits.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-0008-00(A) - DEUTSCH FAMILY TRUST

COMMISSIONER GALATI wants to make sure there is adequate buffering.

ATTORNEY LARSEN corrected staff's report that this is a 100-room project, not 100 beds.

COMMISSIONER GALATI made a motion for approval, subject to a design review under the non-public hearing portion of the agenda.

ROBERT GENZER, Planning and Development, responded that by putting conditions on an Annexation it could be tracked by staff, but Annexations are done by an Ordinance and conditions are not put on Ordinances. It takes at least two months before the Annexation process is completed. A Site Plan Review could not take place until after the property is annexed into the City.

DAVID PETROVICH, Planning and Development, stated that if the approved project has not received building permit approval from the County, the Site Plan Review could be tied to the review coming back to the Planning Commission prior to any building permits.

ATTORNEY LARSEN agreed to presenting a Site Plan Review to the Planning Commission before building permits were pulled and that could not take place until after the property is annexed into the City.

To be forwarded to the City Council in Ordinance form.

(6:18 – 6:26) 1 - 458

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
B.	<u>DIRECTOR'S BUSINESS:</u>
B-1.	<u>ABEYANCE - DB-0001-00 - CITY OF LAS VEGAS</u> Discussion and possible action on the proposed update to Title 18, the Subdivision Ordinance. <i>Staff requested this item be held in abeyance to the June 22, 2000 Planning Commission meeting.</i> Galati – ABEYANCE TO THE JUNE 22, 2000 PLANNING COMMISSION MEETING Unanimous (Goynes and Quinn excused) CHAIRMAN BUCKLEY stated staff has requested this item be held in abeyance to the June 22, 2000 Planning Commission meeting. To be heard by the Planning Commission on 6/22/2000. (6:08 – 6:09) 1 - 120

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-2.

TA-0012-00 - CITY OF LAS VEGAS

Discussion and possible recommendation to amend Section 19A.04.050(B) of the Zoning Code of the City of Las Vegas regarding the 400 foot distance separation requirements applicable to certain business establishments where alcohol is sold for off-site consumption.

STAFF RECOMMENDATION: It is recommended that the text of LVMC Section 19A.04.050(B) be amended to incorporate the two-tiered system of exceptions described above. Alternatively, the Planning Commission may recommend a different approach or that no changes be made at this time.

NOTICES MAILED: NEWSPAPER ONLY

APPROVALS: 2 Speakers

PROTESTS: 1 Speaker

Truesdell –

APPROVED TIER 1 AND TIER 2 WITH TIER 1 AMENDED TO STRIKE THE LANGUAGE AFTER 50,000 SQUARE FEET AND INSERT: TO QUALIFY FOR CONSIDERATION OF A WAIVER TO REDUCE OR ELIMINATE THE 400-FOOT SEPARATION REQUIREMENT, ON A CASE-BY-CASE BASIS

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

NOTE: There was a first motion by Gordon for Approval with Tier 1 to include drug stores in excess of 10,000 square feet. Motion did not carry with Buckley, Galati, Moran and Truesdell voting "No" and Goynes and Quinn excused.

There was a second motion by Galati for approval as proposed. Motion carried with Buckley and Truesdell voting "No" and Goynes and Quinn excused.

There was a third motion because Commissioner Moran misunderstood the second motion. Commissioner Galati requested the second motion be reconsidered adding a separation requirement for Tier 1 but waivable. Motion carried unanimously with Goynes and Quinn excused.

There was a fourth motion by Galati for approval as proposed. Motion did not carry with Buckley, Moran and Truesdell voting "No" and Goynes and Quinn excused.

DAVID PETROVICH, Planning and Development, stated staff has been requested to review how alcohol sales for off-site consumption is regulated in the City with respect to protected uses and to consider potential changes. At the present time any establishment engaged in the sale of alcohol for off-premise consumption cannot be located within 400 feet, measured property line to property line, of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TA-0012-00 - CITY OF LAS VEGAS

There are two exceptions:

1. If the establishment is located on at least 80 acres the 400 feet is then measured from the property line of the protected use to the nearest portion of the structure in which the establishment is located.
2. If the establishment is located within the Fremont Street Experience or within Town Center, in which case the 400 feet may be waived.

This proposal is to amend the Zoning Ordinance to add two more exceptions to the 400 foot separation requirement as follows:

1. Establishments of over 50,000 square feet of gross floor area would be exempt. That would include supermarkets and other "big box" retailers which offer alcohol as a standard part of their stock in trade, but do not generate the negative external land use impacts of other liquor establishments.
2. Establishments of 10,000 to 50,000 square feet of gross floor area and with no more than 10% of total display floor area devoted to alcohol sales. These would qualify for consideration of a waiver. This size would include smaller grocery stores and drug stores which tend to offer alcohol for sale, but may also have a greater tendency for there to be negative impacts associated with that part of their operation.

The remaining establishments of 10,000 square feet or less would still be subject to the 400-foot prohibition with no waiver. No new definitions are proposed as part of this amendment. The public notice for this item was published in the Review-Journal, but not mailed.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, felt that with the use of alcohol it is automatic that there will be gaming. It also means that there will be smoke in the establishments. People do not need to be smoking in grocery stores. She objected to the waiver of the 400-foot requirement. It should be approved as a Special Use Permit.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TA-0012-00 - CITY OF LAS VEGAS

ATTORNEY PAUL LARSEN, Lionel Sawyer & Collins, 300 South 4th Street, appeared to state he has not been authorized to represent a particular client, but a number of his clients would be affected by this change to the Zoning Ordinance. The purpose of the 400-foot separation is to prevent the type of consumption on premises or nearby premises that is alleged to be associated with convenience stores, but not in establishments in excess of 50,000 square feet. He was in approval of that amendment to the Ordinance. The waiver provision for stores between 10,000 and 50,000 square feet is also a good idea.

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, 300 South 4th Street, appeared to represent British Petroleum and City Stop in support of the amendments to the Ordinance. His clients are in discussions with the City of Las Vegas concerning defining a convenience store within the Las Vegas Code. Those discussions have included the language in 7C of the proposed Ordinance. He requested that language be reconsidered.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

DEPUTY CITY ATTORNEY STEVE GEORGE recommended in Tier 1 that stores of 50,000 square feet or more have a 400-foot distance separation, but a waiver be allowed for purposes of analyzing the applications on a case-by-case basis to allow the Planning Commission and City Council greater discretion.

COMMISSIONER TRUESDELL felt if the purpose is to address the flexibility in a community center with a grocery store, having a waiver available would be appropriate. However, he wondered what kind of message is being sent just to say that every grocery store can be within 10 feet of an elementary school. He suggested holding this in abeyance until some of the issues with convenience stores have been resolved.

COMMISSIONER GORDON asked if the Planning Director or City Council would be approving the waiver. He also asked if a specific use could be specified under Tier 1 for less than 50,000 square feet; for example, drug stores of less than 50,000 square feet would not require a waiver.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TA-0012-00 - CITY OF LAS VEGAS

MR. PETROVICH responded that any waivers would have to be considered by the City Council.

DEPUTY CITY ATTORNEY GEORGE said it could be a possibility to specify certain establishments less than 50,000 square feet be required to have a waiver.

COMMISSIONER GORDON requested that an amendment be considered that drug stores in excess of 10,000 square feet be included in Tier 1. Most drug stores are 15,000 square feet and liquor sales are a small part of their business.

COMMISSIONER GALATI was in favor of giving discretion to the waiver, but it should be considered on a case-by-case basis by the City Council.

COMMISSIONER GORDON commented that most zonings require a Special Use Permit to sell packaged liquor, so the waiver would be considered at that time.

DEPUTY CITY ATTORNEY GEORGE said the waiver gives the City one more level of protection against potential litigation in the future because the waiver requires clear and substantial evidence. However, a waiver would not be allowed as a matter of right.

COMMISSIONER MORAN felt she could not support Tier 1 or Tier 2. She felt there are too many establishments with liquor sales at the present time and the waiver would increase the number of establishments selling it. Any business within 400-feet of a protected use should be reviewed by the Planning Commission.

CHAIRMAN BUCKLEY clarified that in Tier 1 there would not have to be a waiver, but there would have to be a Special Use Permit. In Tier 2 a waiver and Special Use Permit would be required.

To be forwarded to the City Council in Ordinance form.

(6:26 – 6:47) 1 - 705

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
C.	
C-1.	
<u>PUBLIC HEARING ITEMS:</u>	
<u>ABEYANCE - A-0003-00(A) - AMERICAN PACIFIC CAPITAL ROYALE</u>	
Petition to Annex property generally located on the southeast corner of Buffalo Drive and Constantinople Avenue (APN: 138-10-101-007), containing approximately 2.5 acres of land, Ward 4 (Brown).	
<i>ON MAY 23, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 22, 2000 PLANNING COMMISSION MEETING.</i>	
	Galati – ABEYANCE TO THE JUNE 22, 2000 PLANNING COMMISSION MEETING
	Unanimous (Goynes and Quinn excused)
	CHAIRMAN BUCKLEY stated the applicant has requested this item be held in abeyance to the June 22, 2000 Planning Commission meeting.
	CHAIRMAN BUCKLEY declared the Public Hearing open.
	There was no one present wishing to speak on this item.
	CHAIRMAN BUCKLEY declared the Public Hearing closed.
	To be heard by the Planning Commission on 6/22/2000.
	(6:09 – 6:10) 1 - 138

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-2.

ABEYANCE - VAC-0004-00 - COX COMMUNICATIONS OF LAS VEGAS, INC.

Petition for a Vacation to vacate excess right of way generally located at the northeast intersection of Rancho Drive and Bonanza Road from Ernest May Lane to Dike Lane, Ward 5 (Weekly).

NOTICES MAILED 3

APPROVALS 1 (Within Notification)

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All issues related to the future use of the vacated right-of-way shall be resolved by the Site Development Plan Review application. (*Planning and Development*)

2. This Vacation application shall be amended to exclude any portions of Bonanza Road and Rancho Drive rights-of-way which is currently occupied as a roadway (including that portion that has existing streetlights and is needed for future sidewalk) and all additional areas needed for future expansion in accordance with Standard Drawings #201.1 and #234.1 or for the possible future widening of Bonanza Road and/or Rancho Drive. (*Public Works*)

3. If any portion of the area proposed to be vacated cannot be vacated for any reason, appropriate dedication may be required to terminate such remaining right-of-way in a manner acceptable to the Department of Public Works prior to the recordation of the Order of Vacation. (*Public Works*)

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS
Motion carried with Moran abstaining because the applicant is a client of her husband's law firm (Goynes and Quinn excused)

CHRIS GLORE, Planning and Development, stated this item was abeyed from the April 27, 2000 Planning Commission meeting in order to allow the applicant time to negotiate an access agreement with an affected property owner in the proposed vacated area. Staff finds this request will be necessary for the planned development of a Cox Communications facility. Staff recommended approval, subject to the conditions.

ELENA ARELLANO, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared along with NELSON MOWER of Cox Communications. MS. ARELLANO said they are in agreement 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. He commented that he has been participating in the City's Steering Committee reviewing the new plan for the City of Las Vegas. One of the suggestions was that the Rancho corridor be enhanced as far as transportation and green belt areas, etc. He felt the City should work with Cox Communications to ascertain what property the City could use that Cox does not need.

MS. ARELLANO responded that they would be willing to discuss that issue with the City staff to get an idea as to what they are looking for. However, they could not agree to that type of condition at this time because they would not know what impacts that would have on this site.

The City Council will set a date for a Public Hearing on this item at their 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000.

(7:05 - 7:10) 1 - 2180

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - VAC-0004-00 - COX COMMUNICATIONS OF LAS VEGAS, INC.

APPROVED

4. The Petition of Vacation shall be amended to retain a public sewer easement for the main servicing Assessor's Parcel Number (APN) #139-29-704-001 and retain a 20 foot public sewer easement from Earnest May Lane southward to the southern boundary of APN #139-29-704-004 unless an alternate sewer service plan or abandonment is submitted to and approved by the City Planning Engineer. (*Public Works*)

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. (*Public Works*)

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

7. All development shall be in conformance with code requirements and design standards of all City departments. (*Planning and Development*)

8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all

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ITEM

ACTION

ABEYANCE - VAC-0004-00 - COX
COMMUNICATIONS OF LAS VEGAS, INC.

APPROVED

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.
(Public Works)

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

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ITEM

ACTION

C-3.

ABEYANCE - RENOTIFICATION - GPA-0009-00 - MER-CAR CORPORATION

Request to amend the Residential Serving Service Commercial District of the Las Vegas Redevelopment Plan to include GC (General Commercial) uses along with SC (Service Commercial) and H (High Density Residential) uses for properties along Charleston Boulevard between the Union Pacific Rail Road (UPRR) and Eastern Avenue, and along Fremont Street between 14th Street to Eastern Avenue, Ward 2 (Reese) and Ward 5 (Weekly).

NOTICES MAILED 129

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL

Gordon –
DENIED (Inappropriate)
Unanimous
(Quinn excused)

SCOTT ALBRIGHT, Planning and Development, stated the applicant owns property within the boundaries of the Downtown Redevelopment Plan, which is also known as the Downtown Development Plan. That property is located on the corner of 14th Street and Charleston Boulevard. The Redevelopment Plan is not a parcel specific plan, but guides the redevelopment of downtown for broad land use recommendations, categories and districts. Currently the applicant's property is within the district that is intended for resident serving Service Commercial uses.

In order to effectively implement this plan, an interpretation had been previously made that Service Commercial and High Density Residential land uses are the most appropriate for this resident serving Service Commercial District.

Therefore, what is prompting this request is that the applicant's are proposing a used car dealership on the property within this district, which, based on the intensity of the use requires a General Commercial designation. Since General Commercial had not been interpreted as a means of achieving the goals of the resident serving Service Commercial district, the applicant is requesting this amendment be added to add General Commercial as a permitted land use category within the district.

Section 19A.18.030-I requires four conditions be met. Staff does not feel that all those conditions are being met. It will not be in the best interest of the City to transition these commercial corridors to ones that could be inharmonious with adjacent residential uses. By adding General Commercial the stage would be set for that to occur. What creates that is in many cases General Commercial type uses are too intense and have characteristics that are least compatible with adjacent residential uses, particularly Low Density Residential. Examples of these nuisances would be outdoor storage, noise and lighting. The General Commercial and Service Commercial designations are intended to service the local population as indicated in the redevelopment plans. Staff feels the General Commercial designations could lead to some nuisances that would not be in the best interest of adjacent residential areas and the city as a whole.

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - GPA-0009-00 - MER-CAR CORPORATION

The applicant held the required neighborhood meeting, but no one from the neighborhood appeared.

Staff recommended denial.

TIM AYALA, 4600 Sunset Road, appeared to represent the applicant. This conforms to the uses around this property. On the west side is another car dealership. Charleston Boulevard is a main arterial.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER TRUESDELL commented that this is not what is being planned to redevelop the downtown.

COMMISSIONER GORDON noted that the applicant justified this proposal indicating a car dealership will contribute to the city's economy and provide a source of income for the residents. Neither of those reasons are for proper zoning or land use.

NOTE: Commissioner Goynes arrived at 7:10 P.M.

To be heard by the City Council on 6/21/2000.

(7:10 – 7:23) 1 - 2415

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ITEM

ACTION

C-4.

ABEYANCE - RENOTIFICATION - Z-0021-00
- MER-CAR CORPORATION

Request for a Rezoning FROM C-1 (Limited Commercial) TO: C-2 (General Commercial) of 0.38 Acres at 1401 East Charleston Boulevard, (APN: 139-35-401-002), PROPOSED USE: USED CAR SALES, Ward 5 (Weekly).

NOTICES MAILED 129 (Mailed with GPA-0009-00 and U-0058-00)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The applicant shall submit an application for an Administrative Site Development Plan Review to determine the final parking and landscaping layout.
3. The driveway to 14th Street shall be closed and replaced with a minimum 15-foot wide landscape planter.
4. Approval of this Rezoning shall be contingent upon approval of a General Plan Amendment to GC (General Commercial).

Public Works

5. Dedicate an additional 5-foot radius for a total radius of 25 feet on the northeast corner of Charleston Boulevard and 14th Street prior to the issuance of any permits. This condition shall not be enforced if the applicant provides proof of existing private improvements within the area requested for dedication.

Gordon –
DENIED (Inappropriate)
Unanimous
(Quinn excused)

CHRIS GLORE, Planning and Development, stated this request would not be compatible with existing surrounding land uses and zoning districts. To the east, south and west of the subject site are Service Commercial uses in support of the existing single family and multi-family neighborhoods. A used car sales business is not a neighborhood oriented commercial use. While a used car dealership has been located on a property to the west of this site since before 1968, the use is inconsistent with the goals of the Redevelopment Plan and should not be expanded in this area. There is no identifying community need for the requested C-2 zoning, allowing uses of a regional rather than a neighborhood nature which are not needed nor appropriate at this location. Staff recommended denial.

TIM AYALA, 4600 Sunset Road, appeared to represent the applicant. This conforms to the uses around this property. On the west side is another car dealership. Charleston Boulevard is a main arterial. This property used to be a small car dealership, then a gas station, and after that a convenience store was approved for the property but never developed because it was determined to be financially unfeasible. This property has been empty for a long time.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER TRUESDELL commented that this is not what is being planned to redevelop the downtown.

COMMISSIONER GORDON noted that the applicant justified this proposal indicating a car dealership will contribute to the city's economy and provide a source of income for the residents. Neither of those reasons is for proper zoning or land use.

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - Z-0021-00 - MER-CAR CORPORATION

6. Remove all substandard public street improvements, public alley improvements, and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards, and construct all incomplete half-street improvements (streetlights) on 14th Street adjacent to this site concurrent with on-site development activities.

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. In addition, the proposed driveway accessing Charleston Boulevard shall be constructed per the Nevada Department of Transportation Standards.

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works and a copy submitted to the Nevada Department of Transportation (NDOT) prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. 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

NOTE: Commissioner Goynes arrived at 7:10 P.M.

To be heard by the City Council on 6/21/2000.

(7:10 – 7:23) 1 - 2180

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ABEYANCE - RENOTIFICATION - Z-0021-00
- MER-CAR CORPORATION

DENIED

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, or 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 14th Street adjacent to this site.

10. Submit an Encroachment Agreement for all landscaping and private improvements located in the 14th Street public right-of-way adjacent to this site prior to the issuance of any permits for this site.

11. Submit an application for an NDOT Occupancy Permit for all private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

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ITEM

ACTION

C-5.

ABEYANCE - RENOTIFICATION - U-0058-00
- MER-CAR CORPORATION

Request for a Special Use Permit FOR USED CAR SALES at 1401 East Charleston Boulevard, (APN: 139-35-401-002), C-1 (Limited Commercial) Zone, Proposed C-2 (General Commercial), Ward 5 (Weekly).

NOTICES MAILED 129 (Mailed with GPA-0009-00 and Z-0021-00)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A waiver of the requirement of a minimum parcel size of 25,000 square feet shall be approved by the City Council.
2. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-0021-00 and all other subsequent site-related actions.
3. Repair and service work shall not be permitted.
4. The applicant shall submit an application for an Administrative Site Development Plan Review to determine the final parking and landscaping layout.
5. The Special Use Permit shall expire two years from the approval by City Council unless an Extension of Time is granted.
6. The installation and use of an outside public address or bell system is prohibited.

Gordon –
DENIED (Inappropriate)
Unanimous
(Quinn excused)

CHRIS GLORE, Planning and Development, stated this use has no neighborhood serving aspect and will not meet any needs of the surrounding residents. If this is approved, a waiver would be needed requiring a minimum parcel size of 25,000 square feet because this parcel is 15,000 square feet. The existing building is 2,816 square feet requiring six parking spaces. Thirteen spaces are depicted on the Site Plan, one of which is unusable because of the dimensions which are smaller than required and with six spaces would be available for vehicle display. Staff recommended denial.

TIM AYALA, 4600 Sunset Road, appeared to represent the applicant. This conforms to the uses around this property. On the west side is another car dealership. Charleston Boulevard is a main arterial. This property used to be a small car dealership, then a gas station, and after that a convenience store was approved for the property but was never developed because it was determined to be financially unfeasible. There will be six parking spaces. This property has been empty for a long time. The applicant does not object to the landscape requirements. The applicant has been paying rent on this property without deriving any income.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER TRUESDELL commented that this is not what is being planned to redevelop the downtown.

COMMISSIONER GORDON noted that the applicant justified this proposal indicating a car dealership will contribute to the city's economy and provide a source of income for the residents. Neither of those reasons are for proper zoning or land use.

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - U-0058-00
- MER-CAR CORPORATION

7. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

8. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

NOTE: Commissioner Goynes arrived at 7:10 P.M.

This is final action.

(7:10 – 7:23) 1 - 2180

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ITEM

ACTION

C-6.

MSH-0002-00 - CITY OF LAS VEGAS

Request to amend the Master Plan of Streets and Highways to change the alignment of the Nevada Department of Transportation (NDOT) US 95 Frontage Road between Elkhorn Road and Grand Teton Road, Ward 6 (Mack).

NOTICES MAILED 11

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Public Works

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

2. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Unanimous

(Quinn excused)

MATT PINJUV, Planning and Development, stated this request was initiated by City staff to realign the Frontage Road along US 95 to provide a smoother transition with Elkhorn Road that has been realigned south of Durango Drive. The proposed cross sectional width of the alignment will meet the Town Center standards. 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.

The City Council will set a date for a Public Hearing on this item at their 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000.

(7:25 - 7:26) 1 - 3175

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ITEM	ACTION
C-7. <u>SD-0040-97(2) - MARYLAND VILLAS, LIMITED LIABILITY COMPANY</u> Request for a Review of Condition to delete the Original Condition of Approval Number 2 which required a 6 foot high fence on the south, east and west property lines for a 108-unit, 3-story apartment complex on the southeast corner of the intersection of Maryland Parkway and Harris Avenue (APN's: 139-26-412-001 through 004, 139-26-413-001, 002), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly). <u>NOTICES MAILED</u> 167 <u>APPROVALS</u> 0 <u>PROTESTS</u> 2 Speakers <u>STAFF RECOMMENDATION:</u> DENIAL. If Approved, subject to: 1. Original Condition of Approval Number 2 shall be amended to read as follows "provide a minimum six-foot high decorative wrought iron fence with pilasters every 20 feet on all property lines with the required 10-foot wide landscape planters provided inside the subject fence as required by the Planning and Development Department".	Truesdell – DENIED (FENCING WOULD ENHANCE SITE SECURITY AND AESTHETICS) Motion carried with Galati abstaining due to an unrelated business relationship with the applicant. (Quinn excused) MATT PINJUV, Planning and Development, stated the deletion of a requirement for a fence is inappropriate. The applicant is concerned about graffiti on a solid block wall. If the condition is recommended to remain, it should be amended to require the fence be wrought iron with pilasters every 20 feet on center to minimize the graffiti problem and vandalism and maintain the screening from adjacent properties with the landscaping on the inside of the fence. Staff recommended denial. MARJORIE POLLY, RPS, 3210 Ashby Avenue, appeared along with MICHELLE STALK, Urban Construction, 818 West Brooks Avenue. MS. POLLY said they met with Councilman Weekly and he agreed that the fencing would not provide full security. He was more interested in aesthetics. MS. STALK explained that the site has a 60-foot fall from Maryland Parkway on the east to 13th Street. Along 13th Street there will be a 3-foot retaining wall with a 6-foot hedge. On Maryland Parkway there would be a 3-foot hedge with trees. They will plant mature hedge material. COMMISSIONER TRUESDELL felt it would be appropriate to have an aesthetic fence. The wrought iron with the pilasters adds some aesthetics. MS. STALK noted that the existing fences in the area are unkept and not used for security.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-0040-97(2) - MARYLAND VILLAS,
LIMITED LIABILITY COMPANY

CHAIRMAN BUCKLEY declared the Public Hearing open.

AL GALLEG0, Citizen of Las Vegas, appeared in protest and expressed his concern for the safety of the children. A wall would be preferable so persons could not see into the child care center.

MERLE HALE, 1408 East McWilliams Avenue, appeared in protest. She would like to see a 6-foot high block wall for the protection of the children. This project will bring about 300 more children into the neighborhood.

MATT PINJUV clarified that there was a review done approximately a year ago to eliminate the block wall requirement with 10 feet of landscaping outside the block wall. That review was approved with a requirement for a combination block wall with wrought iron at the property line with landscaping on the inside. This request is to delete the wrought iron.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

MS. POLLY explained that the child care center will be self-contained within the property.

To be heard by the City Council on 6/21/2000.

(7:26 - 7:41) 1 - 3235

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
C-8. <u>VAC-0009-00 - CITY OF LAS VEGAS</u> Petition for a Vacation to vacate Newcomer Street, north of Hyde Avenue, Ward 1 (M. McDonald). <u>NOTICES MAILED</u> 178 <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>CONCERNS</u> 1 Speaker <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: 1. 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. <i>(Public Works)</i> 2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. <i>(Planning and Development)</i> 3. All development shall be in conformance with code requirements and design standards of all City departments. <i>(Planning and Development)</i>	Gordon – APPROVED, SUBJECT TO STAFF'S CONDITIONS Unanimous (Quinn excused) MATT PINJUV, Planning and Development, stated this is a City staff initiated request to vacate this segment of Newcomer Street. The right-of-way will be incorporated into the elementary school and park site on either side of it. Both sites will be undergoing redevelopment as part of the US 95 expressway widening in this area. Staff recommended approval, subject to the conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. KIM EEN, 217 South Torrey Pines, appeared as a concerned citizen. Her understanding is that the elementary school will be relocated so it will be on the corner where the existing park is located facing Hyde Avenue. That school is to be rebuilt before the existing elementary school is closed. Newcomer Circle is used as a pick-up and drop-off for children, as well as for parking when there are school events. She wanted to have access to that street until such time as the elementary school was vacated. In addition, she was concerned about the hazard to the children during construction with the large vehicles. CHAIRMAN BUCKLEY was unsure as to what is taking place with the schools, but this Vacation is to facilitate what is planned for the area. CHERI EDELMAN, Public Works, was aware that the school is moving, but was unsure of the timing. Public Works will contact the school to find out the timing and then notify MS. EEN. The City Council will set a date for a Public Hearing on this item at their 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000. (7:41 – 7:45) 2 - 230

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ITEM

ACTION

VAC-0009-00 - CITY OF LAS VEGAS

APPROVED

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition No. 1 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.
(Public Works)

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

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ITEM

ACTION

C-9.

VAC-0010-00 - CONCORDIA HOMES

Petition for a Vacation to vacate excess public rights-of-way and U.S. Government Patent Reservations generally located south of Lone Mountain Road, west of the future beltway alignment, Ward 4 (Brown).

ON MAY 17, 2000 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

Galati –

WITHDRAWN WITHOUT PREJUDICE

Unanimous

(Goynes and Quinn excused)

CHAIRMAN BUCKLEY stated that on May 17, 2000 the applicant requested this item be withdrawn without prejudice.

CHRIS GLORE, Planning and Development, commented that staff has no objection to having this item withdrawn from the agenda without prejudice.

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.

This is final action.

(6:10 – 6:11) 1 - 168

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ITEM

ACTION

C-10.

**U-0012-98(2) - AMERICAN STORES
PROPERTIES, INC.**

Request for a Reinstatement and Extension of Time of an approved Special Use Permit FOR THE SALE OF PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED GROCERY STORE (ALBERTSON'S) on the northeast corner of the intersection of Buffalo Drive and Vegas Drive (APN: 138-22-418-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

NOTICES MAILED 983

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall expire on July 5, 2002, unless an Extension of Time is granted by the City Council.
2. Conformance to all applicable conditions of approval for U-12-98.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

**Motion carried with Gordon abstaining due to the fact his firm owns this shopping center
(Quinn excused)**

MATT PINJUV, Planning and Development, stated that the sale of package liquor in conjunction with a proposed convenience store is still appropriate. The reason for a Public Hearing on this application is due to the fact there was some inconsistency in the information that was provided to the applicant as to whether or not an Extension of Time was needed. Staff recommended approval, subject to the Special Use Permit expiring in two years if the grocery store is not in operation by that time. 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.

The City Council will set a date for a Public Hearing on this item at their 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000.

(7:45 - 7:47) 2 - 340

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ITEM

ACTION

C-11.

U-0024-99(1) - KATHY LIGHTFOOT

Required One Year Review on an approved Special Use Permit which allowed beer and wine sales for off-premise consumption in conjunction with a convenience store at 1600 North Jones Boulevard (APN: 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 449

APPROVALS 0

PROTESTS 2 (Within Notification)

STAFF RECOMMENDATION: APPROVAL, subject to:

1. There shall be a one-year review by the Planning Commission and City Council to ensure adherence to all Conditions of Approval.
2. The use shall comply with all previous Conditions of Approval.
3. On-site advertising shall comply with all City standards; all illegal advertising signs shall be removed.

Goynes –
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous
(Quinn excused)

CHRIS GLORE, Planning and Development, stated there were eight calls for service to Metro this past year. That level is considered by Metro to be an insignificant number. The on-site landscaping does not appear to be properly maintained and there are a number of illegal signs on the building. Staff recommended approval, subject to the conditions.

JAMAL JEBERAEL, 3994 Sorrento Way, appeared to state he owns the building. He would be willing to work with staff on their requirements. At the time the business was opened a City inspector came to the building and made some requests, which have been done.

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 asked the applicant if he understood that the illegal signs would have to be removed.

MR. JEBERAEL replied that he is willing to correct any problems with the signs.

The City Council will set a date for a Public Hearing on this item at their 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000.

(7:47 – 7:50) 2 - 398

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ITEM

ACTION

C-12.

**U-0037-95(1) - RANCHO DRIVE
PARTNERSHIP ON BEHALF OF LAMAR
OUTDOOR ADVERTISING**

Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign on the east side of Rancho Drive, approximately 200 feet south of the intersection of Rancho Drive and Rainbow Boulevard (APN: 125-35-401-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 473

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise advertising (billboard) sign 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 (billboard) sign.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Moran abstaining because her husband's law firm has a client involved with this request and Gordon abstaining because the law firm that represents this application is also the firm that handles the legal work for his business (Quinn excused)

MATT PINJUV, Planning and Development, stated the Zoning Code allows for the removal of off-premise signs when conditions surrounding the sign have changed in a manner that would no longer allow for the sign or no longer meet the requirements of a Special Use Permit. In this case, there has been little activity in the area and staff finds continued use of the sign at this site is appropriate. However, this property is located in the Exclusionary Zone that was adopted by the City Council in 1997. Therefore, staff would like to have this come back in a year for another review as opposed to the standard two years. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared with RUSSELL ROWE, a new zoning attorney in his office, to represent the applicant. ATTORNEY GRONAUER 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 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000.

(7:50 - 7:54) 2 - 500

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
C-13. <u>U-0038-95(1) - HALSTAN, INC. ON BEHALF OF ALMAR ADVERTISING</u> Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 3500 North Rancho Drive (APN: 138-12-710-044), C-2 (General Commercial) Zone, Ward 6 (Mack). <u>NOTICES MAILED</u> 331 <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. This Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise advertising (billboard) sign 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 (billboard) sign.	Galati – APPROVED, SUBJECT TO STAFF'S CONDITIONS Motion carried with Moran not voting and Gordon abstaining because the law firm that represents this application is also the firm that handles the legal work for his business (Quinn excused) CHRIS GLORE, Planning and Development, stated this site is within the off-premise sign Exclusionary Zone per Title 19A.14.100. Therefore, it is an illegal non-conforming use within the off-premise sign Exclusionary Zone. While this sign use is in conflict with the intent of the off-premise Exclusionary Zone it is a use pre-dating the establishment of that zone by Ordinance and conditions in the surrounding area have not changed substantially in the past five years and staff recommended approval, subject to the conditions. ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Lamar Outdoor Advertising. He clarified that the billboard company had previously been owned by Almar Advertising and was recently was purchased by Lamar Outdoor Advertising. He concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. The City Council will set a date for a Public Hearing on this item at their 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000. (7:54 – 7:55) 2 - 600

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-14.

U-0042-95(2) - GLOBAL DEVELOPING LIMITED ON BEHALF OF LAMAR OUTDOOR ADVERTISING

Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 410 North Eastern Avenue (APN: 139-36-210-003), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

NOTICES MAILED 130

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

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

MATT PINJUV, Planning and Development, stated this sign is located in an area where there has been little change in the surrounding development. Staff recommended approval, subject to the conditions.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Lamar Outdoor Advertising. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000.

(7:55 - 7:57) 2 - 679

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-15.

U-0049-00 - ALBERTSON'S, INC.

Request for a Special Use Permit FOR THE SALE OF PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED GROCERY STORE (ALBERTSON'S) at 7075 West Ann Road (APN: 125-34-515-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

NOTICES MAILED 536

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. Conformance to all applicable Conditions of Approval for Rezoning Z-74-97 and Site Development Plan Review Z-74-97(4).
5. If this Special Use Permit is not exercised within two (2) years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
6. All City Code requirements and all City departments' design standards shall be met.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

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

CHRIS GLORE, Planning and Development, stated the sale of package liquor for off-premise consumption will be within the range of uses permitted with a Special Use Permit. In the existing PD (Planning Development) of this site Section 19A.04.050 requires a distance of 400 feet to measure from property line to property line separating this type of use from protected uses, such as a church, synagogue, school, child care facility licensed for more than 12 children, or a City park. The subject parcel is more than 400 feet from any parcel known to contain one of these protected uses. Staff recommended approval, subject to the conditions.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared along with the architect, CHARLES FIELD, Robert Kubicek Architects & Associates, 2233 East Thomas Road, Phoenix, Arizona, to represent Albertson's. This grocery store is currently under construction and will be open in the fall of this year.

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.

ATTORNEY GRONAUER said they have been working with the northwest neighbors in regard to a Town Center gaming application and smoke issues within the stores.

COMMISSIONER MORAN asked how smoking could be limited in the slot machine area.

ATTORNEY GRONAUER explained that they have been looking at the ventilation system.

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ITEM

ACTION

U-0049-00 - ALBERTSON'S, INC.

COMMISSIONER MORAN requested ATTORNEY GRONAUER to ask Albertson's if smoking could be prohibited inside their stores.

ATTORNEY GRONAUER agreed to address that issue with Albertson's and report back to the Planning Commission on their response.

The City Council will set a date for a Public Hearing on this item at their 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000.

(7:57 – 8:01) 2 - 732

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
C-16. <u>U-0063-00 - JARNAIL JHAWAR</u> Request for a Special Use Permit FOR A FULL SERVICE CAR WASH (MOJAVE CAR WASH) on the southwest corner of the intersection of Bonanza Road and Mojave Road (APN: 139-36-501-001), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese). <u>NOTICES MAILED</u> 110 [Mailed with Z-0048-86(1) and U-0064-00] <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. The car wash operation shall be limited to between the hours of 6:00 AM and 10:00 PM. 2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review Z-0048-86(1). 3. This Special Use Permit shall expire in one year, unless it is exercised or an Extension of Time is granted by the City Council.	Galati – APPROVED, SUBJECT TO STAFF'S CONDITIONS Unanimous (Quinn excused) MATT PINJUV, Planning and Development, stated this car wash can be operated in a manner that is harmonious and compatible with surrounding development. One concern would be the existing multi-family residences to the west of this site and any noise that may cause a nuisance. Staff has a condition restricting the hours of operation from 6:00 AM to 10:00 PM to help minimize that effect. Staff recommended approval, subject to the conditions. JASPAL S. SIDHU, Ace Engineering, 5720 South Valley View Boulevard, Suite 120, appeared to represent the applicant. He concurred with staff's conditions. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. The City Council will set a date for a Public Hearing on this item at their 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000. (8:01 – 8:07) 2 - 895

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-17.

U-0064-00 - JARNAIL JHAWAR

Request for a Special Use Permit FOR A MINOR AUTO REPAIR GARAGE (MOJAVE LUBE & TUNE) on the southwest corner of the intersection of Bonanza Road and Mojave Road (APN: 139-36-501-001), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

NOTICES MAILED 110 [Mailed with Z-0048-86(1) and U-0063-00]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The minor auto repair operation shall be limited to between the hours of 6:00 AM to 10:00 PM.
2. The bay doors facing west shall remain closed during the servicing of vehicles.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review Z-0048-86(1).
4. This Special Use Permit shall expire in one year, unless it is exercised or an Extension of Time is granted by the City Council.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Unanimous

(Quinn excused)

MATT PINJUV, Planning and Development, stated this use is appropriate for this site. Staff had a concern regarding the noise affecting the surrounding property owners. There is a condition limiting the hours of operation from 6:00 AM to 10:00 PM. The waiver is appropriate because this site is bounded on three sides by public right-of-way. The Site Development Plan Review has a condition of additional buffering in the landscape area. Staff recommended approval, subject to the conditions.

JASPAL S. SIDHU, Ace Engineering, 5720 South Valley View Boulevard, Suite 120, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 6/21/2000 meeting. The Public Hearing will be heard by the City Council on 7/5/2000.

(8:01 - 8:07) 2 - 895

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ITEM

ACTION

C-18.

Z-0048-86(1) - JARNAIL JHAWAR

Request for a Site Development Plan Review FOR A PROPOSED 1,700 SQUARE FOOT MINOR AUTO REPAIR GARAGE AND 1,900 SQUARE FOOT FULL SERVICE CAR WASH on 1.28 acres on the southwest corner of the intersection of Bonanza Road and Mojave Road (APN: 139-36-501-001), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

NOTICES MAILED 110 [Mailed with U-0063-00 and U-0064-00]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Provide a minimum 15-foot wide landscape planter along Bonanza Road and 30th Street with 24-inch box trees 20 feet on center with shrubs and ground cover.
2. Provide a minimum 15-foot wide landscape planter along 30th Street with 24-inch box trees 15 feet on center with shrubs and ground cover.
3. Provide a minimum 8-foot wide planter along the south side of the site with 24-inch box trees 30 feet on center with shrubs and ground cover.
4. The applicant shall revise the site plan by downsizing or removing one of the proposed buildings in order to comply with minimum parking and landscaping requirements.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITIONS 1, 3 AND 4 DELETED AND ADDITIONAL CONDITION THAT WOULD REQUIRE CONFORMANCE TO THE SUBMITTED REVISED SITE PLAN

Unanimous

(Quinn excused)

MATT PINJUV, Planning and Development, stated the Staff Report reflects denial of this request. However, since the report was written staff has met with the applicant and gotten a significant portion of the changes that were requested. Adequate parking and landscaping have been provided. He requested a condition be added that would require conformance to the revised site plan as submitted. Staff recommended approval, subject to the conditions, with Conditions 1, 3 and 4 stricken.

JASPAL S. SIDHU, Ace Engineering, 5720 South Valley View Boulevard, Suite 120, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the City Council on 7/5/2000.

(8:01 - 8:07) 2 - 895

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ITEM

ACTION

Z-0048-86(1) - JARNAIL JHAWAR

APPROVED

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

6. 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.

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

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

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

10. 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.

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.

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ITEM

ACTION

Z-0048-86(1) - JARNAIL JHAWAR

Public Works

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

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

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

APPROVED

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ITEM

ACTION

Z-0048-86(1) - JARNAIL JHAWAR

APPROVED

14. Site development to comply with all applicable Conditions of Approval for Z-48-86 and all other site-related actions.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
C-19. <u>U-0065-00 - SAITTA FAMILY TRUST</u> Request for a Special Use Permit FOR THE EXPANSION OF NON-CONFORMING SIGNAGE FOR A PROPOSED 70 FOOT HIGH, 450 SQUARE FOOT POLE SIGN at 5750 Sky Pointe Drive (APN: 125-27-402-005), TC (Town Center) Zone, Ward 6 (Mack). <u>NOTICES MAILED</u> 400 <u>APPROVALS</u> 0 <u>PROTESTS</u> 1 (Within Notification) 4 Speakers <u>STAFF RECOMMENDATION:</u> DENIAL. If Approved, subject to: 1. The expansion of non-conforming signage shall be limited to a freestanding sign of a maximum 45 feet in height and 240 square feet per sign face (50% greater than the existing freestanding sign). 2. The applicant shall obtain an off-premise sign certificate from the Planning and Development Department. 3. All City Code requirements and design standards of all City Departments shall be satisfied.	Gordon – DENIED Unanimous (Quinn excused) CHRIS GLORE, Planning and Development, stated the subject site is within the Town Center. Per the Town Center sign standards, new freestanding signage is limited to a maximum height of eight feet and maximum size of 75 square feet per sign face. This sign will exceed these maximums by 875% and 600% respectively. This sign will negatively contrast with the size and appearance of signage elsewhere in the Town Center and would be visually obtrusive. Since the existing auto dealership and its freestanding sign were developed prior to adoption of the Town Center Development Standards, the request represents an expansion of a non-conforming structure. Municipal Code 19A.16.030 allows expansion of non-conforming structures to a maximum of 50% of the original structure size. Therefore, if this request is approved, the maximum allowable size of the expanded freestanding sign would be 45 feet in height and 240 square feet per sign face. Staff recommended denial. DON HAMRICH, Nevada Dodge, 8012 Clock Tower Court, appeared to represent the application. This car dealership was developed prior to the Town Center guidelines. This property is located on the opposite side of the Ann Road overpass and obstructed by that overpass. Just recently two other auto dealerships have opened south of this property. They have comparable signage that is being requested on this application. This is an attempt to get the dealership visible from US 95. CHAIRMAN BUCKLEY declared the Public Hearing closed. CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. This sign is a non-conforming use in Town Center. A monument sign allowed in Town Center is 75 square feet. The dealership is not experiencing a hardship because they are selling cars. She did not feel they need a larger sign than the ones to the south. They are allowed a higher signage at the intersection of Ann Road because they are right on the interchange. This is an outrageous request and not neighborly to the adjacent single-family homes and apartments to the north. This could set a precedent.

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ITEM

ACTION

U-0065-00 - SAITTA FAMILY TRUST

CHAIRMAN BUCKLEY clarified that the standard is compatibility rather than hardship.

STEPHEN RILEY, Elkhorn Springs, 7000 Steeple Court, appeared in protest. This request is inappropriate. Town Center was approved on September 15, 1998 and is headed in the right direction. Developers are meeting with the homeowner groups and projects are exceeding the standards of Town Center. Up to this time the dealership has been a good neighbor, but doesn't seem to have any respect for the Town Center standards. He felt they should feel lucky that they have the 30-foot high sign. This sign would not be in conformance with any other signs in Town Center. The signs at Vista Chevrolet and Team Ford are on properties not located in Town Center.

LISA RAPASARDI, Desert Creek Homeowners Association, appeared in protest. She lives directly across from the Dodge dealership. The reason for the regulations in Town Center is to promote continuity to reduce any conflicting designs among the signs and to enhance the overall appearance of Town Center. There is no need for a higher sign, which will negatively contrast with other signs in Town Center.

JEAN LINCOLN, Painted Desert, 7909 Ben Hogan, appeared in protest. This request exceeds the sign limitation in Town Center.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

MR. HAMRICH appeared in rebuttal. This dealership fronts the interstate. The Town Center guidelines for signage are going to be applicable when dealing with an area that is going to be developed, which is west of US95 and north of Ann Road. This is at the southern tip of Town Center. At the time the dealership was being built the overpass had not been completed. He submitted a picture of this dealership indicating visibility is limited.

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ITEM

ACTION

U-0065-00 - SAITTA FAMILY TRUST

COMMISSIONER GORDON asked the height of the signs to the south.

BOB FAILING, Vision Sign Company, 8212 Hercules Drive, appeared to represent the application. They just installed the Vista Chevrolet signage at 60 feet. The Texaco sign that was installed years ago in Town Center is at 60 feet. The Ford sign is approximately 40 feet high.

COMMISSIONER GORDON noted that the two signs south of Ann Road do not back up to any residential. This applicant's site backs up to single family and apartments. Just because the car dealerships to the south got a higher sign, that does not make it applicable for this sign.

MR. HAMRICH pointed out that there is commercial near this site.

CHAIRMAN BUCKLEY objected to changing the Town Center standards because it would convey the wrong message.

This is final action.

(8:07 – 8:25) 2 - 1096

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-20.

V-0020-00 - SAM FELDMAN TRUST

Request for a Variance TO ALLOW FOURTEEN (14) PARKING SPACES WHERE FORTY-NINE (49) ARE REQUIRED FOR A PROPOSED MINOR AUTO REPAIR GARAGE at 2060 South Highland Avenue (APN: 162-04-301-010), M (Industrial) Zone, Ward 3 (Reese).

ON MAY 23, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 8, 2000 PLANNING COMMISSION MEETING.

Galati –

ABEYANCE ITEMS C-20, C-21 AND C-22 TO THE JUNE 22, 2000 PLANNING COMMISSION MEETING TO ALLOW STAFF TIME TO MEET WITH THE APPLICANT REGARDING RECENT SITE DEVELOPMENT CHANGES

Unanimous

(Goynes and Quinn excused)

CHAIRMAN BUCKLEY stated the applicant has requested these items be held in abeyance to the June 8, 2000 Planning Commission meeting.

CHRIS GLORE, Planning and Development, said staff would prefer these items be held to the June 22, 2000 Planning Commission meeting to enable staff time to work with the applicant on any proposed revisions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 6/22/2000.

(6:11 – 6:12) 1 - 196

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-21.

V-0021-00 - SAM FELDMAN TRUST

Request for a Variance TO ALLOW A ZERO (0) FOOT FRONT YARD SETBACK WHERE TEN (10) FEET IS REQUIRED AND A ONE (1) FOOT SIDE YARD SETBACK WHERE TEN (10) FEET IS REQUIRED FOR A PROPOSED MINOR AUTO REPAIR GARAGE at 2060 South Highland Avenue (APN: 162-04-301-010), M (Industrial) Zone, Ward 3 (Reese).

ON MAY 23, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 8, 2000 PLANNING COMMISSION MEETING.

Galati -

ABEYANCE ITEMS C-20, C-21 AND C-22 TO THE JUNE 22, 2000 PLANNING COMMISSION MEETING TO ALLOW STAFF TIME TO MEET WITH THE APPLICANT REGARDING RECENT SITE DEVELOPMENT CHANGES

Unanimous

(Goynes and Quinn excused)

CHAIRMAN BUCKLEY stated the applicant has requested these items be held in abeyance to the June 8, 2000 Planning Commission meeting.

CHRIS GLORE, Planning and Development, said staff would prefer these items be held to the June 22, 2000 Planning Commission meeting to enable staff time to work with the applicant on any proposed revisions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 6/22/2000.

(6:11 - 6:12) 1 - 196

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-22.

SD-0025-00 - SAM FELDMAN TRUST

Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 1,840 SQUARE FOOT MINOR AUTO REPAIR GARAGE at 2060 South Highland Avenue (APN: 162-04-301-010), M (Industrial) Zone, Ward 3 (Reese).

ON MAY 23, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 8, 2000 PLANNING COMMISSION MEETING.

Galati –

ABEYANCE ITEMS C-20, C-21 AND C-22 TO THE JUNE 22, 2000 PLANNING COMMISSION MEETING TO ALLOW STAFF TIME TO MEET WITH THE APPLICANT REGARDING RECENT SITE DEVELOPMENT CHANGES

Unanimous

(Goynes and Quinn excused)

CHAIRMAN BUCKLEY stated the applicant has requested these items be held in abeyance to the June 8, 2000 Planning Commission meeting.

CHRIS GLORE, Planning and Development, said staff would prefer these items be held to the June 22, 2000 Planning Commission meeting to enable staff time to work with the applicant on any proposed revisions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 6/22/2000.

(6:11 – 6:12) 1 - 196

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-23.

**Z-0076-98(15) - TULE SPRINGS PLAZA,
LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A 381,750 SQUARE FOOT COMMERCIAL CENTER on 41.02 acres on the southwest corner of the intersection of Farm Road and Tule Springs Road (APN: 125-17-702-002), TC (Town Center) Zone, Ward 6 (Mack).

ON MAY 19, 2000 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 22, 2000 PLANNING COMMISSION MEETING IN AN EFFORT TO ALLOW THE DEVELOPER TIME TO MEET WITH THE SURROUNDING NEIGHBORS.

Galati -

ABEYANCE TO THE JUNE 22, 2000 PLANNING COMMISSION MEETING TO ALLOW THE APPLICANT TIME TO MEET WITH THE SURROUNDING NEIGHBORHOODS

Motion carried with Galati abstaining because the developer is a client of his architectural firm and Gordon abstaining because his firm owns property across the street

(Goynes and Quinn excused)

CHAIRMAN BUCKLEY stated that on May 19, 2000 the applicant requested this item be held in abeyance to the June 22, 2000 Planning Commission meeting.

There was no one present to represent this application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CAROL LeDUC, 7575 Rome Boulevard, appeared to state the residents have met with the developer, NewMark Merrill Companies, and they would like to have more meetings with the neighbors.

CHRIS GLORE, Planning and Development, responded that staff has no objection to holding this item in abeyance to the June 22, 2000 meeting.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on 6/22/2000.

(6:12 - 6:13) 1 - 247

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

D.

NON PUBLIC HEARING ITEMS:

D-1.

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 SEVEN-LEVEL PARKING GARAGE; AND A 7,442 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).

STAFF RECOMMENDATION: APPROVAL, subject to:

Public Works

1. Coordinate with the Right-of-Way Section of the Department of Public Works to determine appropriate additional right-of-way requirements adjacent to this site. Dedicate all required right-of-way prior to the issuance of permits for this site.
2. Coordinate with the Department of Public Works to determine an appropriate method to terminate the existing public alley in conflict with this site plan. Comply with the recommendations of the Department of Public Works prior to the issuance of permits for this site.
3. 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.
4. Relocate the existing public sewer to a location acceptable to the City Planning Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

Gordon –
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous
(Goynes and Quinn excused)

CHRIS GLORE, Planning and Development, stated on April 13, 2000 the Planning Commission held this item in abeyance to allow time for City staff to review development plans and work with the architect. On May 11, 2000 the Planning Commission held this item in abeyance again to allow City staff and the project architect time to work together regarding the development plans.

Staff has reviewed the current development plans for compliance with the intent of the City of Las Vegas Downtown Urban Design Master Plan, which requires innovative treatments related to parking structures incorporating retail into the ground floor. Staff questions whether the 35 foot retail frontage proposed for the 290 foot long Stewart Street parking garage frontage meets the intent of the Downtown Urban Design Master Plan. The Downtown Urban Design Master Plan also states that Las Vegas Boulevard will form the major north/south spine in the downtown area and Fourth Street will serve as a primary north/south linkage with special visual treatments at the pedestrian level.

Staff notes that the proposed planters along Stewart Street will help to some extent to provide a more inviting pedestrian environment along the street in front of the garage.

Staff recommended approval, subject to the conditions.

GEORGE GARLOCK, Architect, KGA Architecture, 4170 South Decatur Boulevard, Suite B5, appeared to represent the City. This project started approximately a year ago when all the City departments were involved in a three-day meeting. This is a collective project that has been designed by a committee.

This concept is for three buildings. There will be a two-story addition that ties onto the existing south face of City Hall, a bridge connection to a seven-story parking garage and a two-story TV studio. The plaza has been increased from the

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ACTION

ABEYANCE - SD-0017-00 - CITY OF LAS VEGAS

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.

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, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

7. Construction activities at this site shall at all times provide for pedestrian movements along Las Vegas Boulevard, Stewart Avenue and 4th Street.

Planning and Development

8. Conformance to the plot plan as amended by the above conditions and to the building elevations.

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

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

existing locations that enter City Hall and will extend south where there used to be a fountain. It becomes a third entrance into City Hall so pedestrians will not have to go around the building to enter. The bridge connects into the third floor of the garage to be able to facilitate staff being able to park on the upper levels and go into City Hall and not have to clog up Stewart Avenue. Contractors, job applicants, etc. will be able to park in the garage, go across the bridge, and get into the various departments without having to interact with the rest of City Hall.

The TV studio has a driveway that goes through it and connects to an alley for convenience in loading equipment.

There will be additional landscaping, additional setback on Fourth Street and Las Vegas Boulevard, canopies, and overhangs.

He noted on slides where the various departments will be located, as well as various views of the entire complex.

There will be 2,600 square feet of retail on the northeast corner of the garage, where there may be a coffee shop, bagel shop, etc. The garage is pre-cast and exposed aggregate on the lower floors. It will be very functional.

Construction is planned to commence this October and be completed by August, 2001.

COMMISSIONER GALATI felt the aesthetics have been done very well and the garage is an excellent idea. However, one of the biggest problems with the existing City Hall is that it curves. He was concerned that the curved portion of the building will perpetuate that problem for future flexibility. It is difficult to get effective utilization of the space in City Hall the way it is designed at the present time.

CHAIRMAN BUCKLEY felt the trees along Stewart Avenue by the garage should be taller so they could provide shade for pedestrians.

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ITEM

ACTION

ABEYANCE - SD-0017-00 - CITY OF LAS VEGAS

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 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

MR. GARLOCK responded that half the trees are re-located canopy trees and the other half are 48-inch box trees. The intent is to soften the façade of the building and to provide shade in the warmer months. In addition, the first floor of the garage is recessed in so there is space for the pedestrians and the upper floor cantilever out to the point of the setback. There will be benches for seating.

COMMISSIONER TRUESDELL said he was in support of this project because it is needed downtown, but not much has been done with the Las Vegas Boulevard frontage.

To be heard by the City Council on 6/21/2000.

(6:47 – 7:05) 1 - 1475

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ITEM	ACTION
D-2. <u>Z-0140-63(1) - UNION CARPENTERS SOUTHERN CA-NV REGION</u> Request for a Site Development Plan Review FOR A 43,055 SQUARE FOOT OFFICE BUILDING on 7.4 acres at 501 North Lamb Boulevard (APN: 140-31-501-021), C-1 (Limited Commercial) Zone, Ward 3 (Reese). <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. The building's north elevations shall be revised to depict enhanced façade articulation with features reflecting design features of the south, east and west elevations. 2. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. 3. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C). 4. Wallpack lighting shall utilize 'shoe-box' fixtures and shields, and parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and shields, to prevent glare to off-site locations. 5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license. 6. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.	Galati – APPROVED, SUBJECT TO STAFF'S CONDITIONS Unanimous (Quinn excused) CHRIS GLORE, Planning and Development, stated this site plan depicts an orderly arrangement of buildings and vehicle driving and parking areas. There is an attractive landscaping plan. The elevations show an appropriate design for an office use adjacent to residential development. The north elevation as shown will face existing residences. Staff has a condition requiring that elevation be revised to enhance the façade articulation consistent with the other submitted elevations. Staff recommended approval, subject to the conditions. KIRK CARLSON, JMA Architecture Studios, 10150 Covington Cross, appeared to represent the applicant. There is a six foot high block wall between the commercial and the residential on the north side. This building is set back approximately 60 feet from that block wall. On the other side of the block wall is vehicular access and parking, which is about another 60 feet to the first building of the residential complex. The building is designed to step down towards the residential. The first portion adjacent to the landscaping is approximately 21 feet high and steps up to 29 feet high. There is a color change between the height differences on the building. The east elevation faces Lamb Boulevard. This is a steel framed stucco building. COMMISSIONER GORDON felt the aesthetics are uninteresting. MR. CARLSON responded that the elevations look flat, but it is an extremely irregular-shaped building. COMMISSIONER GALATI felt this is a good-looking building. However, the north side could be enhanced. To be heard by the City Council on 7/5/2000. (8:25 – 8:31) 2 - 1780

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0140-63(1) - UNION CARPENTERS
SOUTHERN CA-NV REGION

APPROVED

Public Works

7. Remove all unused driveway cuts adjacent to this site, if any, and replace with new 'L' curb and sidewalk meeting current City Standards prior to occupancy of this site.

8. Meet with the Traffic Engineering representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new, or any modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine 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. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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ITEM

ACTION

Z-0140-63(1) - UNION CARPENTERS
SOUTHERN CA-NV REGION

APPROVED

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
D-3.	<u>Z-0092-98(3) - RAY BAILEY</u> Request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT COMMERCIAL BUILDING (THE LAUNDRY SHOP) on approximately 0.5 acre on the northwest corner of the intersection of Bonanza Road and 10th Street (APN's 139-26-410-021, 022, 023), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly). <u>STAFF RECOMMENDATION:</u> DENIAL. If Approved, subject to: <u>Planning and Development</u> 1. Provide minimum 15 foot wide landscape planters along Bonanza Road and 10th Street with 24-inch box trees 20 feet on center with shrubs and ground cover and minimum 8 foot wide planters along the north and west sides of the site with 24-inch box trees 30 feet on center with shrubs and ground cover. <u>Public Works</u> 2. A Reversionary Map shall be recorded prior to the issuance of any building or grading permits. 3. Dedicate a 25 foot radius on the northwest corner of Bonanza Road and 10th Street prior to the issuance of any permits. 4. Construct all incomplete half-street improvements (sidewalk and streetlights) on 10th Street and construct full-width alley paving adjacent to this site concurrent with development of this site. 5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with on-site development activities.
	Moran – APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION TO WORK WITH STAFF TO ENHANCE THE SIDE AND REAR ELEVATIONS Unanimous (Quinn excused) MATT PINJUV, Planning and Development, stated that in reviewing this application the site plan depicts a building set back towards the rear of the site with the parking provided adjacent to the street. In this area staff is encouraging pedestrian-oriented development. Due to the nature of the proposed use within the building, it would be predominantly servicing multi-family residents in the area. Staff feels the site should be redesigned so the building is moved towards the front, which would eliminate the driveway to Bonanza Road in favor of the driveway from 10th Street. The landscaping can be developed on the site to meet the Urban Design Guidelines and Standards. The elevations would have to be enhanced in order to provide more four-sided architecture in light of the changes recommended to the site plan. Staff recommended denial. KEN ERLANGER, KJE Consulting Engineers, 3514 East Tropicana Avenue, Suite 2, appeared to represent the applicant. In regard to the landscaping, they are willing to revise it. He objected to moving the building up onto Bonanza Road and the parking back to 10th Street. The parking would be next to the residential. Bonanza is better for traffic flow than 10th Street. COMMISSIONER GORDON felt the applicant did a good job in laying out this project. On the east end of the parking in the front in the green area there should be two parking spaces and the two southern spaces eliminated. COMMISSIONER GALATI was concerned about the aesthetics of the building. JOHN McDONALD, The Laundry Shop, 3301 Spring Mountain Road, Suite 12, said the front of the building will be tile and the balance will be cinder block. He felt the entire building should have some continuity.

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ITEM

ACTION

Z-0092-98(3) - RAY BAILEY

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.

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.

AL GALLEG0, Citizen of Las Vegas, said another laundromat is needed in this area. However, this laundromat will impact the residents in the rear because of the lint and increased traffic in the back alley. He liked the colors that the applicant is proposing.

To be heard by the City Council on 7/5/2000.

(8:31 – 8:45) 2 - 2020

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ITEM

ACTION

Z-0092-98(3) - RAY BAILEY

APPROVED

8. Site development to comply with all applicable Conditions of Approval for Z-92-98 and all other site-related actions.

Planning and Development

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

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

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

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

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

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

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ACTION

Z-0092-98(3) - RAY BAILEY

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 1 Speaker

APPROVED

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ITEM

ACTION

D-4.

SD-0026-00 - BILLY SHOPE, JR.

Request for a Site Development Plan Review for a PROPOSED VEHICLE STORAGE LOT AND A WAIVER OF ALL LANDSCAPE REQUIREMENTS on 0.46 acre at 3731 Regulus Avenue, (APN: 162-08-410-021), M (Industrial) Zone, Ward 1 (M. McDonald).

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Provide a minimum 15-foot wide landscape planter along Regulus Avenue and install 24-inch box tress 20 feet on center with shrubs and ground cover.

2. Provide minimum 5-foot wide landscape planters along the south, east and west property lines and install 24-inch box tress 30 feet on center with shrubs and ground cover.

Public Works

3. Construct all incomplete half-street improvements on Regulus Avenue adjacent to this site concurrent with development of this site.

4. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway 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.

5. The proposed gated entry shall be set back a sufficient distance to allow the largest vehicle that may be expected to access this site, including towed vehicles, to pull completely out of the public right-of-way prior to stopping to open or close the gate.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS BUT DELETING CONDITIONS 1 AND 2 AND ADDITIONAL CONDITION TO COMPLY WITH LANDSCAPING REQUIREMENTS IF A BUILDING IS CONSTRUCTED ON THE PROPERTY

Unanimous

(Quinn excused)

MATT PINJUV, Planning and Development, stated this is a request to store automobiles on a temporary basis and is requesting the waiver of all landscaping requirements. The only area to be landscaped is along Regulus Avenue with no trees, shrubs or ground cover. Staff objected to waiving all landscaping requirements, but understands that landscaping within the parking lot is not practical at this time. Staff recommended denial.

ATTORNEY CHRIS YERGENSEN, 515 East Bonneville Avenue, appeared to represent the applicant. This is a permitted use in an industrial area. It is a small parcel. They want to blacktop it for the temporary storage of vehicles. There are no structures involved, which is the reason they are requesting the waiver in the landscaping because it would not be economically feasible. All the neighbors are in the same situation. He objected to the following issues:

1. Landscaping requirements on the interior of the wall is impractical. If they put in landscaping they would lose a lot of land for parking. He would like that condition deleted.

2. They plan to put in an exterior stucco decorative block wall in the front and on the sides of the property that will enhance the area. The neighbors have chain link fencing on their properties. They do not want the public to see the parking lot so the interior landscaping is unnecessary.

2. Exterior landscaping and exterior construction of the half-street improvements is unfeasible. He requested those requirements be waived.

He would agree to a condition that when they build a structure on the property that they would comply with the landscaping requirements. He would be amenable to desert landscaping in the 15-foot wide landscape planter along Regulus Avenue. Also, he would agree to a review in three years.

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ACTION

SD-0026-00 - BILLY SHOPE, JR.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

CRAIG McCALL, Pawn Plus, 3010 Valley View Boulevard, and JERRY RYAN, Pawn Plus, 3010 Valley View Boulevard, appeared to represent the application.

CHERI EDELMAN, Public Works, responded that staff would not support the deletion of the off-sites. There is sidewalk, curb, gutter and streetlights to the west and across the street.

CRAIG McCALL said they will be storing operational vehicles because they own a pawn store and oftentimes take in vehicles, but they need a place to put them.

ATTORNEY YERGENSEN agreed to putting in the street improvements. The big issue is tapping into the water line and putting in the 24-inch box trees.

COMMISSIONER TRUESDELL asked about lighting for the property and MR. GLORE responded that there is no requirement for lighting as that would be a security and insurance issue for the applicant.

To be heard by the City Council on 7/5/2000.

(8:45 – 8:56) 2 – 2638

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ITEM

ACTION

E.

CITIZENS PARTICIPATION:

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

ADJOURNMENT:

/lo

AL GALLEG0, Citizen of Las Vegas, was concerned that he did not receive a notification of the redevelopment plans for City Hall. That is one of the reasons a lot of people do not attend the meetings as they are unaware of what is being proposed.

DEPUTY CITY ATTORNEY STEVE GEORGE explained that the notification on the City Hall redevelopment was a Site Development Plan Review, which does not require a notification.

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:58 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT



CHRIS GLORE, SENIOR PLANNER