# Agenda

# City of Las Vegas
# PLANNING COMMISSION MEETING
## *AUGUST 10, 2000*

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



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## COMMISSIONERS

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

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

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the July 13, 2000 Planning Commission Meeting

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

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

**PLANNING COMMISSION MEETING RULES OF CONDUCT:**

1. **Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.**

2. **The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.**

3. **If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.**

4. **Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.**

5. **Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.**

6. **After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.**

7. **Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.**

8. **Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.**

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

A. CONSENT ITEMS:

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

A-1. **ABEYANCE - FM-0044-00 - LONE MOUNTAIN HEIGHTS UNIT 1 - GARDEN GLEN-LAS VEGAS LOT OPTION, LIMITED LIABILITY COMPANY** - Request for a Final Map for 37 lots on 11.81 acres on the north side of the Alexander Road, west of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

A-2. **TM-0065-98(1) - RIDGE III - NEW HOMES, LIMITED LIABILITY COMPANY** - Request for a Revised Tentative Map for 88 lots on 16.22 Acres on the northwest corner of Ann Road and Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact Lot, Ward 6 (Mack).

A-3. **TM-0032-00 - BUFFALO CENTER (A COMMERCIAL SUBDIVISION) - BUFFALO PARTNERS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map for one lot on 18.62 Acres on the northeast corner of Washington Avenue and Buffalo Drive, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

A-4. **TM-0033-00 - CIMARRON & O'BANNON - ELEANOR ISOLA TRUST ON BEHALF OF INVESTMENT EQUITY BUILDERS** - Request for a Tentative Map for 9 lots on 5.0 Acres on the southwest corner of Cimarron Road and O'Bannon Drive, R-E (Residence Estates) Zone, PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 1 (M. McDonald).

A-5. **FM-0046-00 - MONUMENT @ LONE MOUNTAIN - UNIT 6 - STANPARK CONSTRUCTION COMPANY** - Request for a Final Map for 44 lots on 11.45 Acres on the north and south sides of the Red Coach Avenue alignment, approximately 1,025 feet west of Barden Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

A-6. A-0012-00(A) - SIERRA MADRE VISIONS ON BEHALF OF PACIFIC SOUTHWEST DEVELOPMENT - Petition for an Annexation of property generally located approximately 330 feet east of Puli Road and 660 feet south of Lone Mountain Road (APN's: 137-01-101-010 and 011, 137-01-201-003), containing approximately 15 acres of land, Ward 4 (Brown).

A-7. U-0065-99(1) - ORO, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Special Use Permit FOR A 2,520 SQUARE FOOT COMMERCIAL CHILD CARE CENTER at 908 West Monroe Avenue (APN: 139-28-503-023), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

A-8. Z-0057-98(1) - JOSEPH SCALA - Request for an Extension of Time on an approved Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) TO: C-2 (General Commercial) of 8.20 Acres on the north side of Sahara Avenue, approximately 675 feet west of Rainbow Boulevard (APN's: 163-03-806-003 and 004) FOR A PROPOSED 42,413 SQUARE FOOT AUTOMOBILE DEALERSHIP, Ward 1 (M. McDonald).

B. DIRECTOR'S BUSINESS:

B-1. TA-0010-00 - CITY OF LAS VEGAS - Discussion and possible Action to Amend Title 19A.04.010 Land Use Tables to add the category Small Livestock Farming(Cows/Horses), to allow this use as a Special Use Permit in U (Undeveloped), R-A (Ranch Acres), and R-E (Residence Estates), and to amend 19A.04.050 Special Uses to establish the criteria that must be met for the Special Use Permit, and to Amend Title 19A.20.020 Words and Terms Defined to add a definition for Small livestock Farming (Cows/Horses).

B-2. TA-0019-00 - CITY OF LAS VEGAS - Discussion and Possible Action to Amend Title 19A.18.010(D) APPLICATIONS AND PROCEDURES(Sign Posting) to change the required number of signs that must be posted and in some cases the size of the sign to be posted.

C. PUBLIC HEARING ITEMS:

C-1. ABEYANCE - GPA-0016-00 - CITY OF LAS VEGAS - Request to Amend a portion of the West Las Vegas Plan of the General Plan FROM: H (High Density Residential) TO: P/S (Park/School) of 2.67 acres on the west side of "J" Street, approximately 280 feet south of Lake Mead Boulevard (APN: 139-21-702-005), Ward 5 (Weekly).

C-2. **ABEYANCE - RENOTIFICATION - U-0072-00 - JAMES AND ELIZABETH BRACY** - Request for a Special Use Permit FOR A PROPOSED 1,744 SQUARE FOOT CHURCH at 330 North 9th Street (APN: 139-35-112-001), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

C-3. **ABEYANCE - U-0078-00 - STATE OF NEVADA ON BEHALF OF UNIVERSITY BOARD OF REGENTS** - Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 2,893 SQUARE FOOT CHILD CARE FACILITY on the east side of Community College Drive, approximately 500 feet south of Charleston Boulevard (APN: 163-02-601-007), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

C-4. **ABEYANCE - RENOTIFICATION - U-0094-00 - VILLAGE CENTER INC. ON BEHALF OF JOSE LUIS IZARRARAZ** - Request for a Special Use Permit and a Waiver of the 400 foot separation requirement from an existing high school (Faith Lutheran) TO ALLOW A SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (EL CHAMIZAL RESTAURANT) at 1054 North Rancho Drive (APN: 139-29-201-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C-5. **ABEYANCE - RENOTIFICATION - Z-39-99 - CITY OF LAS VEGAS** - Request for a Rezoning on property located on the west side of Torrey Pines Drive, approximately 730 feet north of Rancho Drive, From: M (Industrial) To: C-1 (Limited Commercial), Size: 1.70 Acres, Ward 6 (Mack), APN's: 138-02-102-005 and 138-02-102-008.

C-6. **ABEYANCE - V-0006-00 - JAMES L. BUCHANAN II ON BEHALF OF DON HERMAN CONSTRUCTION** - Request for a Variance TO ALLOW A PROPOSED TWO-STORY, 6,914 SQUARE FOOT OFFICE BUILDING TO HAVE NO CORNER SIDE YARD SETBACK ON THE NORTH PROPERTY LINE WHERE 15 FEET IS THE MINIMUM CORNER SIDE YARD SETBACK REQUIRED at 300 South Maryland Parkway (APN's: 139-34-712-115 and 116), R-4 (High Density Residential), Ward 5 (Weekly).

C-7. **ABEYANCE - V-0016-00 - JAMES L. BUCHANAN II ON BEHALF OF DON HERMAN CONSTRUCTION** - Request for a Variance TO ALLOW EIGHTEEN (18) PARKING SPACES WHERE TWENTY-TWO (22) PARKING SPACES ARE REQUIRED at 300 South Maryland Parkway (APN's: 139-34-712-115 and 116), pending P-R (Professional Office & Parking) Zone, Ward 5 (Weekly).

C-8. **ABEYANCE - Z-0009-00 - JAMES L. BUCHANAN, II ON BEHALF OF DON HERMAN CONSTRUCTION** - Request for a Rezoning FROM: R-4 (High Density Residential) To: P-R (Professional Office and Parking), of 0.15 Acres at 300 South Maryland Parkway (APN's: 139-34-712-115 and 116), PROPOSED USE: 6,914 SQUARE FOOT ATTORNEY'S OFFICE BUILDING, Ward 5 (Weekly).

C-9. **ABEYANCE - Z-0043-00 - SHIRON CORPORATION** - Request for a Rezoning FROM: U (Undeveloped) Zone [TC (Town Center) General Plan Designation] TO: T-C (Town Center) of 9.50 acres on the northwest corner of Centennial Parkway and Tenaya Way (APN: 125-22-404-001), Ward 6 (Mack).

C-10. **ABEYANCE - Z-0060-00 - HARMON KOVAL, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 17.7 acres located on the southwest corner of the intersection of Elkhorn Road and Bradley Road (APN: 125-24-103-001 and 125-24-105-001), PROPOSED USE: 53-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

C-11. **ABEYANCE - U-0092-00 - HARMON KOVAL, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit TO ALLOW PRIVATE STREETS within a proposed single family residential development at the southwest corner of the intersection of Elkhorn Road and Bradley Road (APN: 125-24-103-001 and 125-24-105-001), R-E (Residence Estates) Zone [PROPOSED R-1 (Single Family Residential) Zone], Ward 6 (Mack).

C-12. **ABEYANCE - VAC-0021-00 - HARMON-KOVAL LIMITED LIABILITY COMPANY** - Petition for a Vacation of a portion of Donald Road generally located west of Bradley Road, Ward 6 (Mack).

C-13. **VAC-0023-00 - JOHNNY AND SALLY HOWARD** - Petition for a Vacation of a public drainage easement generally located east of Cimarron Road, north of Oakey Boulevard, Ward 1 (M. McDonald).

C-14. **V-0112-96(1) - JAMES AND SANDRA SAPP ON BEHALF OF LAMAR ADVERTISING COMPANY** - Request for a Review of Condition of Approval #4 regarding the covering of the back of an off-premise advertising (billboard) sign at 1109 Western Avenue (APN: 162-04-504-001), M (Industrial) Zone, Ward 3 (Reese).

C-15. **U-0096-00 - STEVEN J. WEISS ON BEHALF OF THERESA WEISS** - Request for a Special Use Permit FOR A COMMERCIAL HORSE BOARDING AND TRAINING FACILITY on the northwest corner of Leon Avenue and Rosada Way (APN: 125-36-301-010), R-E (Residence Estates) Zone, Ward 6 (Mack).

C-16. U-0097-00 - PARKWAY RETAIL CENTRE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH AN EXISTING GROCERY STORE (TRADER JOE'S) on the southeast corner of Buffalo Drive and Washington Avenue (APN: 138-27-312-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

C-17. U-0122-00 - DECATUR TUFFER LIMITED ON BEHALF OF MEMBERS REALTY GROUP - Request for a Special Use Permit and a Site Development Plan Review FOR A PROPOSED 9,006 SQUARE FOOT CHILD CARE CENTER on the west side of Decatur Boulevard, approximately 600 feet north of Alexander Road (APN: 138-01-803-007 & 009), R-E (Residence Estates) Zone, Ward 6 (Mack).

C-18. U-0123-00 - TJP LIMITED PARTNERSHIP AND DITTA SUSAN WEINER ON BEHALF OF SEILER, INC. - Request for a Special Use Permit FOR A PROPOSED FORTY FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on the west side of Decatur Boulevard, approximately 300 feet north of O'Bannon Drive (APN: 163-01-708-004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

C-19. U-0125-00 - PARAMOUNT INVESTMENTS COMPANY ON BEHALF OF SHIRLEY STEVENS - Request for a Special Use Permit to allow A PSYCHIC ARTS BUSINESS at 1924 East Charleston Boulevard (APN: 162-02-512-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C-20. U-0126-00 - SIMON, INC. ON BEHALF OF PATRICIA MARKS - Request for a Special Use Permit FOR A PSYCHIC ARTS BUSINESS at 511 East Charleston Boulevard (APN: 139-34-410-166), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C-21. U-0127-00 - COX COMMUNICATIONS LAS VEGAS, INC. - Request for a Special Use Permit FOR A UTILITY SERVICE PROVIDER (COX COMMUNICATIONS CENTER) on the northeast corner of Bonanza Road and Rancho Drive (APN's: 139-29-704-002 through 008), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C-22. V-0049-00 - COX COMMUNICATIONS LAS VEGAS, INC. - Request for a Variance TO ALLOW A PROPOSED SIX-STORY, 55 FOOT HIGH PARKING STRUCTURE 35 FEET FROM THE EAST PROPERTY LINE WHERE 165 FEET IS THE MINIMUM SETBACK REQUIRED BY THE RESIDENTIAL ADJACENCY STANDARDS IN CONJUNCTION WITH A PROPOSED UTILITY SERVICE PROVIDER FACILITY (COX COMMUNICATIONS CENTER) on the northeast corner of Bonanza Road and Rancho Drive (APN's: 139-29-704-002 through 008), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C-23. **SD-0046-00 - COX COMMUNICATIONS LAS VEGAS, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 5,400 SQUARE FOOT RETAIL CABLE TELEVISION EQUIPMENT AND SERVICES STORE, A 230,000 SQUARE FOOT, 4-STORY OFFICE BUILDING AND A 6-STORY PARKING STRUCTURE (COX COMMUNICATIONS CENTER); A REQUEST FOR A WAIVER OF THE 8 FOOT HIGH SCREENING WALL REQUIRED BETWEEN SINGLE-FAMILY AND COMMERCIAL PROPERTIES; AND A REQUEST FOR A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on the northeast corner of Bonanza Road and Rancho Drive (APN's: 139-29-704-002 through 008), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C-24. **V-0046-00 - KEN MATONOVICH** - Request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM ALLOWED, AN 8 FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED, AND A WAIVER OF THE REQUIRED LANDSCAPING IN CONJUNCTION WITH AN APPROVED AUTO DEALERSHIP at 4600 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Mack).

C-25. **U-0019-00(1) - KEN MATONOVICH** - Request for a Review of Condition of Approval #3 regarding a deed restriction to prohibit the sale of vehicles on Sunday at 4600 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Mack).

C-26. **V-0047-00 - GLEN J. LERNER** - Request for a Variance TO ALLOW A PROPOSED 3,900 SQUARE FOOT ADDITION TO AN EXISTING 2,500 SQUARE FOOT OFFICE BUILDING TO BE 38 FEET FROM THE REAR YARD PROPERTY LINE WHERE 105 FEET IS THE MINIMUM SETBACK REQUIRED BY THE RESIDENTIAL ADJACENCY STANDARDS at 108 and 112 South Jones Boulevard (APN: 138-36-112-005 & 006), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).

C-27. **Z-0026-91(13) - GLEN J. LERNER** - Request for a Site Development Plan Review and a Waiver of the Required Landscaping FOR A PROPOSED 3,900 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING 2,500 SQUARE FOOT ONE-STORY OFFICE BUILDING (LERNER OFFICE BUILDING) at 108 and 112 South Jones Boulevard (APN's: 138-36-112-005 and 006), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).

C-28. **V-0052-00 - TOM WIESNER** - Request for a Variance TO ALLOW A PROPOSED 9,715 SQUARE FOOT EXPANSION OF A NON-CONFORMING USE (DRAFT HOUSE BARN & CASINO) at 4543 North Rancho Drive (APN: 138-02-202-014), C-2 (General Commercial) Zone, Ward 6 (Mack).

C-29. SD-0045-00 - TOM WIESNER - Request for a Site Development Plan Review FOR A PROPOSED 9,715 SQUARE FOOT ADDITION TO AN EXISTING 9,420 SQUARE FOOT TAVERN (DRAFT HOUSE BARN & CASINO) at 4543 North Rancho Drive (APN: 138-02-202-014), C-2 (General Commercial) Zone, Ward 6 (Mack).

C-30. V-0053-00 - AREEJH INVESTMENTS CORPORATION - Request for a Variance TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK ALLOWED IN CONJUNCTION WITH A PROPOSED 10-THEATER MOVIE COMPLEX on the northeast corner of Washington Avenue and Lamb Boulevard (APN: 140-29-212-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

C-31. V-0054-00 - AREEJH INVESTMENTS CORPORATION - Request for a Variance TO ALLOW 996 PARKING SPACES WHERE 1,048 SPACES ARE REQUIRED FOR A PROPOSED OFFICE AND RETAIL CENTER WITH A 10-THEATER MOVIE COMPLEX on the northeast corner of Washington Avenue and Lamb Boulevard (APN: 140-29-212-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

C-32. Z-0105-97(4) - AREEJH INVESTMENTS CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED 10-THEATER MOVIE COMPLEX, RETAIL SHOPS, PROFESSIONAL OFFICE SUITES AND A 4-LEVEL PARKING STRUCTURE on the northeast corner of Washington Avenue and Lamb Boulevard (APN: 140-29-212-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

C-33. Z-0063-00 - STANPARK CONSTRUCTION COMPANY, INC. - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) of 5.44 Acres on the southeast corner of Red Coach Avenue and Shaumber Road (APN's: 137-01-201-006 and 007) Ward 4 (Brown).

C-34. Z-0064-00 - KHEM LEE BUTCHER ON BEHALF OF BRIAN NAAS - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: C-2 (General Commercial) of 0.26 Acres at 1820 Willow Trail (APN: 139-19-704-008), PROPOSED USE: BUILDING MAINTENANCE SERVICE AND SALES BUSINESS, Ward 5 (Weekly).

C-35. Z-0064-00(1) - KHEM LEE BUTCHER ON BEHALF OF BRIAN NAAS - Request for a Site Development Plan Review and a Waiver of the Required Landscaping FOR A PROPOSED BUILDING MAINTENANCE SERVICE AND SALES BUSINESS at 1820 Willow Trail (APN: 139-19-704-008), R-1 (Single Family Residential) Zone proposed C-2 (General Commercial), Ward 5 (Weekly).

D. NON PUBLIC HEARING ITEMS:

D-1. SD-0043-00 - ANGELO FALCONI - Request for a Site Development Plan Review FOR A PROPOSED 9,136 SQUARE FOOT ADDITION TO AN EXISTING 15,662 SQUARE FOOT AUTO DEALERSHIP (FALCONI'S ACURA OF LAS VEGAS) at 5550 West Sahara Avenue (APN: 163-01-404-008), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

D-2. Z-0108-63(31) - BANK WEST OF NEVADA ON BEHALF OF NIGRO ASSOCIATES - Request for a Site Development Plan Review FOR A PROPOSED 6,000 SQUARE FOOT OFFICE BUILDING on the northwest corner of Sahara Avenue and Paseo Del Prado, (APN: 162-05-801-012) C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

D-3. Z-0044-78(1) - ANDREJA SAZDOV - Request for a Site Development Plan Review FOR TWO PROPOSED ONE-STORY AND FOUR PROPOSED TWO-STORY TOWNHOMES on 0.37 Acres at 6159 through 6169 Smoke Ranch Road, (APN's: 138-23-514-010 through 015), R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone, Ward 6 (Mack).

E. CITIZENS PARTICIPATION:

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

# PLANNING COMMISSION

**MEETING OF**

AUGUST 10, 2000

City of Las Vegas

**AGENDA & MINUTES**



**COUNCIL CHAMBERS –400 EAST STEWART AVENUE**

| ITEM | | ACTION |
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| **5:15 PM** | **COMMISSIONERS BRIEFING:**<br><br>PRESENT:<br><br>Michael Buckley – Chairman<br>Hank Gordon<br>Byron Goynes<br>Marilyn Moran<br>Stephen Quinn<br>Richard Truesdell<br><br>EXCUSED:<br><br>Craig Galati - Vice Chairman<br><br>STAFF PRESENT:<br><br>Tim Chow - Planning & Development Dept.<br>Robert Genzer – Planning & Development Dept.<br>David Petrovich – Planning & Development Dept.<br>Andrew Reed - Planning & Development Dept.<br>Joel McCulloch – Planning & Development Dept.<br>Tambri Heyden – Planning & Development Dept.<br>Nick Giannini – Planning & Development Dept.<br>Ginger Watson – Planning & Development Dept.<br>Chris Dingell – Planning & Development Dept.<br>Bart Anderson - Public Works<br>Rick Schroder - Public Works<br>Steve George - City Attorney's Office<br>Gabriela Portillo-Brenner – City Clerk's Office<br>Linda Owens - City Clerk's Office | Andrew Reed, Planning and Development Department, called the Briefing to order at 5:31 P.M.<br><br>Item No. C-1, GPA-0016-00:<br>Mr. Reed noted that this is a City initiated request. There is another parcel that is to be added to this request. Therefore, this GPA should be held to the September 14, 2000 Planning Commission meeting.<br><br>Item No. C-2, U-0072-00:<br>Mr. Reed said this application was held from last month so the applicant could meet with staff and revise the plans. They just gave the revised plans to staff at 4:00 p.m. this afternoon.<br><br>Item No. C-3, U-0078-00:<br>Mr. Reed announced that the State of Nevada and Community College have issues to resolve, so this item should be held to the September 14, 2000 Planning Commission meeting.<br><br>Item No. C-5, Z-39-99:<br>Mr. Reed explained that Councilman Mack directed staff to rezone additional parcels. This item should be held to the September 14, 2000 Planning Commission meeting. New notices will be sent showing the property that will be added to this application.<br><br>Item Nos. C-6, V-0006-00, C-7, V-0016-00, and C-8, Z-0009-00:<br>Mr. Reed stated these items should be withdrawn without prejudice. There are issues to resolve with the site plan and right-of-way.<br><br>Item Nos. C-10, Z-0060-00, C-11, U-0092-00, and C-12, VAC-0021-00:<br>Bart Anderson, Public Works, noted the property involved in these applications is directly west of property that was approved for rural about a month ago. The Planning Commission and City Council agreed that there can be rural on Dorrell Lane. Public Works has recommended full improvements. The applicant has submitted a revised site plan, but changes do not need to be made at this meeting as a result of it. |

| ITEM | ACTION |
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| **COMMISSIONERS BRIEFING:** | Item No. C-13, VAC-0023-00:<br>Mr. Anderson noted that this application is to vacate a public drainage easement that runs through the applicant's back yard. They have not provided a specific outline of what is being planned. They need to work with Public Works and the Traffic Engineer.<br><br>Item No. C-17, U-0122-00:<br>Bart Anderson, Public Works, explained that the residents don't feel this child care facility would have neither adequate fire service vehicular access nor enough children to utilize it.<br><br>Item No. C-27, Z-0026-91(13):<br>Rick Schroder, Public Works, said the applicant should make a written request to the Traffic Engineer in regard to the parking since it does not meet the code.<br><br>Item Nos. C-28, V-0052-00, and C-29, SD-0045-00:<br>Mr. Reed explained that proper notification was not sent out. These items should be held to the August 24, 2000 Planning Commission meeting.<br><br>Item Nos. C-30, V-0053-00, C-31, V-0054-00, and C-32, Z-0105-97(4):<br>Mr. Genzer noted that there have been quite a few calls on these applications in opposition, so there may be people to speak on them. Staff had contact with Councilman Reese's office regarding these applications. If there are a lot of people in attendance these items should be held in abeyance so the applicant can meet with the residents.<br><br>General Discussion:<br>Robert Genzer, Planning and Development, thought there might be northwest area residents attending the workshop next week.<br><br>Ginger Watson, Planning and Development, surprised Commissioner Moran with a cake to commemorate her last night on the Commission after having served eight years.<br><br>Mr. Reed adjourned the Briefing at 5:45 P.M. |

| ITEM | | ACTION |
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| **6:00 PM** | ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.<br><br>CALL TO ORDER:<br><br>6:05 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.<br><br>ROLL CALL:<br><br>Michael Buckley - Chairman — Present<br>Craig Galati - Vice Chairman — Excused<br>Hank Gordon — Present (Excused 9:40)<br>Byron Goynes — Present<br>Marilyn Moran — Present<br>Stephen Quinn — Present<br>Richard Truesdell — Present<br><br>ANNOUNCEMENT:<br><br>Satisfaction of Open Meeting Law Requirements.<br><br>This meeting has been properly noticed and posted at the following locations:<br><br>Clark County Government Center,<br>500 South Grand Central Parkway<br>Senior Citizens Center,<br>450 East Bonanza Road<br>Clark County Courthouse,<br>200 East Carson Avenue<br>Court Clerk's Office Bulletin Board,<br>City Hall Plaza<br>City Hall Plaza, Special Outside Posting Bulletin Board<br><br>MINUTES:<br><br>Approval of the minutes of the July 13, 2000 Planning Commission Meeting. | CHAIRMAN BUCKLEY called the meeting to order at 6:05 P.M. He announced that this is COMMISSIONER MORAN's last meeting as a Planning Commission. She has been on this Commission for eight years. He said he knew Marilyn Moran many years ago. She knows the history of Las Vegas and has added a lot to the Commission. He presented a plaque to her in appreciation for her exemplary service to the Planning Commission on behalf of the City of Las Vegas. Commissioner Moran thanked the Planning Commissioners, staff and citizens and noted she has been part of the progress of Las Vegas, such as the development of Summerlin, Peccole Ranch, Downtown Redevelopment, and the Northwest. CHAIRMAN BUCKLEY added that LANNY LITTLEFIELD will be replacing COMMISSIONER MORAN.<br><br>STAFF PRESENT:<br><br>Tim Chow, Director,<br>Planning and Development Department<br>Robert Genzer, Deputy Director,<br>Planning and Development Department<br>David Petrovich, Manager,<br>Planning and Development Department<br>Andrew Reed, Senior Planner,<br>Planning and Development Department<br>Joel McCulloch, Senior Planner,<br>Planning and Development Department<br>Nicholas Giannini, Planner I,<br>Planning and Development Department<br>Chris Dingell, Planning Technician,<br>Planning and Development Department<br>Bart Anderson, Project Engineer,<br>Public Works<br>Rick Schroder, Engineer,<br>Public Works<br>Steve George, Deputy City Attorney,<br>City Attorney's Office<br>Gabriela Portillo-Brenner, Deputy City Clerk,<br>City Clerk's Office<br>Linda Owens, Deputy City Clerk,<br>City Clerk's Office<br><br>MR. REED announced this meeting is in compliance with the Open Meeting Law.<br><br>**Quinn –**<br>**APPROVED JULY 13, 2000 MINUTES**<br>**Motion carried with Buckley, Gordon, and Truesdell abstaining inasmuch as they did not attend the meeting (Galati excused)** |

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| ACTIONS:<br><br>ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL. | CHAIRMAN BUCKLEY indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council. |
| ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM. | CHAIRMAN BUCKLEY read the statement on the order of the items and limitations on persons wishing to be heard on an item. |
| PLANNING COMMISSION MEETING RULES OF CONDUCT. | CHAIRMAN BUCKLEY noted the Rules of Conduct. |

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| A. | **CONSENT ITEMS:**<br><br>CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES. | CHAIRMAN BUCKLEY announced the Consent items may be enacted by one motion or discussed if a Commission Member or Applicant so desires. |
| A-1. | **ABEYANCE - FM-0044-00 - LONE MOUNTAIN HEIGHTS UNIT 1 - GARDEN GLEN-LAS VEGAS LOT OPTION, LIMITED LIABILITY COMPANY**<br><br>Request for a Final Map for 37 lots on 11.81 Acres on the north side of the Alexander Road, west of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. This Final Map shall be in conformance with the approved Lone Mountain Heights Tentative Map.<br><br>2. Site development shall comply with all previous Conditions of Approval for the Lone Mountain Heights Tentative Map (TM-3-99).<br><br>*Public Works*<br>3. 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.<br><br>4. Site development to comply with all previous Conditions of Approval for the Lone Mountain Heights Tentative Map. | **Moran –**<br>**APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Gordon abstaining on Item No. A-3 inasmuch as the property lies across the street from a shopping center owned by his company and Truesdell abstaining on Item No. A-3 since the applicant is a client of his architectural firm**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated this is a Consent item.<br><br>**This is final action.**<br><br>(6:26 – 6:28) 1 - 680 |

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| **ABEYANCE - FM-0044-00 - LONE MOUNTAIN HEIGHTS UNIT 1 - GARDEN GLEN-LAS VEGAS LOT OPTION, LIMITED LIABILITY COMPANY**<br><br>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.<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0 | | **APPROVED** |

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| A-2. | **TM-0065-98(1) - RIDGE III - NEW HOMES, LIMITED LIABILITY COMPANY**<br><br>Request for a Revised Tentative Map for 88 lots on 16.22 Acres on the northwest corner of Ann Road and Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact Lot, Ward 6 (Mack).<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. The Tentative Map shall be in conformance with Conditions of Approval for Z-120-96, Z-120-96(1), and TM-65-98.<br><br>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 or if an Extension of Time is not approved, a new Tentative Map must be filed.<br><br>3. Street names must be provided in accord with the City's Street Naming Regulations.<br><br>4. All development is subject to the conditions of City departments and State Subdivision Statutes.<br><br>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 –**<br>**APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Gordon abstaining on Item No. A-3 inasmuch as the property lies across the street from a shopping center owned by his company and Truesdell abstaining on Item No. A-3 since the applicant is a client of his architectural firm**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated this is a Consent item.<br><br>**This is final action.**<br><br>(6:26 – 6:28) 1 - 680 |

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| **TM-0065-98(1) - RIDGE III - NEW HOMES, LIMITED LIABILITY COMPANY**<br><br>*Public Works*<br>6. City of Las Vegas Parcel Map PM-30-00 must record prior to the recordation of a Final Map for this site.<br><br>7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map. 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.<br><br>8. Site development to comply with all applicable Conditions of Approval for Z-59-00, Z-120-96, the original Ridge III Tentative Map (TM-65-98) and all other site-related actions.<br><br>9. 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 Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0 | **APPROVED** |

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| A-3. | **TM-0032-00 - BUFFALO CENTER (A COMMERCIAL SUBDIVISION) - BUFFALO PARTNERS, LIMITED LIABILITY COMPANY**<br><br>Request for a Tentative Map for one lot on 18.62 Acres on the northeast corner of Washington Avenue and Buffalo Drive, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>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 or if an Extension of Time is not approved, a new Tentative Map must be filed.<br><br>2. Street names must be provided in accord with the City's Street Naming Regulations.<br><br>3. All development is subject to the conditions of City departments and State Subdivision Statutes.<br><br>4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.<br><br>*Public Works*<br>5. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. | **Moran –**<br>**APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Gordon abstaining on Item No. A-3 inasmuch as the property lies across the street from a shopping center owned by his company and Truesdell abstaining on Item No. A-3 since the applicant is a client of his architectural firm**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated this is a Consent item.<br><br>**This is final action.**<br><br>(6:26 – 6:28) 1 - 680 |

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| **TM-0032-00 - BUFFALO CENTER (A COMMERCIAL SUBDIVISION) - BUFFALO PARTNERS, LIMITED LIABILITY COMPANY**<br><br>6. Construct all incomplete half-street improvements (sidewalk and streetlights) on Washington Avenue adjacent to this site and extending eastward to the east edge of the drainage channel adjacent to the east edge of this site.<br><br>7. 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:<br><br>On-site sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.<br><br>On-site sewers are a common element privately owned and maintained per the Covenants, Codes and Restrictions (CC&Rs) of this commercial subdivision.<br><br>On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.<br><br>8. In accordance with the intent of a Commercial Subdivision, all parcels within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works.<br><br>9. Site development to comply with all applicable Conditions of Approval for Z-2-92, the previously approved Traffic Impact Analysis, the previously approved Drainage Plan and Technical Drainage Study and all other site-related actions. | **APPROVED** |

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| | **TM-0032-00 - BUFFALO CENTER (A COMMERCIAL SUBDIVISION) - BUFFALO PARTNERS, LIMITED LIABILITY COMPANY**<br><br>10. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0 | **APPROVED** |

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| A-4. | **TM-0033-00 - CIMARRON & O'BANNON - ELEANOR ISOLA TRUST ON BEHALF OF INVESTMENT EQUITY BUILDERS**<br><br>Request for a Tentative Map for 9 lots on 5.0 Acres on the southwest corner of Cimarron Road and O'Bannon Drive, R-E (Residence Estates) Zone, PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 1 (M. McDonald).<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>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 or if an Extension of Time is not approved, a new Tentative Map must be filed.<br><br>2. Street names must be provided in accord with the City's Street Naming Regulations.<br><br>3. All development is subject to the conditions of City departments and State Subdivision Statutes.<br><br>4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.<br><br>*Public Works*<br>5. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer service to this site. On-site sewers within the subdivision shall be public; 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 | **Moran –**<br>**APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Gordon abstaining on Item No. A-3 inasmuch as the property lies across the street from a shopping center owned by his company and Truesdell abstaining on Item No. A-3 since the applicant is a client of his architectural firm**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated this is a Consent item.<br><br>**This is final action.**<br><br>(6:26 – 6:28) 1 - 680 |

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| **TM-0033-00 - CIMARRON & O'BANNON - ELEANOR ISOLA TRUST ON BEHALF OF INVESTMENT EQUITY BUILDERS**<br><br>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.<br><br>6. Site development to comply with all applicable Conditions of Approval for Z-27-00.<br><br>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 Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0 | APPROVED |

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| A-5. | **FM-0046-00 - MONUMENT @ LONE MOUNTAIN - UNIT 6 - STANPARK CONSTRUCTION COMPANY**<br><br>Request for a Final Map for 44 lots on 11.45 Acres on the north and south sides of the Red Coach Avenue alignment, approximately 1,025 feet west of Barden Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. This Final Map shall be in conformance with the approved Monument @ Lone Mountain Tentative Map.<br><br>2. Site development shall comply with all previous Conditions of Approval for the Monument @ Lone Mountain Tentative Map (TM-49-99) and the Conditions of Approval of the Site Development Plan Review [Z-24-99(1)].<br><br>*Public Works*<br>3. City of Las Vegas Vacation application VAC-57-99 must record prior to the recordation of this Final Map.<br><br>4. Master Streetlight Plan for the overall subdivision must be approved prior to the submittal of any construction drawings.<br><br>5. 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 –**<br>**APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Gordon abstaining on Item No. A-3 inasmuch as the property lies across the street from a shopping center owned by his company and Truesdell abstaining on Item No. A-3 since the applicant is a client of his architectural firm**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated this is a Consent item.<br><br>**This is final action.**<br><br>(6:26 – 6:28) 1 - 680 |

| ITEM | ACTION |
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| **FM-0046-00 - MONUMENT @ LONE MOUNTAIN - UNIT 6 - STANPARK CONSTRUCTION COMPANY**<br><br>6. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use. 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.<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0 | **APPROVED** |

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| A-6. | **A-0012-00(A) - SIERRA MADRE VISIONS ON BEHALF OF PACIFIC SOUTHWEST DEVELOPMENT**<br><br>Petition for an Annexation of property generally located approximately 330 feet east of Puli Road and 660 feet south of Lone Mountain Road (APN's: 137-01-101-010 and 011, 137-01-201-003), containing approximately 15 Acres of land, Ward 4 (Brown).<br><br>STAFF RECOMMENDATION: APPROVAL<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0 | **Moran –**<br>**APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Gordon abstaining on Item No. A-3 inasmuch as the property lies across the street from a shopping center owned by his company and Truesdell abstaining on Item No. A-3 since the applicant is a client of his architectural firm**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated this is a Consent item.<br><br>**To be forwarded to the City Council in Ordinance form.**<br><br>(6:26 – 6:28) 1 - 680 |

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| A-7. | **U-0065-99(1) - ORO, LIMITED LIABILITY COMPANY**<br><br>Request for an Extension of Time on an approved Special Use Permit FOR A 2,520 SQUARE FOOT COMMERCIAL CHILD CARE CENTER at 908 West Monroe Avenue (APN: 139-28-503-023), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).<br><br>STAFF RECOMMENDATION: APPROVAL, subject:<br><br>*Planning and Development*<br>1. The Special Use Permit shall expire on July 12, 2002, unless an Extension of Time has been granted.<br><br>2. Conformance to the Conditions of Approval for U-65-99.<br><br>3. Approval of this Extension of Time does not constitute approval of a business license.<br><br>4. The applicant shall apply for a business license with the City of Las Vegas Department of Finance and Business Services.<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0 | **Moran –**<br>**APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Gordon abstaining on Item No. A-3 inasmuch as the property lies across the street from a shopping center owned by his company and Truesdell abstaining on Item No. A-3 since the applicant is a client of his architectural firm**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated this is a Consent item.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(6:26 – 6:28) 1 - 680 |

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| A-8. | **Z-0057-98(1) - JOSEPH SCALA**<br><br>Request for an Extension of Time on an approved Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) TO: C-2 (General Commercial) of 8.20 Acres on the north side of Sahara Avenue, approximately 675 feet west of Rainbow Boulevard (APN's: 163-03-806-003 and 004) FOR A PROPOSED 42,413 SQUARE FOOT AUTOMOBILE DEALERSHIP, Ward 1 (M. McDonald).<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. This Extension of Time shall expire September 28, 2002.<br><br>2. Condition of Approval #19 of Z-57-98 is hereby deleted.<br><br>3. Vehicle displays within the required landscaping shall be prohibited.<br><br>4. Conformance with the Conditions of Approval for Z-57-98 and all site-related actions, as required by the Planning and Development Department.<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0 | **Moran –**<br>**APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Gordon abstaining on Item No. A-3 inasmuch as the property lies across the street from a shopping center owned by his company and Truesdell abstaining on Item No. A-3 since the applicant Is a client of his architectural firm**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated this is a Consent item.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(6:26 – 6:28) 1 - 680 |

| ITEM | | ACTION |
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| B. | **DIRECTOR'S BUSINESS:** | |
| B-1. | **TA-0010-00 - CITY OF LAS VEGAS**<br><br>Discussion and possible Action to Amend Title 19A.04.010 Land Use Tables to add the category Small Livestock Farming(Cows/Horses), to allow this use as a Special Use Permit in U (Undeveloped), R-A (Ranch Acres), and R-E (Residence Estates), and to amend 19A.04.050 Special Uses to establish the criteria that must be met for the Special Use Permit, and to Amend Title 19A.20.020 Words and Terms Defined to add a definition for Small Livestock Farming (Cows/Horses).<br><br>STAFF RECOMMENDATION: APPROVAL | **Quinn – APPROVED Unanimous (Galati excused)**<br><br>JOEL McCULLOCH, Planning and Development, stated that historically the City has not allowed the keeping of cattle for any purpose within the City Limits. Title 19A does not currently allow the keeping of cattle by virtue of not designating it as an allowable land use. Title 19 specifically prohibits the keeping of cattle.<br><br>In researching this issue it was found that Clark County allows the keeping of cattle at the rate of one cow for each 10,000 square feet of lot area, with a maximum of 20 animals on any given lot. The City of North Las Vegas is in the process of amending their Zoning Code to allow cows at the rate of one per 7,500 square feet of lot area with no limit to the number allowed.<br><br>Staff believes that under certain circumstances the keeping of cows within the City limits, north of Cheyenne Avenue, will not be a detriment to the health, safety, or general welfare of the residents of the City of Las Vegas. Therefore, staff recommended that cows be allowed within the City, north of Cheyenne Avenue, by a Special Use Permit in the U (Undeveloped), R-A (Ranch Acres), and R-E (Residence Estates) Zoning Districts.<br><br>This will be listed in the Special Use Permit category as Small Livestock Farming (Bovines/Horses) with four conditions:<br><br>1. The minimum lot size shall be 1.25 acres (gross).<br>2. A maximum of 25 bovines/horses is allowed.<br>3. One bovine/horse per 7,500 square feet of lot area.<br>4. The lot where the bovines are kept must be north of Cheyenne Avenue. |

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| **TA-0010-00 - CITY OF LAS VEGAS** | The definition will be: Small Livestock Farming (Bovines and Horses). That means the raising or keeping of domesticated animals for entertainment and training purposes only. The term does not include the breeding or raising of animals for consumption or sale.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. She felt that a 1.25 acre lot is small for a maximum of 25 bovines or horses. That exceeds what the County allows in her area.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>MR. McCULLOCH responded that on 1.25 acres there could only be a maximum of six (6) horses.<br><br>**To be forwarded to the City Council in Ordinance form.**<br><br>(6:28 – 6:33) 1 - 727 |

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| B-2. | **TA-0019-00 - CITY OF LAS VEGAS**<br><br>Discussion and Possible Action to Amend Title 19A.18.010(D) APPLICATIONS AND PROCEDURES (Sign Posting) to change the required number of signs that must be posted and in some cases the size of the sign to be posted.<br><br>STAFF RECOMMENDATION: APPROVAL. | **Gordon –**<br>**APPROVED WITH ADDITIONAL RECOMMENDATIONS OF REQUIREMENTS FOR THE PLACEMENT OF SIGNS AND DIFFERENCE BETWEEN SIGNS IN SHOPPING CENTERS VERSUS ACREAGE**<br>**Unanimous**<br>**(Galati excused)**<br><br>JOEL McCULLOCH, Planning and Development, explained this application involves posting of signs for public hearings. This Text Amendment is to post according to the requirements of N.R.S. In certain locations 2' x 2' signs will be able to be used so they can be posted in the window of strip malls, etc., instead of on the perimeter. In certain instances it may be determined that more than one sign is appropriate, but as an example there is a case on the next agenda that is twelve Special Use Permits, so they would have had to post 60 signs. Another change is that instead of posting signs adjacent to a public street it has to just be visible from the street.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>LOUISE RUSKAMP, 8500 Log Cabin Way, appeared as a concerned citizen. She asked if the text would be changed to specify which locations would allow 2' x 2' signs. She was concerned about going from a 4' x 3' to a 2' x 2' sign. She showed a 4' x 3' sign where there was a square drawn on it indicating the size of a 2' x 2' sign. It would be difficult to get all the information on a 2' x 2' sign. In addition, it was her understanding that the applicant is responsible for the removal of the sign five days after the final action of the case. If that isn't done, who should be contacted? She also wondered if there is a stipulation that requires a sign on each side of the property, or just adjacent to a street. There are not always streets on all four sides of a parcel in the northwest.<br><br>MR. McCULLOCH responded that the City has recently hired a sign posting company and part of their responsibilities will be to post and then remove the sign(s) within five days after the final action. The signs will have to be posted on all four sides of the property or at least adjacent to any public right-of-way.<br><br>CHAIRMAN BUCKLEY felt the placement of the signs and putting signs on acreage versus a shopping center should be discussed at the City Council meeting.<br><br>**To be forwarded to the City Council in Ordinance form.**<br><br>(6:33 – 6:39) 1 - 634 |

| ITEM | | ACTION |
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| C. | **PUBLIC HEARING ITEMS:** | |
| C-1. | **ABEYANCE - GPA-0016-00 - CITY OF LAS VEGAS**<br><br>Request to Amend a portion of the West Las Vegas Plan of the General Plan FROM: H (High Density Residential) TO: P/S (Park/School) of 2.67 Acres on the west side of "J" Street, approximately 280 feet south of Lake Mead Boulevard (APN: 139-21-702-005), Ward 5 (Weekly).<br><br>*STAFF REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE SEPTEMBER 14TH PLANNING COMMISSION MEETING IN ORDER TO RESOLVE ISSUES RELATED TO THIS REQUEST.* | **Gordon –**<br>**ABEYANCE TO THE SEPTEMBER 14, 2000 PLANNING COMMISSION MEETING IN ORDER TO RESOLVE ISSUES RELATED TO THIS REQUEST**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY, Planning and Development, stated staff would like to have this item held in abeyance to the September 14, 2000 Planning Commission meeting.<br><br>ROBERT GENZER, Planning and Development, interjected that this item was held in abeyance from the last Planning Commission meeting in order for the City of Las Vegas to hold the required neighborhood meeting. That meeting was held last week and since that meeting it has been determined that this application needs to be expanded to include all the parcels that would be included in this potential use, as well as changing the application from a proposal of park/school to public facility, which would allow any civic use to be placed on this site. This General Plan Amendment will be re-noticed and the notification area expanded. This information was provided to the citizens who attended the neighborhood meeting.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**To be heard by the Planning Commission on September 14, 2000.**<br><br>(6:12 – 6:14) 1 - 198 |

| ITEM | | ACTION |
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| C-2. | **ABEYANCE - RENOTIFICATION - U-0072-00 - JAMES AND ELIZABETH BRACY**<br><br>Request for a Special Use Permit FOR A PROPOSED 1,744 SQUARE FOOT CHURCH at 330 North 9th Street (APN: 139-35-112-001), R-4 (High Density Residential) Zone, Ward 5 (Weekly).<br><br>*AS OF AUGUST 3RD, THE APPLICANT HAD NOT SUBMITTED REVISED PLANS; THEREFORE STAFF IS REQUESTING THAT THIS ITEM BE TABLED.* | **Gordon –**<br>**ABEYANCE TO THE SEPTEMBER 14, 2000 PLANNING COMMISSION MEETING IN ORDER TO ALLOW STAFF TIME TO REVIEW THE REVISED SITE PLANS**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY, Planning and Development, stated this item had been held in abeyance from a previous meeting in order to allow time for the applicant to submit revised site plans. Those plans were submitted to the Planning and Development Department at 4:00 p.m. today. Therefore, staff would like to have this item held to the September 14, 2000 meeting to they can review the revised site plans<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**To be heard by the Planning Commission on September 14, 2000.**<br><br>(6:14 – 6:15) 1 - 260 |

| ITEM | | ACTION |
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| C-3. | **ABEYANCE - U-0078-00 - STATE OF NEVADA ON BEHALF OF UNIVERSITY BOARD OF REGENTS**<br><br>Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 2,893 SQUARE FOOT CHILD CARE FACILITY on the east side of Community College Drive, approximately 500 feet south of Charleston Boulevard (APN: 163-02-601-007), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).<br><br>*ON AUGUST 8TH, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE IN ORDER TO RESOLVE ISSUES RELATED TO THIS REQUEST.* | **Gordon –**<br>**ABEYANCE TO THE SEPTEMBER 14, 2000 PLANNING COMMISSION MEETING IN ORDER TO RESOLVE ISSUES RELATED TO THIS REQUEST**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY, Planning and Development, stated the applicant has requested this item be held in abeyance in order to resolve some issues.<br><br>ROBERT GILBERT, Community College of Southern Nevada, 3200 East Cheyenne Avenue, North Las Vegas, appeared to represent the application. They would like to have this item held to the September 14, 2000 Planning Commission meeting.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**To be heard by the Planning Commission on September 14, 2000.**<br><br>(6:15 – 6:16) 1- 290 |

| ITEM | | ACTION |
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| C-4. | **ABEYANCE - RENOTIFICATION - U-0094-00 - VILLAGE CENTER INC. ON BEHALF OF JOSE LUIS IZARRARAZ**<br><br>Request for a Special Use Permit and a Waiver of the 400 foot separation requirement from an existing high school (Faith Lutheran) TO ALLOW A SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (EL CHAMIZAL RESTAURANT) at 1054 North Rancho Drive (APN: 139-29-201-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).<br><br>NOTICES MAILED 249 (8/10/00 PC)<br>249 (7/27/00 PC)<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>1. If this Special Use Permit is not exercised within one year of this approval, this Special Use Permit shall be void unless an Extension of Time is granted.<br><br>2. Approval of this Special Use Permit does not constitute approval of a liquor license.<br><br>3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.<br><br>4. All City Code Requirements and all City departments' design standards shall be met. | **Goynes –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Unanimous**<br>**(Galati excused)**<br><br>JOEL McCULLOCH, Planning and Development, pointed out that there is a waiver request involved in this application for the 400-foot separation to an existing high school. The name of the high school is Advanced Technology Center, not Faith Lutheran as indicated on this application. The name of the school will be changed prior to this item appearing before the City Council when it is re-noticed.<br><br>Staff finds that the proposed service bar in conjunction with an existing restaurant is a permitted use in the C-2 zoning district with the approval of a Special Use Permit. Title 19A requires that an alcohol related business not be within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children or City park. There is a school located approximately 325 feet from this parcel, when measured from property line to property line. However, the school building is sited approximately 900 feet from the parcel line for the restaurant, and therefore staff finds the waiver to be appropriate in this case as the intent of the separation requirement will be met.<br><br>A restaurant service bar is a use that is typically associated with a restaurant of this type, and that a restaurant is a use typically associated with the C-2 (General Commercial) Zoning District. Also, there are several other existing businesses within the same commercial center which serve alcohol.<br><br>Although the subject establishment does not meet the minimum separation requirement for an establishment selling liquor, nor a school, there are circumstances that merit approval of the requested waiver of this separation requirement. Because the school is actually sited more than 900 feet away from the proposed liquor use, this request will meet the intent of the separation provisions.<br><br>Staff recommended approval, subject to the conditions. |

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| **ABEYANCE - RENOTIFICATION - U-0094-00 - VILLAGE CENTER INC. ON BEHALF OF JOSE LUIS IZARRARAZ** | JOSE LUIS IZARRARAZ, 1054 North Rancho Drive, appeared to represent the application.<br><br>MARIE MARINCH, Liaison for COUNCILMAN LAWRENCE WEEKLY, appeared to interpret for MR. IZARRARAZ. She explained after conferring with MR. IZARRARAZ that he agrees with staff's conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**The City Council will set a date for a Public Hearing on this item at their September August 16, 2000 meeting. The Public Hearing will be heard by the City Council on September 6, 2000.**<br><br>(6:39 – 6:44) 1 - 1120 |

| ITEM | | ACTION |
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| C-5. | **ABEYANCE - RENOTIFICATION - Z-39-99 - CITY OF LAS VEGAS**<br><br>Request for a Rezoning on property located on the west side of Torrey Pines Drive, approximately 730 feet north of Rancho Drive, From: M (Industrial) To: C-1 (Limited Commercial), Size: 1.70 Acres, Ward 6 (Mack), APN's: 138-02-102-005 and 138-02-102-008.<br><br>*STAFF REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE SEPTEMBER 14TH PLANNING COMMISSION MEETING SO THAT ADDITIONAL PROPERTY CAN BE ADDED TO THIS REQUEST, WHICH WILL BE RENOTIFIED.* | **Quinn –**<br>**ABEYANCE TO THE SEPTEMBER 14, 2000 PLANNING COMMISSION MEETING IN ORDER FOR ADDITIONAL PROPERTY TO BE ADDED TO THIS REQUEST**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated staff has requested this item be held in abeyance to the September 14, 2000 Planning Commission meeting so that additional property can be added to this request. There will be a re-notification to the surrounding property owners.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**To be heard by the Planning Commission on September 14, 2000.**<br><br>(6:16 – 6:17) 1 - 330 |

| ITEM | | ACTION |
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| C-6. | **ABEYANCE - V-0006-00 - JAMES L. BUCHANAN II ON BEHALF OF DON HERMAN CONSTRUCTION**<br><br>Request for a Variance TO ALLOW A PROPOSED TWO-STORY, 6,914 SQUARE FOOT OFFICE BUILDING TO HAVE NO CORNER SIDE YARD SETBACK ON THE NORTH PROPERTY LINE WHERE 15 FEET IS THE MINIMUM CORNER SIDE YARD SETBACK REQUIRED at 300 South Maryland Parkway (APN's: 139-34-712-115 and 116), R-4 (High Density Residential), Ward 5 (Weekly).<br><br>*AT THE JULY 13TH PLANNING COMMISSION MEETING, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE AUGUST 10TH 2000 PLANNING COMMISSION MEETING IN ORDER TO RESOLVE ISSUES WITH THE SITE PLAN. AS OF AUGUST 1ST, THE APPLICANT HAD NOT CONTACTED STAFF. THEREFORE, STAFF REQUESTED THAT THIS ITEM BE TABLED.* | **Quinn –**<br>**WITHDRAWN WITHOUT PREJUDICE ITEM NOS. C-6 [V-0006-00], C-7 [V-0016-00], AND C-8 [A-0009-00]**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated the applicant would like to have Item Nos. C-6, C-7 and C-8 withdrawn without prejudice.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**This is final action.**<br><br>(6:17 - 6:18) 1 - 370 |

| ITEM | | ACTION |
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| C-7. | **ABEYANCE - V-0016-00 - JAMES L. BUCHANAN II ON BEHALF OF DON HERMAN CONSTRUCTION**<br><br>Request for a Variance TO ALLOW EIGHTEEN (18) PARKING SPACES WHERE TWENTY-TWO (22) PARKING SPACES ARE REQUIRED at 300 South Maryland Parkway (APN's: 139-34-712-115 and 116), pending P-R (Professional Office & Parking) Zone, Ward 5 (Weekly).<br><br>*AT THE JULY 13TH PLANNING COMMISSION MEETING, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE AUGUST 10TH 2000 PLANNING COMMISSION MEETING IN ORDER TO RESOLVE ISSUES WITH THE SITE PLAN. AS OF AUGUST 1ST, THE APPLICANT HAD NOT CONTACTED STAFF. THEREFORE, STAFF REQUESTED THAT THIS ITEM BE TABLED.* | **Quinn –**<br>**WITHDRAWN WITHOUT PREJUDICE ITEM NOS. C-6 [V-0006-00], C-7 [V-0016-00], AND C-8 [A-0009-00]**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated the applicant would like to have Item Nos. C-6, C-7 and C-8 withdrawn without prejudice.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**This is final action.**<br><br>(6:17 - 6:18) 1 - 370 |

| ITEM | | ACTION |
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| C-8. | **ABEYANCE - Z-0009-00 - JAMES L. BUCHANAN, II ON BEHALF OF DON HERMAN CONSTRUCTION**<br><br>Request for a Rezoning FROM: R-4 (High Density Residential) To: P-R (Professional Office and Parking), of 0.15 Acre at 300 South Maryland Parkway (APN's: 139-34-712-115 and 116), PROPOSED USE: 6,914 SQUARE FOOT ATTORNEY'S OFFICE BUILDING, Ward 5 (Weekly).<br><br>*AT THE JULY 13TH PLANNING COMMISSION MEETING, THE APPLICANT REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE AUGUST 10TH 2000 PLANNING COMMISSION MEETING IN ORDER TO RESOLVE ISSUES WITH THE SITE PLAN. AS OF AUGUST 1ST, THE APPLICANT HAD NOT CONTACTED STAFF. THEREFORE, STAFF REQUESTED THAT THIS ITEM BE TABLED.* | **Quinn –**<br>**WITHDRAWN WITHOUT PREJUDICE ITEM NOS. C-6 [V-0006-00], C-7 [V-0016-00], AND C-8 [A-0009-00]**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated the applicant would like to have Item Nos. C-6, C-7 and C-8 withdrawn without prejudice.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**This is final action.**<br><br>(6:17 - 6:18) 1 - 370 |

| ITEM | | ACTION |
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| C-9. | **ABEYANCE - Z-0043-00 - SHIRON CORPORATION**<br><br>Request for a Rezoning FROM: U (Undeveloped) Zone [TC (Town Center) General Plan Designation] TO: T-C (Town Center) of 9.50 Acres on the northwest corner of Centennial Parkway and Tenaya Way (APN: 125-22-404-001), Ward 6 (Mack).<br><br>NOTICES MAILED 115 7/13/00 PC)<br><br>APPROVALS 0<br><br>PROTESTS 6 (7/13/00 PC)<br>1 Speaker<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. This approval is limited to the southerly 615 feet of the parcel.<br><br>2. A Resolution of Intent with a two-year time limit.<br><br>3. A Site Development Plan Review application shall be reviewed by the Planning Commission and approved by the City Council at a public hearing prior to issuance of any permits, any site grading, and all development activity for the site.<br><br>*Public Works*<br>4. Dedicate 45 feet of right-of-way adjacent to this site for Centennial Parkway, 30 feet for Rome Boulevard, and 40 feet for Tenaya Way, including appropriate corner radii prior to the issuance of any permits for this site.<br><br>5. Dedicate 30 feet of right-of-way adjacent to this site for Monte Cristo Way prior to the issuance of any permits for this site unless the west half of Monte Cristo Way adjacent to this site is vacated by the City and/or the County, as applicable. | **Gordon –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Unanimous**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated this site is currently designated as Suburban Mixed Use on the Town Center Land Use Plan. The requested zoning is consistent with that zoning designation and Town Center designation. The location of the subject site within the Town Center General Plan area dictates that the requested zone is appropriate for the site. Staff recommended approval, subject to the conditions.<br><br>GARY BUSBY, Engineer, 6830 South Escondido Street, Suite B, appeared to represent the applicant. Centennial Parkway is being improved by a Special Improvement District to a four-lane road with a median. He concurred with staff's conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>CAROL LeDUC, 7575 Rome Boulevard, appeared to point out that to the west of this property is an R-E property consisting of one (1) acre with an elderly gentleman living on the property. There will have to be some buffers to this commercial property. The elderly gentleman is on County property. There is another ten (10) acres to the north that are zoned R-E. COUNCILMAN BROWN had Town Center expanded under the objection of the County and the residents.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(6:44 –6:54) 1 - 1303 |

| ITEM | ACTION |
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| **ABEYANCE - Z-0043-00 - SHIRON CORPORATION**<br><br>6. Construct half-street improvements on Tenaya Way and on Centennial Parkway adjacent to the southern half of this overall legal parcel. All improvements required on Tenaya Way and on Centennial Parkway shall be constructed within two years of approval of this action by the City Council. However, construction of improvements on Centennial Parkway may be incorporated into the Town Center Loop Road improvement project if allowed by the Special Improvement District section of the Department of Public Works. Failure to comply with this condition may result in this item being reconsidered by the City Council.<br><br>7. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Tenaya Way (for the not a part portion of this overall legal parcel) and Rome Boulevard and Monte Cristo Way adjacent to this site prior to the recordation of a map subdividing this site or the issuance of any permits for this site. If a Vacation application is approved by the City Council and/or the County Commission, the portion of this condition relating to Monte Cristo Way shall not be enforced.<br><br>8. The Special Improvement District Section of the Department of Public Works must be contacted and appropriate written agreements regarding the future construction of Centennial Parkway must be executed by the property owner(s) of record prior to the recordation of a map subdividing this site or the issuance of any permits for this site.<br><br>9. Extend public sewer to the southwest corner of this development to a location and along an alignment acceptable to the City Engineer concurrent with development of this site. | **APPROVED** |

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| **ABEYANCE - Z-0043-00 - SHIRON CORPORATION**<br><br>10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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. | **APPROVED** |

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| | **ABEYANCE - Z-0043-00 - SHIRON CORPORATION**<br><br>11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a map further subdividing this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.<br><br>*Standard Conditions*<br>12. All City Code requirements and design standards of all City departments must be satisfied. | **APPROVED** |

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| C-10. | **ABEYANCE - Z-0060-00 - HARMON KOVAL, LIMITED LIABILITY COMPANY**<br><br>Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 17.7 Acres located on the southwest corner of the intersection of Elkhorn Road and Bradley Road (APN: 125-24-103-001 and 125-24-105-001), PROPOSED USE: 53-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).<br><br>NOTICES MAILED 103 [Mailed with U-0092-00] (7/27/00 PC)<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning*<br>1. A Resolution of Intent with a two-year time limit.<br><br>2. The maximum density allowed on this site shall be 3.0 residential units per acre.<br><br>3. A deed restriction prohibiting two-story construction shall be recorded on all lots.<br><br>4. Rear setbacks shall be a minimum of 18 feet on all lots.<br><br>5. The developer shall reserve a 10-foot wide corridor on all site perimeters of the property abutting public streets for the purpose of a public landscape easement. This easement shall be constructed by the developer and maintained by the homeowner's association.<br><br>6. The landscape plan shall depict landscape planters within the 10-foot wide corridor on all site perimeters, with minimum 24-inch box trees spaced 30-feet on center and ground cover consisting of a minimum of four 5-gallon shrubs for each tree. | **Truesdell –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS, EXCEPT CONDITION NO. 10 AMENDED AS FOLLOWS: RURAL STREET IMPROVEMENTS SHALL BE ALLOWED ON DORRELL LANE AND JEANETTE STREET. THE DEVELOPER SHALL CONSTRUCT A MINIMUM OF TWO LANES OF PERMANENT PAVING ON DORRELL LANE AND JEANETTE STREET AND SHALL PROVIDE DECOMPOSED GRANITE ADJACENT TO THE PAVEMENT AREA. CURBING SHALL BE INSTALLED IF SUCH IS REQUIRED BY THE DRAINAGE STUDY. THE EXTERIOR STREET LIGHTING ON DORRELL LANE AND JEANETTE STREET WILL BE STUBBED OUT FOR LATER USE, BUT THE INSTALLATION OF THE STREETLIGHTS SHALL BE DEFERRED, PROVIDED THAT THE DEVELOPER PROVIDE TO THE CITY SUCH STREETLIGHTS FOR THE FUTURE INSTALLATION. ALTERNATIVELY, MONIES IN LIEU OF SUCH STREETLIGHTS MAY BE CONTRIBUTED TO THE CITY IF ALLOWED BY THE DEPARTMENT OF PUBLIC WORKS, AND THE RESIDENTS' CONDITIONS**<br>**Unanimous**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated this request is consistent with the General Plan designation of Low Density Residential on the subject site. The density will be compatible with the adjacent residential uses with the addition of staff's conditions. Staff recommended approval, subject to the conditions.<br><br>TIM MORENO, Southwest Engineering, 3610 North Rancho Drive, appeared on behalf of the applicant along with RON JACKSON, Southwest Engineering. MR. ORENO submitted a letter that contained the residents' requests. The residents asked for a minimum lot width of 82 feet in the lots backing into Dorrell Lane. The applicant will give them a maximum of five (5) lots adjacent to Dorrell Lane, but three (3) of the lots will be 79 feet in width. Also, in regard to the emergency gate request of the residents, there will be an emergency gate within the property off the cul-de-sac on Donald Avenue. In regard to staff's Condition No. 10, the applicant would like to continue Dorrell Lane with a 24-foot wide pavement and drainage swells on the side, instead of full improvements and continue to Jeanette Street. The applicant's list is as follows:<br><br>1. Lots adjacent to Dorrell Lane will have a minimum width of 82 feet at the rear of the lot. There will be a maximum of 5 lots adjacent to Dorrell Lane. |

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| **ABEYANCE - Z-0060-00 - HARMON KOVAL, LIMITED LIABILITY COMPANY**<br><br>*Public Works*<br>7. Vacation Application VAC-21-00 shall record prior to the recordation of any Final Maps for this site. If said Vacation is not approved, then a revised site plan shall be submitted for review prior to the issuance of any permits or the recordation of any Final Maps for this site.<br><br>8. Submit a Petition of Vacation Application to vacate that portion of Donald Road not proposed to be vacated by VAC-21-00. Such Vacation Application must be acted upon by City Council prior to the submittal of a Tentative Map for this site. If such Vacation Application is approved, the Order of Vacation shall record prior to the recordation of any Final Maps overlying the area to be vacated. If not approved, the Tentative Map shall respect existing right-of-way and the Final Map shall offer for dedication 30 feet of right-of-way adjacent to this site for Donald Road, a 15-foot radius at the southeast corner of Donald Road and Jeanette Street, and the appropriate right-of-way required for a cul-de-sac to terminate Donald Road within this development.<br><br>9. Dedicate 30 feet of right-of-way adjacent to this site for Jeanette Street, 40 feet for Bradley Road, a 20 foot radius on the northwest corner of Bradley Road and Dorrell Lane, a 15 foot radius at the northeast corner of Dorrell Lane and Jeanette Street, and an additional 29 feet for a total radius of 54 feet on the southwest corner of Bradley Road and Elkhorn Road. | 2. The 330 feet adjacent to Dorrell Lane and Jeanette will conform to Senate Bill 391 in which the developer will provide adequate buffer areas, adequate screening and an orderly and efficient transition of land uses.<br><br>3. There will be no two-story structures constructed in this development.<br><br>4. A Master Streetlight Plan for the overall subdivision shall be submitted and approved reflecting rural standards. (gas lighting, coach lights, low level lighting, etc.) The exterior street lighting on Dorrell Lane will be stubbed out for later use, but the lights will not be set, or the developer will provide such funds necessary to make these improvements in the future in the form of a bond with the City of Las Vegas. This is to preserve the rural aspect and control light pollution in and around our neighborhood.<br><br>5. All entrances and egresses are to be positioned on Bradley Road. If an emergency gate is needed, it will be positioned at the corner of Dorrell Lane and Bradley Road. It will be a maximum of 20 feet wide and will incorporate the drainage easement and channel. This is to ensure that the emergency gate and drainage easement will never be used for a second means of entrance or egress to the public.<br><br>6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. This will reflect the least amount of fill necessary to maintain a workable drainage system and ensure that this development does not set higher than surrounding established properties. Necessary improvements will be made to control the run-off and trash from leaving this development and standing in our neighborhoods. |

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| **ABEYANCE - Z-0060-00 - HARMON KOVAL, LIMITED LIABILITY COMPANY**<br><br>10. Construct half-street improvements including appropriate overpaving where legally able on Elkhorn Road, Bradley Road, Dorrell Lane, and Jeanette Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction of all required improvements on Elkhorn Road and Bradley Road shall commence within 2 years of approval of this action by the City Council. Failure to comply with this condition may result in this item being reconsidered by the City Council.<br><br>11. Extend public sewer in the Dorrell Lane alignment to the western edge of development and provide a sewer stub in the Donald Road alignment east of Jeanette Street at a location acceptable to the City Engineer concurrent with development of this site.<br><br>12. A Master Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site. | 7. Block wall will incorporate decorative trim and decorative pilasters and have a rural appearance. If possible, provide a drawing of the proposed wall. There will be no stucco on these walls.<br><br>8. A landscape plan will be submitted including the amount, spacing, size and types of plants. No plants are to be poisonous to man or animal.<br><br>9. The developer will agree not to construct houses of less than 1950 livable square footage. The developer will submit drawings of all houses showing floor plans, elevations plans and square footage.<br><br>10. Construction traffic will be controlled to Jones Boulevard and Elkhorn Road keeping the construction traffic from filtering through our neighborhoods to the south. The developer will take any and all necessary action to ensure the control of this traffic.<br><br>MR. REED responded that the Planning and Development staff does not have any concerns with the residents' conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed. |

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| **ABEYANCE - Z-0060-00 - HARMON KOVAL, LIMITED LIABILITY COMPANY**<br><br>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 for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site.<br><br>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. | BART ANDERSON, Public Works, referred to the residents' conditions indicating they could not be imposed by Public Works.<br><br>CHAIRMAN BUCKLEY clarified that against Public Works recommendation, the rural street standards were permitted on Dorrell Lane. MR. ANDERSON added that since this property is immediately adjacent to Dorrell Lane, he would like to add a condition pertaining to that request as follows: "Rural street improvements shall be allowed on Dorrell Lane and Jeanette Street. The developer shall construct a minimum of two lanes of permanent paving on Dorrell Lane and Jeanette Street and shall provide decomposed granite adjacent to the pavement area. Curbing shall be installed if such is required by the drainage study. The exterior street lighting on Dorrell Lane and Jeanette Street will be stubbed out for later use, but the installation of the streetlights shall be deferred, provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works."<br><br>ROBERT GENZER, Planning and Development, noted that in looking at the residents' conditions, staff would like to amend the wording of those conditions.<br><br>NOTE: See Item Nos. C-11 [U-0092-00] and C-12 [VAC-0021-00] for related discussion.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(6:54 – 7:02) 1 - 1510 |

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| **ABEYANCE - Z-0060-00 - HARMON KOVAL, LIMITED LIABILITY COMPANY**<br><br>14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.<br><br>15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.<br><br>16. The final layout of this site shall be determined with the Tentative Map. | APPROVED |

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| C-11. | **ABEYANCE - U-0092-00 - HARMON KOVAL, LIMITED LIABILITY COMPANY**<br><br>Request for a Special Use Permit TO ALLOW PRIVATE STREETS within a proposed single family residential development at the southwest corner of the intersection of Elkhorn Road and Bradley Road (APN: 125-24-103-001 and 125-24-105-001), R-E (Residence Estates) Zone [PROPOSED R-1 (Single Family Residential) Zone], Ward 6 (Mack).<br><br>NOTICES MAILED 103 [Mailed with Z-0060-00] (7/27/00 PC)<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning*<br>1. If this Special Use Permit is not exercised within two (2) years after the approval, this Special Use Permit shall be void unless an Extension of Time is granted.<br><br>2. The Tentative Map application for the proposed residential subdivision on this site shall demonstrate compliance with all provisions of the Las Vegas Municipal Code applicable to private streets, including provision of a separate lot for the private streets.<br><br>*Public Works*<br>3. The proposed Gated access drive shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. | **Truesdell –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH ADDITIONAL CONDITION OF RURAL STREET IMPROVEMENTS SHALL BE ALLOWED ON DORRELL LANE AND JEANETTE STREET. THE DEVELOPER SHALL CONSTRUCT A MINIMUM OF TWO LANES OF PERMANENT PAVING ON DORRELL LANE AND JEANETTE STREET AND SHALL PROVIDE DECOMPOSED GRANITE ADJACENT TO THE PAVEMENT AREA. CURBING SHALL BE INSTALLED IF SUCH IS REQUIRED BY THE DRAINAGE STUDY. THE EXTERIOR STREET LIGHTING ON DORRELL LANE AND JEANETTE STREET WILL BE STUBBED OUT FOR LATER USE, BUT THE INSTALLATION OF THE STREETLIGHTS SHALL BE DEFERRED, PROVIDED THAT THE DEVELOPER PROVIDE TO THE CITY SUCH STREETLIGHTS FOR THE FUTURE INSTALLATION. ALTERNATIVELY, MONIES IN LIEU OF SUCH STREETLIGHTS MAY BE CONTRIBUTED TO THE CITY IF ALLOWED BY THE DEPARTMENT OF PUBLIC WORKS, AND THE RESIDENTS' CONDITIONS**<br>**Unanimous**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated that the proposed private streets would be consistent with a typical local street configuration for newer residential subdivisions in the northwest. Staff recommended approval, subject to the conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>APPEARANCES:<br>TIM MORENO, Southwest Engineering, 3610 North Rancho Drive<br>RON JACKSON, Southwest Engineering. 3610 North Rancho Drive<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed. |

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| **ABEYANCE - U-0092-00 - HARMON KOVAL, LIMITED LIABILITY COMPANY** | ROBERT GENZER, Planning and Development, noted that in looking at the residents' conditions, staff would like to amend the wording of those conditions.<br><br>NOTE: See Item Nos. C-10 [Z-0060-00] and C-12 [VAC-0021-00] for related discussion.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(6:54 – 7:02) 1 - 1510 |

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| C-12. | **ABEYANCE - VAC-0021-00 - HARMON-KOVAL LIMITED LIABILITY COMPANY**<br><br>Petition for a Vacation of a portion of Donald Road generally located west of Bradley Road, Ward 6 (Mack).<br><br>NOTICES MAILED 4 (7/27/00 PC)<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.<br><br>2. All development shall be in conformance with code requirements and design standards of all City departments.<br><br>3. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.<br><br>*Public Works*<br>4. This Petition of Vacation shall be amended to retain those portions of Donald Road necessary to complete a cul-de-sac, unless an acceptable alternative is approved by the City of Las Vegas. | **Truesdell –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Unanimous**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated this Vacation would not adversely affect the site or surrounding properties. Staff recommended approval, subject to the conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>APPEARANCES:<br>TIM MORENO, Southwest Engineering, 3610 North Rancho Drive<br>RON JACKSON, Southwest Engineering. 3610 North Rancho Drive<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>NOTE: See Item Nos. C-10 [Z-0060-00] and C-11 [U-0092-00] for related discussion.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(6:54 – 7:02) 1 - 1510 |

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| **ABEYANCE - VAC-0021-00 - HARMON-KOVAL LIMITED LIABILITY COMPANY**<br><br>5. A 20 foot wide public sewer easement shall be retained along the south edge of the area proposed to be vacated, unless an alternative public sewer plan to service the existing properties to the west is proposed to and approved by the City Engineer.<br><br>6. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved drainage plan/study.<br><br>7. 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.<br><br>8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #7 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. | **APPROVED** |

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| C-13. | **VAC-0023-00 - JOHNNY AND SALLY HOWARD**<br><br>Petition for a Vacation of a public drainage easement generally located east of Cimarron Road, north of Oakey Boulevard, Ward 1 (M. McDonald).<br><br>NOTICES MAILED 4<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. All development shall be in conformance with code requirements and design standards of all City departments.<br><br>2. If the Order or Relinquishment of Interest or Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.<br><br>*Public Works*<br>3. Meet with the Flood Control Section of the Department of Public Works to establish the precise extent of the existing drainage easement that may be vacated prior to the recordation of an Order of Vacation for this site. Provide appropriate documentation to determine the exact location of the existing underground drainage culverts within this drainage easement. Final determination of the boundaries of this Vacation shall be determined by the City Engineer. | **Gordon –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Moran not voting**<br>**(Galati excused)**<br><br>NICK GIANNINI, Planning and Development, said the applicant's justification letter states that this Vacation is needed to eliminate a small portion of a public drainage easement so a recreational vehicle garage may be built in the side/rear yard. The garage is a community requirement of anyone that is parking and maintaining a recreational vehicle on his/her property. Staff recommended approval with the understanding that the final boundaries of this Vacation shall be determined by the City Engineer based upon information provided by the applicant to the Department of Public Works.<br><br>There was no one present to represent the application<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(7:02 – 7:04) 1 - 1990 |

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| | **VAC-0023-00 - JOHNNY AND SALLY HOWARD**<br><br>4. 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.<br><br>5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. | **APPROVED** |

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| C-14. | **V-0112-96(1) - JAMES AND SANDRA SAPP ON BEHALF OF LAMAR ADVERTISING COMPANY**<br><br>Request for a Review of Condition of Approval #4 regarding the covering of the back of an off-premise advertising (billboard) sign at 1109 Western Avenue (APN: 162-04-504-001); M (Industrial) Zone, Ward 3 (Reese).<br><br>NOTICES MAILED 36<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. All signage shall be removed from the side of the off-premise advertising (billboard) sign facing westbound Charleston Boulevard traffic prior to the issuance of any permits for the proposed modification.<br><br>2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free from graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.<br><br>3. Review of condition to comply with all applicable Conditions of Approval for original Variance application (V-0112-96) and all other subsequent site-related actions. | **Quinn –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**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.**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated the applicant is proposing to change signage on an existing (billboard) sign by removing a 14 foot by 48 foot sign facing westbound Charleston Boulevard traffic and constructing a new 14 foot by 42 foot sign facing northbound I-15. The blank face will remain without advertising and be used as the back of the (billboard) sign. This application will reduce the amount of advertising space on the sign by 84 square feet. Since the industrial/commercial nature of the area immediately surrounding the subject site has not changed substantially since the approval of the original Variance, the requested Review of Condition is appropriate. However, approval of this request does not replace the required five-year review, which is scheduled to occur next year. Staff recommended approval, subject to the conditions.<br><br>ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Lamar Advertising Company. This is an existing (billboard) sign that is located adjacent to I-15 and Charleston on the Red Rooster Antique retail shop. It has been in existence for several years. They are proposing to remove some existing advertising space and in its place put the new advertising space that would be oriented towards I-15 where traffic would be heading northbound. The new advertising space will be smaller than what is existing. He concurred with staff's conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed. |

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| **V-0112-96(1) - JAMES AND SANDRA SAPP ON BEHALF OF LAMAR ADVERTISING COMPANY** | COMMISSIONER MORAN asked if the new sign would be higher than the existing sign. ATTORNEY GRONAUER responded that it would not be higher. Currently the sign is a V sign and the back is covered with a brown backing, which is where the new advertising space will be placed. The advertising space on Charleston heading west will be removed and it will have the brown backing. Essentially that means it will be a two-sided sign.<br><br>CHAIRMAN BUCKLEY wondered if this sign would affect the overpass on Industrial Road. BART ANDERSON, Public Works, said that would not be affected because this sign is on the other side of I-15.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(7:04 – 7:09) 1 - 2080 |

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| C-15. | **U-0096-00 - STEVEN J. WEISS ON BEHALF OF THERESA WEISS**<br><br>Request for a Special Use Permit FOR A COMMERCIAL HORSE BOARDING AND TRAINING FACILITY on the northwest corner of Leon Avenue and Rosada Way (APN: 125-36-301-010), R-E (Residence Estates) Zone, Ward 6 (Mack).<br><br>NOTICES MAILED 436<br><br>APPROVALS 1 Speaker<br><br>PROTESTS 7 (within notification radius)<br>1 Speaker<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. This use shall be reviewed in five years at which time the City Council may require this use to cease.<br><br>2. There shall be a maximum of twenty-eight (28) horses boarded on the property at any one time.<br><br>3. If this Special Use Permit is not exercised within one year after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.<br><br>4. All City Code requirements and all City departments' design standards shall be met. | **Gordon –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Truesdell not voting**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated this site is currently developed as a private horse boarding and training facility that is not expanding, but is simply being opened to the public as a commercial use. The submitted site plan depicts a rectangular lot with the barn situated toward the center of the site. A house is depicted on the southwest corner of the site along Rosada Way. The pasture areas are located towards the north and east ends of the property.<br><br>The Zoning Code states that an R-E property may have three (3) horses for each half-acre of land. Using that ratio, this property can accommodate up to twenty-eight (28) horses.<br><br>This site is suitable for an equestrian center because it is located among other equestrian related properties. Staff recommended approval, subject to the conditions.<br><br>THERESA WEISS, 5770 West Rosada Way, appeared to represent the application. She concurred with staff's conditions. The concerns of some residents in Los Prados were addressed prior to this meeting. She would like to have a facility for 38 horses, instead of 28, since this is a training facility where they will be bringing in horses at different times for training on a temporary basis. MR. REED responded that a request for an additional number of horses would require a Variance application since that would not meet the requirements of the Zoning Code.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open. |

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| **U-0096-00 - STEVEN J. WEISS ON BEHALF OF THERESA WEISS**<br><br>*Public Works*<br>5. Dedicate 30 feet of right-of-way adjacent to this site for the north side of Rosada Way, where such does not currently exist, and a 15-foot radius on the northwest corner of Leon Avenue and Rosada Way prior to Occupancy of this site. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.<br><br>6. Construct asphalt paving or other dust-control improvements acceptable to the Department of Public Works on Rosada Way adjacent to this site and extending to the nearest paved street prior to occupancy of this site. Temporary "Goecke" paving is acceptable for dust control purposes.<br><br>7. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Rosada Way and Leon Avenue adjacent to this site. | WILLIAM SCOBIE, 5224 Saranac Road, appeared in approval. The applicant has upgraded this property since they purchased it by keeping it clean and continually improving it. He would like to have the adjacent properties maintain theirs as well as the applicant's property.<br><br>LEONARD KOCHANSKI, 5605 Beach Mill Way, appeared in protest. He was concerned about the odors, insects and droppings left on his property from adjacent properties and this will increase those problems.<br><br>COMMISSIONER GORDON asked MR. KOCHANSKI if this facility was in existence at the time he purchased his property. MR. KOCHANSKI replied that this property was there and this use will increase the unpleasant situation.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>COMMISSIONER MORAN asked the applicant if the horses leave this facility. MRS. WEISS explained that there are two large riding arenas enclosed inside the property and the horses don't go outside of the property. The horses riding around the neighborhood are not from her facility.<br><br>**The City Council will set a date for a Public Hearing on this Item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(7:09 – 7:16) 1 - 2330 |

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| C-16. | **U-0097-00 - PARKWAY RETAIL CENTRE, LIMITED LIABILITY COMPANY**<br><br>Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH AN EXISTING GROCERY STORE (TRADER JOE'S) on the southeast corner of Buffalo Drive and Washington Avenue (APN: 138-27-312-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).<br><br>NOTICES MAILED 67<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. This Special Use Permit shall be reviewed by the City Council in one (1) year.<br><br>2. Approval of this Special Use Permit does not constitute approval of a liquor license.<br><br>3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.<br><br>4. Conformance to all applicable Conditions of Approval for Rezoning Z-131-94 and Site Development Plan Review Z-131-94(5).<br><br>5. If not exercised within one year of approval, this Special Use Permit shall be void unless an Extension of Time is granted.<br><br>6. All City Code requirements and all City departments' design standards shall be met. | **Quinn –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Gordon abstaining inasmuch as the applicant is a tenant in a shopping center owned by his company**<br>**(Galati excused)**<br><br>NICK GIANNINI, Planning and Development, stated that on April 5, 2000 the City Council approved a Special Use Permit, U-0007-00, for the sale of beer and wine for off-premise consumption at this location. Now this applicant would like to sell packaged liquor also. This use will operate within an existing grocery store and will be an accessory use to the primary retail use. The Trader Joe's store conforms to Section 19A.04.050 of the Zoning Code that requires liquor establishments that sell packaged liquor to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or City park. This use is compatible with uses in the area and would take place within an existing retail shopping center and immediately east of the store is a K-Mart store that has been approved for the same packaged liquor use. Staff recommended approval, subject to the conditions.<br><br>ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Trader Joe's. This property is located off the Summerlin Parkway and bounded by Buffalo and Washington. The packaged liquor sales use was omitted from their request for beer and wine sales. There have not been any problems with the beer and wine sales.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(7:16 – 7:20) 1 - 2660 |

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| | **U-0097-00 - PARKWAY RETAIL CENTRE, LIMITED LIABILITY COMPANY**<br><br>*Public Works*<br>7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. | **APPROVED** |

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| C-17. | **U-0122-00 - DECATUR TUFFER LIMITED ON BEHALF OF MEMBERS REALTY GROUP**<br><br>Request for a Special Use Permit and a Site Development Plan Review FOR A PROPOSED 9,006 SQUARE FOOT CHILD CARE CENTER on the west side of Decatur Boulevard, approximately 600 feet north of Alexander Road (APN: 138-01-803-007 & 009), R-E (Residence Estates) Zone, Ward 6 (Mack).<br><br>NOTICES MAILED 320<br><br>APPROVALS 1 Speaker<br><br>PROTESTS 16 (11 within notification radius; 5 outside notification radius)<br>4 Speakers<br>6 Persons in Audience<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. The site plan shall be revised to depict minimum fifteen (15) foot wide landscape planters along Decatur Boulevard and Tuffer Lane.<br><br>2. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.<br><br>3. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).<br><br>4. 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.<br><br>5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first. | **Gordon –**<br>**ABEYANCE TO THE SEPTEMBER 14, 2000 PLANNING COMMISSION MEETING TO ALLOW THE APPLICANT TIME TO MEET WITH SURROUNDING PROPERTY OWNERS**<br>**Unanimous**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated there is vehicular access to this site via one driveway that leads to Decatur Boulevard and one that is accessed from Tuffer Lane. The elevations show the building exterior is finished with columns and raised corner accents. Exterior stucco will utilize two-tone beige colors and a reddish tile roof. The child care center will be compatible with the surrounding area given its close proximity to an existing elementary school and access to Decatur Boulevard. Staff recommended approval, subject to the conditions.<br><br>GREG BORGEL, 300 South 4th Street, appeared to represent the developer. He concurred with the conditions. This facility will be directly across the street from an existing elementary school and that location will provide a valuable service to those parents in the area who need after school care for their elementary age students. The facility will be more a baby-sitting facility. There will be a significant educational element for the overall student population, but it will not be licensed as a school. The developer met with the Northwest Area Residents Association on August 1, 2000. The neighbors felt that once the hours of operation, ages of the children, and lighting pattern on the facility were resolved that they would not have a problem with this facility. They will be returning to the residents meeting prior to the City Council hearing to resolve minor problems.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>LINDA MEYERS, NARA, 5404 Cold River Avenue, appeared in protest. Some of the people notified of the residents meeting did not receive their notice in time. Subsequently, they have gone door-to-door and found many upset neighbors. This project would be detrimental to the surrounding properties that have horses. There is already a traffic concern in the area, as well as ingress and egress to this property. It seemed at the NARA Board Meeting that this developer was uncertain as to whether he would be building a school or child care facility. The developer did not perform a marketing survey. She was fearful of this becoming another abandoned building in the neighborhood. All the similar facilities she contacted in the area have room for additional children. |

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| | **U-0122-00 - DECATUR TUFFER LIMITED ON BEHALF OF MEMBERS REALTY GROUP** | There were approximately six (6) persons in the audience in opposition to this facility. |
| | 6. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted. | COMMISSIONER GORDON wondered if the applicant would be willing to have this item held in abeyance to allow more time to meet with the residents and resolve some of the issues. MR. BORGEL said they would be willing to meet with the residents either prior to the Planning Commission making their recommendation or the City Council meeting. |
| | 7. All City Code requirements and all City departments' design standards shall be met. | MARY JAY, 4040 North Decatur Boulevard, appeared in approval. Decatur Boulevard is transitioning to commercial, so this request would be compatible. She was unaware of the NARA meeting in August and would like to attend their September meeting. |
| | *Public Works*<br>8. Dedicate 30 feet of right-of-way adjacent to this site for Tuffer Lane prior to the issuance of any permits. | PAMELA HALL, NARA, 5025 Judy Court, appeared in protest. There needs to be a traffic study done. The investors of this facility who attended the NARA meeting were unsure whether this would be an educational center or day care center. They also stated they would not be running this facility, but sublease it to a franchise. If the actual owner of the property is not on the premises it is difficult to get the tenants to follow the rules and regulations. |
| | 9. Construct half-street improvements on Tuffer Lane adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. | MIKE MALONE, NARA, 3660 Thom Boulevard, appeared in protest. Decatur Boulevard is a six-lane highway. It will be difficult to cross so many lanes to access this property and for emergency vehicles to access this property due to the narrow driveway. He objected to a screen wall buffering this property when horses will be coming right up to it and children putting their hands through the screening. A block wall would be more acceptable. The Special Use Permit notification sign for this application is on adjacent property. He wondered about the signage being proposed for this property. |
| | 10. 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. | EDWARD GOBEL, 3017 Quiet Breeze Court, appeared in protest. He felt a Traffic Impact Study should be done prior to a decision being made by the City. |
| | 11. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate alignments to provide public sewer to this site prior to the submittal of construction drawings for this site. Extend public sewer to the northwest corner of this site along an alignment and to a location acceptable to the City 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 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. | BART ANDERSON, Public Works, explained that the requirement for a Traffic Impact Analysis is a Condition of Approval. That has not been submitted to the City, but if this application is approved, they will have to provide one prior to obtaining an occupancy permit.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed. |

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| **U-0122-00 - DECATUR TUFFER LIMITED ON BEHALF OF MEMBERS REALTY GROUP**<br><br>12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway 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.<br><br>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. 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. 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. | MR. BORGEL appeared in rebuttal. There will be two accesses, one on Decatur and one on Tuffer. The traffic issues will be resolved through Public Works. The applicant intends to work with a high-end provider who has experience in running a day care center that has a significant educational element comparable in quality to a Montessori Academy. They will be willing to relocate the Special Use Permit notification sign if it is in the wrong location.<br><br>CHAIRMAN BUCKLEY felt it would be helpful to have the input from the September NARA meeting. It does not seem that many types of developments can be placed on this long, slim piece of property. The Planning Commission cannot make its recommendation on a marketing use, just a land use. There seems to be a concern as to whether all the residents were notified. He felt this item should be held in abeyance.<br><br>COMMISSIONER GORDON confirmed that the Planning Commission only makes land use decisions, not economic decisions. COMMISSIONER MORAN disagreed with that theory.<br><br>COMMISSIONER TRUESDELL commented that perhaps this item should be held. In reality there is a NARA board that is qualified to address the issues of the neighborhood. This is an awkward piece of property. It fronts on a major arterial. The traffic situation will be resolved with the Traffic Impact Analysis.<br><br>**To be heard by the Planning Commission on September 14, 2000.**<br><br>(7:20 – 7:46) 1 - 2860 |

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| C-18. | **U-0123-00 - TJP LIMITED PARTNERSHIP AND DITTA SUSAN WEINER ON BEHALF OF SEILER, INC.**<br><br>Request for a Special Use Permit FOR A PROPOSED FORTY FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on the west side of Decatur Boulevard, approximately 300 feet north of O'Bannon Drive (APN: 163-01-708-004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).<br><br>NOTICES MAILED 147<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.<br><br>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.<br><br>3. All development shall be in conformance with the Site Development plan and building elevations.<br><br>4. All City Code requirements and design standards of all City departments must be satisfied. | **Moran –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Buckley voting NO and Gordon abstaining because the law firm that represents this application is also the firm that handles the legal work for his business.**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated this use would be compatible with the pattern of on-premise signage along this portion of Decatur Boulevard. This billboard is in compliance with the separation requirements from single-family residential property and other billboards. Staff recommended approval, subject to the conditions.<br><br>ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Seiler, Inc. This sign will be located in the Trader Joe's shopping center adjacent to Decatur Boulevard. To the north is a Chrysler/Plymouth dealer and U.S. Bank of Nevada. Decatur Boulevard is 120 feet wide. Previous signs in this corridor have been approved by the Planning Commission and City Council, which would make this billboard compatible with the surrounding area. He concurred with staff's conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(7:46 – 7:49) 2 -390 |

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| C-19. | **U-0125-00 - PARAMOUNT INVESTMENTS COMPANY ON BEHALF OF SHIRLEY STEVENS**<br><br>Request for a Special Use Permit to allow A PSYCHIC ARTS BUSINESS at 1924 East Charleston Boulevard (APN: 162-02-512-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).<br><br>NOTICES MAILED 110<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to;<br><br>*Planning and Development*<br>1. The handicapped parking stall shall be a minimum nine feet wide, with a minimum five (5) foot wide access aisle on one side and a minimum eight feet wide access aisle on the other side.<br><br>2. The parking stalls on the north side of the building shall be striped in accordance with the submitted site plan.<br><br>3. If this Special Use Permit is not exercised within one (1) year after the approval by City Council, then this Special Use Permit shall be void unless an Extension of Time is granted.<br><br>*Public Works*<br>4. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.<br><br>5. Provide a copy to the City of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the east prior occupancy of this site. | **Moran –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Unanimous**<br>**(Galati excused)**<br><br>NICK GIANNINI, Planning and Development, stated that the applicant intends to give psychic palm and tarot readings to help people find spiritual enlightenment and inner self-harmony. The proposed use will take place within a suite of an existing office building. Parking is provided on the east and north sides of the building. The handicapped parking space depicted on the submitted site plan does not meet current City standards for van accessibility. Condition of Approval No. 1 requires a handicapped stall to be restriped to meet current standards. The parking stalls depicted on the north side of the building need to be restriped, which is addressed in Condition No. 2. This use will be compatible with the surrounding area and not generate high noise levels or high traffic volumes and be conducted in a manner largely undetected from outside the building. Staff recommended approval, subject to the conditions.<br><br>SHIRLEY STEVENS, 1924 East Charleston Boulevard, appeared to represent the application. She concurred with staff's conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(7:49 – 7:52) 2 - 490 |

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| C-20. | **U-0126-00 - SIMON, INC. ON BEHALF OF PATRICIA MARKS**<br><br>Request for a Special Use Permit FOR A PSYCHIC ARTS BUSINESS at 511 East Charleston Boulevard (APN: 139-34-410-166), C-2 (General Commercial) Zone, Ward 5 (Weekly).<br><br>NOTICES MAILED 85<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. The parking areas shall be striped in accordance with the submitted site plan.<br><br>2. If this Special Use Permit is not exercised within one (1) year after the approval by City Council, then this Special Use Permit shall be void unless an Extension of Time is granted.<br><br>*Public Works*<br>3. Future development or redevelopment of this site will require a larger corner radius and possible curbline reconstruction to facilitate westbound vehicular traffic on Charleston Boulevard turning northbound onto Las Vegas Boulevard. No dedication or reconstruction is required with this Special Use Permit application at this time. | **Truesdell –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Unanimous**<br>**(Galati excused)**<br><br>NICK GIANNINI, Planning and Development, stated the applicant intends to give psychic tarot card readings. The applicant is a professional psychic that has been licensed and bonded through the State of Florida since 1976. She also has a Clark County psychic arts business license. This use will be in a suite of an existing office building. Parking is provided in front of the adjacent suites on this site. The total parking requirement is ten (10) parking spaces and the submitted site plan depicted is eleven (11) spaces. The actual current parking provided on the site does not match what is depicted on the site plan. Therefore, Condition No. 1 requires the parking areas to be striped according to the submitted site plan. This use will be compatible with the surrounding area and will not generate high noise levels or high traffic volumes and be conducted in a manner largely undetected from outside the building. Staff recommended approval, subject to the conditions.<br><br>ATTORNEY MICHAEL SINGER, 520 South 4th Street, appeared on behalf of the applicant. This is a use that is permitted under the current zoning. There has not been any opposition.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(7:52 – 7:54) 2 - 560 |

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| C-21. | **U-0127-00 - COX COMMUNICATIONS LAS VEGAS, INC.**<br><br>Request for a Special Use Permit FOR A UTILITY SERVICE PROVIDER (COX COMMUNICATIONS CENTER) on the northeast corner of Bonanza Road and Rancho Drive (APN's: 139-29-704-002 through 008), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).<br><br>NOTICES MAILED 227 (Mailed with V-0049-00 and SD-0046-00)<br><br>APPROVALS 1 Speaker<br><br>PROTESTS 2 Speaker<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. Conformance to the Conditions of Approval of SD-0046-00 as required by the Planning and Development Department and the Department of Public Works.<br><br>2. All City Code requirements and design standards of all City departments must be satisfied. | **Gordon –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Goynes abstaining inasmuch as his company is under contract with Cox Communications, Moran abstaining inasmuch as her husband does business with Cox Communications, and Quinn abstaining because his firm will be submitting a proposal on this project**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated this use would not adversely affect the surrounding uses. It is compatible with the retail and office developments and service commercial land use designations along this portion of Rancho Drive. Staff recommended approval, subject to the conditions.<br><br>STEVE SCHORR, Cox Communications, 121 South Martin Luther King Boulevard, appeared along with NELSON MOWER, Cox Communications, and TOM SCHOEMAN, JMA Architecture Studios, 10150 Covington Cross Drive, to represent Item Nos. C-21, C-22 and C-23. MR. SCHORR concurred with the conditions on this Special Use Permit.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>JEFF JORDAN, 710 Dike Lane, appeared in protest. His main concern is the six-story parking garage that will generate a lot of traffic and use Dike Lane. The parking garage will destroy his view of the mountains.<br><br>DEMETRIAS McWHORTER, 715 Dike Lane, appeared in approval. However, he was concerned as to the proximity of the parking structure to his property as it could block his view. His major concern is the blockage of the view due to the parking structure. He wondered about the eight-foot high screening wall and if this property were annexed into their commercial property if that would leave his property residential. Another concern was the location of satellite dishes. |

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| **U-0127-00 - COX COMMUNICATIONS LAS VEGAS, INC.** | SERGIO DEANDA, 805 Dike Lane, appeared in protest. Most of the surrounding residents are Hispanics who have children, so the main concern is traffic.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>COMMISSIONER GORDON noted that the plan on the monitor indicates considerable parking lot landscaping, but the plan in the documentation submitted to the Commissioners by staff does not indicate as much landscaping in the parking lanes. MR. SCHORR responded that if the parking structure were moved then the landscaping would be revised. There is landscaping in the perimeter of the parking structure, but no landscaping in the site plan within the center section of the area. Therefore, what is in the backup documentation for the Commissioners is correct. COMMISSIONER GORDON wondered why the applicant is removing the landscaping in the interior of the parking areas. MR. SCHORR indicated that the reason is because of ease of access for the employees.<br><br>TOM SCHOEMAN indicated where the parking would be for the Cox Communications vehicles, which are primarily vans. A lot of landscaping would hinder their movement.<br><br>COMMISSIONER GORDON objected to requiring an applicant to acquire property because then the landowner would take advantage of that situation and charge a high price. He felt the parking garage should not be moved. In addition, the street should be cut through to Warren Drive to give access all the way around.<br><br>COMMISSIONER TRUESDELL felt the landscaping on the perimeter has been done very well, but there could be some landscaping in the open area. This facility could be a great asset for that area. One plan in the backup documentation shows a bus lane on U.S. 95 south of Ernest May and the other plan shows a driveway. He felt the driveway would create a problem. There is traffic going across the vacant lots. Access to Dike Lane is critical to the success of this project and problematic to the neighborhood. He urged Cox Communications to address some of the neighborhoods concerns. He felt requiring the applicant to acquire additional property is not appropriate for consideration by the Planning Commission. |

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| **U-0127-00 - COX COMMUNICATIONS LAS VEGAS, INC.** | MR. SCHORR responded that they want to be a good neighbor in this community and don't want to be a danger to children. They will volunteer to put in a sidewalk along Dike Lane, if it is not already in place. In regard to the entrance, there is a deceleration lane to the entrance on Rancho. That was done because they originally wanted to have an entrance for employees off Dike Lane, which staff would not allow. Therefore, they had to put a drive off Rancho to allow for access to the property.<br><br>NOTE: See Item Nos. C-22 [V-0049-00] and C-23 [SD-0046-00] for related discussion. |
| | **The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(7:54 – 8:31) 2 – 640<br>Recess |

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| C-22. | **V-0049-00 - COX COMMUNICATIONS LAS VEGAS, INC.**<br><br>Request for a Variance TO ALLOW A PROPOSED SIX-STORY, 55 FOOT HIGH PARKING STRUCTURE 35 FEET FROM THE EAST PROPERTY LINE WHERE 165 FEET IS THE MINIMUM SETBACK REQUIRED BY THE RESIDENTIAL ADJACENCY STANDARDS IN CONJUNCTION WITH A PROPOSED UTILITY SERVICE PROVIDER FACILITY (COX COMMUNICATIONS CENTER) on the northeast corner of Bonanza Road and Rancho Drive (APN's: 139-29-704-002 through 008), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).<br><br>NOTICES MAILED 227 (Mailed with U-0127-00 and SD-0046-00)<br><br>APPROVALS 1 Speaker<br><br>PROTESTS 2 Speakers<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. The applicant shall submit proof to the Planning and Development Department (prior to the issuance of building permits for the parking garage) indicating that all of the remaining residentially zoned properties, on the west side of Dike Lane and within 165 feet of the parking garage, have been acquired by Cox Communications.<br><br>2. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council. | **Gordon –**<br>**APPROVED, WITH DELETION OF CONDITION NO. 1, AND ADDITIONAL CONDITION TO SCREEN THE EAST SIDE OF THIS PROPERTY WITH LANDSCAPING TO BE ACCEPTABLE TO STAFF**<br>**Motion carried with Goynes abstaining inasmuch as his company is under contract with Cox Communications, Moran abstaining inasmuch as her husband does business with Cox Communications, and Quinn abstaining because his firm will be submitting a proposal on this project**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated the adjacent residential property is in a transition area with multi-family uses to the north and east, public facility to the south, and commercial zoning to the east. The applicant owns several abutting residential lots and is attempting to purchase the remaining abutting residential property east of this site for a non-residential development. Staff recommended approval, subject to the conditions.<br><br>STEVE SCHORR, Cox Communications, 121 South Martin Luther King Boulevard, appeared along with NELSON MOWER, Cox Communications, and TOM SCHOEMAN, JMA Architecture Studios, 10150 Covington Cross Drive, to represent Item Nos. C-21, C-22 and C-23. MR. SCHORR said the location and construction of the parking structure is critical to the overall site proposal for the development that will ultimately be the property for Cox Communications. They plan to purchase all the residential properties on the west side of Dike Lane. Sixty percent of those properties have been purchased. They are in negotiations with the last two of those properties. The owner of the third property does not desire to sell his property. The construction of the parking structure will not interfere with the quality of life of that resident. If they are unable to purchase that property, the parking garage will be shifted to another location where it will be outside the 165-foot area. The design of the parking garage will meet the requirements of the property owner, but will not meet the requirements as set forth by staff.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open. |

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| **V-0049-00 - COX COMMUNICATIONS LAS VEGAS, INC.**<br><br>3. Conformance to the Conditions of Approval of SD-0046-00 as required by the Planning and Development Department and the Department of Public Works.<br><br>4. All City Code requirements and design standards of all City departments must be satisfied. | APPEARANCES:<br>JEFF JORDAN, 710 Dike Lane<br>DEMETRIAS McWHORTER, 715 Dike Lane<br>SERGIO DEANDA, 805 Dike Lane<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>COMMISSIONER GORDON made a motion for approval, subject to staff's conditions, except deleting Condition No. 1.<br><br>COMMISSIONER TRUESDELL thought the applicant should enhance the landscaping along the east side of this property for better buffering.<br><br>NOTE: See Item Nos. C-21 [U-0127-00] and C-23 [SD-0046-00] for related discussion.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(7:54 – 8:31) 2 – 640<br>Recess |

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| C-23. | **SD-0046-00 - COX COMMUNICATIONS LAS VEGAS, INC.**<br><br>Request for a Site Development Plan Review FOR A PROPOSED 5,400 SQUARE FOOT RETAIL CABLE TELEVISION EQUIPMENT AND SERVICES STORE, A 230,000 SQUARE FOOT, 4-STORY OFFICE BUILDING AND A 6-STORY PARKING STRUCTURE (COX COMMUNICATIONS CENTER); A REQUEST FOR A WAIVER OF THE 8 FOOT HIGH SCREENING WALL REQUIRED BETWEEN SINGLE-FAMILY AND COMMERCIAL PROPERTIES; AND A REQUEST FOR A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on the northeast corner of Bonanza Road and Rancho Drive (APN's: 139-29-704-002 through 008), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).<br><br>NOTICES MAILED 227 (Mailed with U-0127-00 and V-0049-00)<br><br>APPROVALS 1 Speaker<br><br>PROTESTS 2 Speakers<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. A waiver of the required 8-foot high screening wall between single-family and commercial properties is granted provided that the applicant shall submit proof to the Planning and Development Department indicating that all of the remaining residentially zoned properties, adjacent to this site and on the west side of Dike Lane, have been acquired by Cox Communications.<br><br>2. The landscaping requirements of the Urban Design Guidelines and Standards are waived within the employee parking areas. Landscaping within those areas shall be as depicted on the submitted development plans. | **Gordon –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS, DELETING CONDITION NO. 1 AND CONDITION NO. 4 AND APPLICANT INSTALL PUBLIC SIDEWALK AT THEIR EXPENSE TO CITY STANDARDS ALONG THE WEST SIDE OF DIKE LANE FROM THE WARREN DRIVE ALIGNMENT SOUTH TO TIE INTO EXISTING IMPROVEMENTS NEAR BONANZA ROAD**<br>**Motion carried with Goynes abstaining inasmuch as his company is under contract with Cox Communications, Moran abstaining inasmuch as her husband does business with Cox Communications, and Quinn abstaining because his firm will be submitting a proposal on this project**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated access to this site is from a single driveway to Rancho Drive and two driveways to Ernest May Lane. Ernest May Lane will be extended east to Dike Lane, where it will connect Warren Drive. A four-story office building with a basement is shown in the south portion of the site. Parking for the office building is provided within a six-story garage to the east with a surface lot to the north. One story customer service building with drive-up tellers and a parking lot is shown in the north portion of the site. All the structures will have synthetic stucco exteriors with sandstone accents and an earth tone color pallet.<br><br>A Variance from the residential adjacency standards is being sought for the garage. Staff recommended approval of that request with a condition requiring the acquisition of all the residential lots on the west side of Dike Lane within 165 feet of the parking garage. The applicant is also requesting a waiver of the eight-foot high screening wall with wire between single family and commercial properties. Staff recommended approval of that waiver with a condition that the applicant acquired all the residential lots on the west side of Dike Lane. |

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| **SD-0046-00 - COX COMMUNICATIONS LAS VEGAS, INC.**<br><br>3. The fence on the east property line shall be of steel tube construction matching that depicted on the north, south and west property lines.<br><br>4. The proposed connection of Ernest May Lane and Warren Drive shall be deleted.<br><br>*Public Works*<br>5. The related Vacation Action (VAC-4-00) shall record prior to occupancy of this site.<br><br>6. Construct all incomplete half-street improvements on Rancho Drive, Bonanza Road, Ernest May Lane, and Dike Lane adjacent to this site concurrent with development of this site. Also, if the proposed connection of Ernest May Lane to Warren Drive is approved by the City Council, dedicate all appropriate right-of-way and construct full-width street improvements for such connection concurrent with development of this site. The required improvements on Rancho Drive and Bonanza Road may be deferred, if allowed by the City Engineer, in order to coordinate the construction of these off-sites with the possible future widening of Rancho Drive. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.<br><br>7. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site prior to the submittal of any sewer-related construction drawings. Offsite public sewer improvements may be required to address capacity issues associated with this project. | The site plan depicts an eight-foot high chain link fence along the east property line. The Urban Design Guidelines discourage chain link fencing. Condition No. 3 recommends that the fence on the east property line shall be constructed of steel tubing matching that depicted on the site plans on the north, south and west property lines. Ernest May Lane will be extended east to Dike Lane where it will connect to Warren Drive. That will lead to commercial traffic using Warren Drive and Carter Street, which abut residential property, to access Washington Avenue. Commercial traffic is not compatible with residential land uses and Condition No. 4 recommends that the connection be deleted.<br><br>Staff recommended approval, subject to the conditions.<br><br>STEVE SCHORR, Cox Communications, 121 South Martin Luther King Boulevard, appeared along with NELSON MOWER, Cox Communications, and TOM SCHOEMAN, JMA Architecture Studios, 10150 Covington Cross Drive, to represent Item Nos. C-21, C-22 and C-23. MR. SCHORR was concerned about Condition No. 4 because that would direct the traffic onto Bonanza Road where there have been several accidents. To place additional traffic on Bonanza and Rancho would create an even more hazardous condition. Instead, they want to relieve the traffic on Bonanza and Rancho, especially since NDOT is proposing to expand Rancho to six lanes and move the traffic from this facility to the loop behind. The traffic studies in existence do not show any commercial traffic now using Ernest May Lane.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>APPEARANCES:<br>JEFF JORDAN, 710 Dike Lane<br>DEMETRIAS McWHORTER, 715 Dike Lane<br>SERGIO DEANDA, 805 Dike Lane<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>COMMISSIONER GORDON made a motion for approval, subject to the conditions, and additional condition of installing a sidewalk along Dike Lane<br><br>COMMISSIONER GALATI thought the bus turnout is more appropriate than a driveway. |

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| **SD-0046-00 - COX COMMUNICATIONS LAS VEGAS, INC.**<br><br>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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The proposed driveway onto Rancho Drive must meet NDOT concurrence.<br><br>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 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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. | COMMISSIONER GORDON felt the driveway should remain.<br><br>MR. SCHORR agreed to installing a sidewalk along Dike Lane.<br><br>NOTE: See Item Nos. C-21 [U-0127-00] and C-22 [V-0049-00] for related discussion.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(7:54 – 8:31) 2 – 640<br>Recess |

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| **SD-0046-00 - COX COMMUNICATIONS LAS VEGAS, INC.**<br><br>10. Submit an Encroachment Agreement or obtain an Occupancy Permit, as applicable, for all landscaping and private improvements located in the Rancho Drive and Bonanza Way public rights-of-way adjacent to this site prior to occupancy of this site.<br><br>11. Landscape and maintain all unimproved right-of-way on Rancho Drive and Bonanza Road adjacent to this site as required by the Department of Public Works.<br><br>12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the City Engineer.<br><br>*Standard Conditions*<br>13. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.<br><br>14. 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. | **APPROVED** |

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| | **SD-0046-00 - COX COMMUNICATIONS LAS VEGAS, INC.**<br><br>15. 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.<br><br>16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).<br><br>17. All City Code requirements and design standards of all City departments must be satisfied.<br><br>18. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.<br><br>19. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.<br><br>20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.<br><br>21. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code. | **APPROVED** |

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| C-24. | **V-0046-00 - KEN MATONOVICH**<br><br>Request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM ALLOWED, AN 8 FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED, AND A WAIVER OF THE REQUIRED LANDSCAPING IN CONJUNCTION WITH AN APPROVED AUTO DEALERSHIP at 4600 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Mack).<br><br>NOTICES MAILED 373<br><br>APPROVALS 0<br><br>PROTESTS 1 (within notification radius)<br><br>STAFF RECOMMENDATION: DENIAL. If Approved, subject to:<br><br>*Planning and Development*<br>1. The building shall maintain a minimum 8-foot side yard setback. The setback area shall be landscaped in accordance with the Las Vegas Urban Design Guidelines and Standards.<br><br>2. Conformance to the Conditions of Approval for SD-0023-00.<br><br>3. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.<br><br>4. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.<br><br>5. All development must be in conformance with the plot plans and elevations. | **Gordon –**<br>**DENIED BECAUSE THERE IS NO HARDSHIP ASSOCIATED WITH THE SITE**<br>**Unanimous**<br>**(Galati excused)**<br><br>NICK GIANNINI, Planning and Development, stated that on June 7, 2000 the City Council approved a request for a Site Development Plan Review for a used car dealership on this property contingent upon the approval of appropriate setback Variances.<br><br>The applicant is proposing an eight-foot rear yard setback and zero foot side yard setback in conjunction with a minor auto repair building. Reducing the side yard setback to zero feet would also eliminate the eight foot wide landscape planter pursuant to the Las Vegas Urban Design Guidelines and Standards. The applicant's justification letter states that the reduction of the required setbacks would eliminate the dead area behind and on the side of the building, which would otherwise attract trash and debris.<br><br>The Variance process is not available to relieve a hardship, which is solely personal, self-create or financial in nature. No hardship exists which would warrant the granting of this Variance. Staff does not feel the area behind the building would be a dead area. Landscape planters would provide a buffer for surrounding uses while aesthetically enhancing the site. The site is rectangular in shape with no exceptional narrowness and flat with no topographical conditions. There is no extraordinary situation which would result in difficulties or undue hardship upon the owner.<br><br>Staff recommended denial. |

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| **V-0046-00 - KEN MATONOVICH**<br><br>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.<br><br>7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license. | PHILLIP REGESKI, P.R.E. Engineering, 9125 South Industrial Road, appeared to represent the applicant. The design has already been approved, but changes have been made due to engineering that was done after the approval. This site is in a flood zone and affected by relatively major flood flows. They wanted to move the office building towards the front so the general public would have a view of the cars and the sales facility. That would allow the area in the back of the office to be used for loading and unloading of the cars, cleaning, and performing minor repairs. However, when engineering was done it was determined that this site is in a flood zone. There is a rental yard just to the north and in front of that yard is a 40-foot drainage swell that carries 215 cubic feet per second. That flow goes over the entire front of this property. As a result, the office building should be kept towards the back, which means the area left for loading and unloading of the cars is small. With that in mind they moved the minor car sales against the property line.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>NOTE: See Item No. C-25 [U-0019-00(1)] for related discussion.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(8:43 – 8:50) 2 - 2024 |

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| C-25. | **U-0019-00(1) - KEN MATONOVICH**<br><br>Request for a Review of Condition of Approval #3 regarding a deed restriction to prohibit the sale of vehicles on Sunday at 4600 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Mack).<br><br>NOTICES MAILED 373 (Mailed with V-0046-00)<br><br>APPROVALS 0<br><br>PROTESTS 1 (within notification radius)<br><br>STAFF RECOMMENDATION: DENIAL. If Approved, subject to:<br><br>*Planning and Development*<br>1. The used car dealership shall not operate on Sundays.<br><br>2. The Special Use Permit shall be reviewed in one (1) year at which time, if any problems are found, Condition #3 may be re-imposed. | **Gordon –**<br>**DENIED BECAUSE THE ORIGINAL CONDITION IS APPROPRIATE**<br>**Unanimous**<br>**(Galati excused)**<br><br>NICK GIANNINI, Planning and Development, stated that at the May 3, 2000 City Council meeting a Condition of Approval was added to Special Use Permit U-0019-00 that requires a deed restriction, which would prohibit the operation of this car dealership on Sundays. The applicant is proposing to keep the restriction, but would like to tie the restriction to the Special Use Permit rather than the deed. The applicant states in his justification letter that if the restriction is recorded on the deed it may affect the property if another type of commercial development is placed on the site. The subject condition reads: "A deed restriction shall be recorded that the used car dealership shall not operate on Sundays." The restriction is specific to the used car sales use. The restriction can be clearly stated in the deed to apply only to the used car sales use and not affect possible uses on the site that are not related to used car sales. Therefore, staff recommended denial.<br><br>PHILLIP REGESKI, P.R.E. Engineering, 9125 South Industrial Road, appeared to represent the applicant. This land will go under the ownership of L.L.C. for financial purposes. If the use regarding being closed on Sundays is tied to the deed, not to the Special Use Permit, and there were to be a change on the use of the property, it would have to be changed with the City and the L.L.C.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed. |

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| **U-0019-00(1) - KEN MATONOVICH** | COMMISSSIONER GORDON noted that an owner of a property could change the deed restriction at any time by recording an amended deed restriction. The City Council wanted that restriction so that in the event the property was sold subsequently, that buyer would have to take title subject to that restriction; whereas, the subsequent buyer may not be aware of that restriction if it is just placed within the Use Permit.<br><br>COMMISSIONER TRUESDELL agreed with COMMISSIONER GORDON. The City Council wanted it known that the deed restriction existed.<br><br>MR. REGESKI clarified that they are not requesting this business be open on Sundays. The business will be operated by a gentleman who is in attendance at this meeting and the ownership will be under L.L.C. He requested Condition No. 2 be deleted if this item is approved.<br><br>NOTE: See Item No. C-24 [V-0046-00] for related discussion.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(8:50 – 8:56) 2 - 2340 |

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| C-26. | **V-0047-00 - GLEN J. LERNER**<br><br>Request for a Variance TO ALLOW A PROPOSED 3,900 SQUARE FOOT ADDITION TO AN EXISTING 2,500 SQUARE FOOT OFFICE BUILDING TO BE 38 FEET FROM THE REAR YARD PROPERTY LINE WHERE 105 FEET IS THE MINIMUM SETBACK REQUIRED BY THE RESIDENTIAL ADJACENCY STANDARDS at 108 and 112 South Jones Boulevard (APN: 138-36-112-005 & 006), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).<br><br>NOTICES MAILED 176 [Mailed with Z-0026-91(13)]<br><br>APPROVALS 1 (within notification radius)<br>1 Letter<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: DENIAL, If Approved, subject to:<br><br>*Planning and Development*<br>1. If this Variance is not exercised within two years from the date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council. | **Gordon –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH AN ADDITIONAL CONDITION OF THE WINDOWS ON THE EAST SIDE OF THE SECOND FLOOR BE MITIGATED**<br>**Unanimous**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated this request is for the purpose of constructing a two-story addition to the existing office building. The total height of the addition will be 35 feet. The proposed building will be set back 37'8" from the rear property line where 105' is the minimum allowed. There is no evidence of any unique or extraordinary circumstances associated with this site and believes the applicant is attempting to overbuild the property. Staff recommended denial.<br><br>GREG BORGEL, 300 South 4th Street, appeared to represent the applicant, who is an attorney and has an office on this property, but wants to expand his office. The City has allowed a residential lot to be developed on a section line road and that road was developed as a major thoroughfare with a freeway entrance a hundred yards away, making the lot unusable as a residence, so there is some legal hardship.<br><br>He was on the committee that worked on the City's ordinance revision when Title 19A was compiled. The residential adjacency standards were put in place to protect the neighbors.<br><br>They have met with the neighbors who like having Mr. Lerner as a neighbor and are in approval of this addition without requiring the residential adjacency setback and substituting a requirement that any second story windows be obscured so that any impact on their privacy would be negated. He submitted a letter from the resident at 113 Mallard Street in approval.<br><br>This is a low intensity use that is already in place and compatible with the neighbors. The neighbors' only request is that the second story windows be obscured so that there would not be any intrusion onto their rear yards. |

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| **V-0047-00 - GLEN J. LERNER** | CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>COMMISSIONER GORDON felt the only problem with this request is the parking. MR. BORGEL explained that the architect needs to redesign the parking. In addition, they are willing to screen the windows on the east side with an opaque material as requested by the neighbors.<br><br>COMMISSIONER TRUESDELL felt the conditions could be worked out between the developer, architect and staff.<br><br>CHAIRMAN BUCKLEY thought this would be more beneficial for the area than a little one-house office.<br><br>NOTE: See Item No. C-27 [Z-0026-91(13)] for related discussion.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(8:56 – 9:08) 2 - 2620 |

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| C-27. | **Z-0026-91(13) - GLEN J. LERNER**<br><br>Request for a Site Development Plan Review and a Waiver of the Required Landscaping FOR A PROPOSED 3,900 SQUARE FOOT TWO-STORY ADDITION TO AN EXISTING 2,500 SQUARE FOOT ONE-STORY OFFICE BUILDING (LERNER OFFICE BUILDING) at 108 and 112 South Jones Boulevard (APN's: 138-36-112-005 and 006), R-1 (Single-Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).<br><br>NOTICES MAILED 176 (Mailed with V-0047-00)<br><br>APPROVALS 1 Letter<br><br>PROTESTS 1 (within notification radius)<br><br>STAFF RECOMMENDATION: DENIAL. If Approved, subject to:<br><br>*Planning and Development*<br>1. The applicant shall submit a revised site plan depicting parking and handicap accessible spaces that are in conformance with the requirements of the City of Las Vegas Zoning Code (Title 19A).<br><br>2. The applicant shall submit a revised landscape plan to depict compliance with the landscape requirements of Zoning Case Z-0026-91 Conditions of Approval Nos. 3 and 4, for a planter of ten (10) feet in width with a minimum of two (2) 24-inch box trees with shrubs and ground cover, along the street rights-of-way.<br><br>3. The landscape plan shall be revised to depict a planter of five (5) feet in width with a minimum of two (2) 24-inch box trees with shrubs and ground cover along the north property line.<br><br>4. Site development to be in compliance with the submitted elevations and site plan as amended by the above conditions. | **Gordon –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH CONDITION NO. 10 AMENDED TO REQUIRE A WRITTEN REQUEST TO THE *TRAFFIC ENGINEER*, RATHER THAN THE TRAFFIC AND PARKING COMMISSION**<br>**Unanimous**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated there are concerns over the accessibility of the parking spaces that are accessed from beneath the building. It is unclear how the columns supporting the building are affecting the parking spaces and how automobiles will maneuver in this area. Staff was unable to reach the architect this week.<br><br>The parking spaces along the east property line abutting the single family residential properties are depicted as being 15'8" deep by 8' wide. That does not meet the City of Las Vegas parking space standards. The City requirements for parking spaces are 9' x 18' for a standard parking space and 8' x 18' for a compact parking space.<br><br>The rear and side yard landscaping plans are unacceptable because no landscape planters are proposed along the rear and side property lines.<br><br>This development is not consistent with Title 19A or the Landscape Wall and Buffer Standards in that the proposed office does not meet the required residential adjacency requirements, nor does it provide proper parking spaces or perimeter landscaping.<br><br>Staff recommended denial.<br><br>GREG BORGEL, 300 South 4th Street, appeared to represent the applicant, who is an attorney and has an office on this property, but wants to expand his office. The City has allowed a residential lot to be developed on a section line road and that road was developed as a major thoroughfare with a freeway entrance a hundred yards away, making the lot unusable as a residence, so there is some legal hardship. |

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| **Z-0026-91(13) - GLEN J. LERNER**<br><br>*Public Works*<br>5. A Reversionary Map shall record for the purpose of reverting to acreage lots 5 and 6 prior to the issuance of any permits.<br><br>6. 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.<br><br>7. 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. Driveways shall be designed, located and constructed in accordance with the intent of Standard Drawing #222a. In addition, all driveways must meet Nevada Department of Transportation (NDOT) standards.<br><br>8. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits for this site.<br><br>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 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas | They have met with the neighbors who like having Mr. Lerner as a neighbor and are in approval of this addition without requiring the residential adjacency setback and substituting a requirement that any second story windows be obscured so that any impact on their privacy would be negated. He submitted a letter from the resident at 113 Mallard Street in approval.<br><br>This is a low intensity use that is already in place and is compatible with the neighbors. The neighbors' only request is that the second story windows be obscured so that there would not be any intrusion onto their rear yards.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>COMMISSIONER GORDON felt the only problem with this request is the parking. MR. BORGEL explained that the architect needs to redesign the parking. In addition, they are willing to screen the windows on the east side with an opaque material as requested by the neighbors.<br><br>COMMISSIONER TRUESDELL felt the conditions could be worked out between the developer, architect and staff.<br><br>CHAIRMAN BUCKLEY thought this would be more beneficial for the area than a little one-house office.<br><br>NOTE: See Item No. C-26 [V-0047-00] for related discussion.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(8:56 – 9:08) 2 - 2620 |

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| | **Z-0026-91(13) - GLEN J. LERNER**<br><br>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.<br><br>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.<br><br>10. If on-street parking is not already prohibited adjacent to this site, submit a written request to the Traffic and Parking Commission to eliminate on-street parking on Jones Boulevard adjacent to this site.<br><br>11. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.<br><br>12. Hard Surface *(if allowed by Planning and Development)* and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. | **APPROVED** |

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| **Z-0026-91(13) - GLEN J. LERNER**<br><br>13. Site development to comply with all applicable Conditions of Approval for Z-26-91, all other subsequent site-related actions, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.<br><br>*Standard Conditions*<br>14. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.<br><br>15. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.<br><br>16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development).<br><br>17. All City Code requirements and design standards of all City Departments must be satisfied. | **APPROVED** |

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| C-28. | **V-0052-00 - TOM WIESNER**<br><br>Request for a Variance TO ALLOW A PROPOSED 9,715 SQUARE FOOT EXPANSION OF A NON-CONFORMING USE (DRAFT HOUSE BARN & CASINO) at 4543 North Rancho Drive (APN: 138-02-202-014), C-2 (General Commercial) Zone, Ward 6 (Mack).<br><br>*IT HAS BEEN DETERMINED THAT PROPER PUBLIC NOTIFICATION OF THIS APPLICATION DID NOT OCCUR, AND SO IT WILL HAVE TO BE HELD IN ABEYANCE UNTIL THE AUGUST 24TH PLANNING COMMISSION MEETING.* | **Truesdell –**<br>**ABEYANCE ITEM NOS. C-28 [V-0052-00] AND C-29 [SD-0045-00] TO ALLOW THIS APPLICATION TO BE PROPERLY NOTIFIED**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated it has been determined that proper notification of Item Nos. C-28 and C-29 did not occur. They will have to be held in abeyance to the August 24, 2000 Planning Commission meeting.<br><br>ROBERT SHERMAN, Sherman Architecture, 2701 Crimson Canyon Drive, #120, appeared to state there is no problem in holding these items in abeyance to the next meeting.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**To be heard by the Planning Commission on August 24, 2000.**<br><br>(6:18 – 6:19) 1 - 410 |

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| C-29. | **SD-0045-00 - TOM WIESNER**<br><br>Request for a Site Development Plan Review FOR A PROPOSED 9,715 SQUARE FOOT ADDITION TO AN EXISTING 9,420 SQUARE FOOT TAVERN (DRAFT HOUSE BARN & CASINO) at 4543 North Rancho Drive (APN: 138-02-202-014), C-2 (General Commercial) Zone, Ward 6 (Mack).<br><br>*IT HAS BEEN DETERMINED THAT PROPER PUBLIC NOTIFICATION OF THIS APPLICATION DID NOT OCCUR, AND SO IT WILL HAVE TO BE HELD IN ABEYANCE UNTIL THE AUGUST 24TH PLANNING COMMISSION MEETING.* | **Truesdell –**<br>**ABEYANCE ITEM NOS. C-28 [V-0052-00] AND C-29 [SD-0045-00] TO ALLOW THIS APPLICTION TO BE PROPERLY NOTIFIED**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY stated it has been determined that proper notification of Item Nos. C-28 and C-29 did not occur. They will have to be held in abeyance to the August 24, 2000 Planning Commission meeting.<br><br>ROBERT SHERMAN, Sherman Architecture, 2701 Crimson Canyon Drive, #120, appeared to state there is no problem in holding these items in abeyance to the next meeting.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**To be heard by the Planning Commission on August 24, 2000.**<br><br>(6:18 – 6:19) 1 - 410 |

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| C-30. | **V-0053-00 - AREEJH INVESTMENTS CORPORATION**<br><br>Request for a Variance TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK ALLOWED IN CONJUNCTION WITH A PROPOSED 10-THEATER MOVIE COMPLEX on the northeast corner of Washington Avenue and Lamb Boulevard (APN: 140-29-212-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).<br><br>NOTICES MAILED 981 [Mailed with V-0054-00 and Z-0105-97(4)]<br><br>APPROVALS 6 Petition<br>2 Speakers<br><br>PROTESTS 1 Speaker<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. The Variance approval is subject to the Site Development Plan Review by the Planning Commission. If Z-0105-97(4) is not approved, this Variance shall be null and void.<br><br>2. If this Variance is not exercised within two (2) years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.<br><br>*Standard Conditions*<br>3. All City Code requirements and design standards of all City departments must be satisfied. | **Gordon –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY asked how many persons were present for Item Nos. C-30, C-31 and C-32. Staff has received a number of telephone calls on these applications. Perhaps there should be neighborhood meetings held to resolve some of the issues.<br><br>Approximately six (6) persons were in the audience in regard to these items.<br><br>DEWEY JONES, Jones and Greenwald Architectural and Residential Design, 3185 South Highland Drive, #14, appeared to represent the owner. A meeting was held last evening with approximately 30 persons in attendance from the adjoining mobile home park. He thought the primary concerns had been addressed. There will not be any small pornographic theaters. This will be a large theater with stadium type seating.<br><br>CHAIRMAN BUCKLEY announced this item would be heard in its normal order on the agenda.<br><br>******<br><br>CHAIRMAN BUCKLEY recalled Item Nos. C-30, C-31 and C-32 after Item Nos. C-26 and C-27.<br><br>ANDREW REED, Planning and Development, stated there is a physical hardship on this parcel because topographic and drainage conditions have dictated an unusual lot shape. Staff recommended approval, subject to the conditions.<br><br>MR. JONES appeared to state that he thought the neighbors' concerns had been addressed. He concurred with the conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open. |

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| **V-0053-00 - AREEJH INVESTMENTS CORPORATION** | LINDA SCHOOLCRAFT, Villa Borega Mobile Home Community, 1111 North Lamb Boulevard, appeared in approval. She spoke to some people in her mobile home park who were in opposition. They said they did not go to the movies and were afraid that the same thing might happen to this movie theater that occurred with a movie theater that was located on Nellis Boulevard, which eventually became a ninety-nine cent theater that was not maintained properly. They are also concerned that it might attract a lot of youth, particularly gang members, which they do not want, and that pornographic movies might be featured. As far as the parking structure, the people are concerned about homeless people coming on the structure without any supervision and the invasion to their privacy. She saw the plans so a flyer was made to invite the members to a meeting where 30 persons attended to obtain additional information on this project. The applicant said this would be a quality movie theater with reclining chairs, similar to the New Orleans Hotel theater. There will be 24-hour security. There will not be any pornographic films shown. They were told at the meeting that a wall or screen would buffer this project from the residents.<br><br>DORIS CRAIG, Villa Borega Mobile Home Community, 1111 North Lamb Boulevard, expressed her support of the project. She is absolutely amazed and delighted with what Las Vegas offers to seniors. This project is much needed in the area.<br><br>ROBERT BRAY, 898 Stain Glass Lane, appeared in opposition to the entire project because he lives in a town-home complex directly in front of this property. No one in his complex received any notice about the meeting. This property is too small for this project. Concerns regarding gangs are true. This is putting a four-story parking structure across the street from a townhouse complex. He does not want any reduction in parking spaces if this is approved. The applicant should meet further with the residents.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed. |

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| **V-0053-00 - AREEJH INVESTMENTS CORPORATION** | MR. JONES appeared in rebuttal stating that the parking structure was designed to be closed off at the rear and the height of the parking structure will be a little bit higher than the existing commercial shopping center. A drainage ditch 100 feet wide separates the parking structure from the property line of the mobile home complex. Landscaping will also be included in the rear for a better appearance.<br><br>CHAIRMAN BUCKLEY asked MR. JONES if any contact was made with the homeowners association across the street. MR. JONES responded that no contact was made. He offered a bit of history on this property. A variety of developments have been proposed for this property over the past eight years and no one ever responded, until this project came along. Almost $26 million will be invested in this piece of property. The developer immediately responded to the concerns of the residents. This is a very good project.<br><br>COMMISSIONER MORAN commented that she was on the Planning Commission when a mini storage facility was proposed for this difficult site. In her opinion, the parking garage would not affect the townhomes across the street because it is pushed up against the drainage ditch to the back of the property. The garage is also concealed in the front by professional offices and retail on the first level. All of the proposed stores for the pads are needed in the area and will enhance the entire neighborhood. She felt it is a very nice project and expressed her support.<br><br>COMMISSIONER GORDON opined that the project does not include effective parking for all of the proposed retail. There is virtually no parking in front of the retail; therefore, he suggested adding a condition to eliminate Pad A. MR. JONES indicated that he would not want to delete Pad A because negotiations are being held with a restaurant tenant. He offered to discuss that with the property owner. COMMISSIONER GORDON noted Pad B has sufficient parking for a restaurant. If two restaurants are put in, there will not be enough parking for all the retail. COMMISSIONER MORAN wondered if Pad B could be turned. COMMISSIONER GORDON explained that if Pad B were turned to an east/west direction it would eliminate the visibility of the retail behind it. |

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| **V-0053-00 - AREEJH INVESTMENTS CORPORATION** | COMMISSIONER TRUESDELL felt that COMMISSIONER GORDON was being kind about the parking. He suggested removing both Pad A and B because the project lacks effective visual corridors in the front. This intense project could be excellent for the area, but adequate parking in the front is necessary because not everyone will want to park in the garage.<br><br>After conferring with the owner, MR. JONES requested the Commission consider holding the condition for Pad A until in fact the parking presents a problem. If there is not a parking problem in the future, they could come back and reinstate that pad. COMMISSIONER GORDON insisted that if there is insufficient parking, the business on that site will not be successful and then the owner will have a problem leasing the site.<br><br>NOTE: See Item Nos. C-31 [V-0054-00] and C-32 [Z-0105-97(4)] for related discussion.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(9:08 – 9:38) 2 - 3240 |

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| C-31. | **V-0054-00 - AREEJH INVESTMENTS CORPORATION**<br><br>Request for a Variance TO ALLOW 996 PARKING SPACES WHERE 1,048 SPACES ARE REQUIRED FOR A PROPOSED OFFICE AND RETAIL CENTER WITH A 10-THEATER MOVIE COMPLEX on the northeast corner of Washington Avenue and Lamb Boulevard (APN: 140-29-212-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).<br><br>NOTICES MAILED 981 [Mailed with V-0053-00 and Z-0105-97(4)]<br><br>APPROVALS 6 Petition<br>2 Speakers<br><br>PROTESTS 1 Speaker<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. The Variance approval is subject to the Site Development Plan Review by the Planning Commission. If Z-0105-97 (4) is not approved, this Variance shall be null and void.<br><br>2. If this Variance is not exercised within two (2) years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.<br><br>*Standard Conditions*<br>3. All City Code requirements and design standards of all City departments must be satisfied. | **Gordon –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH A VARIANCE FOR ONLY THE NUMBER OF PARKING SPACES THAT ARE NECESSARY IF THERE IS ANY DEFICIENCY DUE TO THE ELIMINATION OF PAD A**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY asked how many persons were present for Item Nos. C-30, C-31 and C-32. Staff has received a number of telephone calls on these applications. Perhaps there should be neighborhood meetings held to resolve some of the issues.<br><br>Approximately six (6) persons were in the audience in regard to these items.<br><br>DEWEY JONES, Jones and Greenwald Architectural and Residential Design, 3185 South Highland Drive, #14, appeared to represent the owner. A meeting was held last evening with approximately 30 persons in attendance from the adjoining mobile home park. He thought the primary concerns had been addressed. There will not be any small pornographic theaters. This will be a large theater with stadium type seating.<br><br>CHAIRMAN BUCKLEY announced this item would be heard in its normal order on the agenda.<br><br>******<br><br>CHAIRMAN BUCKLEY recalled Item Nos. C-30, C-31 and C-32 after Item Nos. C-26 and C-27.<br><br>ANDREW REED, Planning and Development, stated a 100' wide drainage channel on the north side of the parcel has dictated a triangular shape through the parcel. The building is placed at an angle on the lot in order to accommodate the irregular shape, so there is no room for parking behind the building. The space available for parking is limited by the fact that the applicant has made a substantial effort to comply with the objectives of the Urban Design Guidelines by including an outdoor food court and placing the pads immediately adjacent to landscape planters with no intervening parking spaces and by placing retail office space to screen the parking garage from Washington Avenue. Staff recommended approval, subject to the conditions.<br><br>DEWEY JONES appeared to represent the owner. He concurred with staff's conditions. |

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| **V-0054-00 - AREEJH INVESTMENTS CORPORATION** | CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>APPEARANCES:<br>LINDA SCHOOLCRAFT, Villa Borega Mobile Home Community, 1111 North Lamb Boulevard<br>DORIS CRAIG, Villa Borega Mobile Home Community, 1111 North Lamb Boulevard<br>ROBERT BRAY, 898 Stain Glass Lane<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>NOTE: See Item Nos. C-30 [V-0053-00] and C-32 [Z-0105-97(4)] for related discussion.<br><br>**The City Council will set a date for a Public Hearing on this item at their September 6, 2000 meeting. The Public Hearing will be heard by the City Council on September 20, 2000.**<br><br>(9:08 – 9:38) 2 - 3240 |

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| C-32. | **Z-0105-97(4) - AREEJH INVESTMENTS CORPORATION**<br><br>Request for a Site Development Plan Review FOR A PROPOSED 10-THEATER MOVIE COMPLEX, RETAIL SHOPS, PROFESSIONAL OFFICE SUITES AND A 4-LEVEL PARKING STRUCTURE on the northeast corner of Washington Avenue and Lamb Boulevard (APN: 140-29-212-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).<br><br>NOTICES MAILED 981 (Mailed with V-0053-00 and V-0054-00)<br><br>APPROVALS 6 Petition<br>2 Speakers<br><br>PROTESTS 1 Speaker<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. Revised elevations that indicate that the north side of the building shall have an exterior treatment that is compatible with the remainder of the structure shall be submitted to the Planning and Development Department.<br><br>2. All trees shall be at least 24-inch box in size.<br><br>3. A Site Development Review for the pads must be approved by the Planning Commission prior to any construction on those pads.<br><br>4. The City Council must approve Variances V-0053-00 and V-0054-00. If those Variances are not approved, this approval shall be null and void.<br><br>5. Site development to comply with all applicable Conditions of Approval for Z-105-97, the Azra Commercial Subdivision, and all other site-related actions as required by the Planning and Development Department and the Department of Public Works. | **Gordon –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH AN ADDITIONAL CONDITION THAT PAD A BE REMOVED FROM THE SITE PLAN AND REPLACED WITH PARKING**<br>**Unanimous**<br>**(Galati excused)**<br><br>CHAIRMAN BUCKLEY asked how many persons were present for Item Nos. C-30, C-31 and C-32. Staff has received a number of telephone calls on these applications. Perhaps there should be neighborhood meetings held to resolve some of the issues.<br><br>Approximately six (6) persons were in the audience in regard to these items.<br><br>DEWEY JONES, Jones and Greenwald Architectural and Residential Design, 3185 South Highland Drive, #14, appeared to represent the owner. A meeting was held last evening with approximately 30 persons in attendance from the adjoining mobile home park. He thought the primary concerns had been addressed. There will not be any small pornographic theaters. This will be a large theater with stadium type seating.<br><br>CHAIRMAN BUCKLEY announced this item would be heard in its normal order on the agenda.<br><br>******<br><br>CHAIRMAN BUCKLEY recalled Item Nos. C-30, C-31 and C-32 after Item Nos. C-26 and C-27.<br><br>ANDREW REED, Planning and Development, stated the site plan indicates a 10-theater movie complex with an outdoor food court in the northeast portion of the site and a 4-level parking garage immediately to the west. Ground level retail office space is shown along the south side of the parking garage. Two pad sites are shown along Washington Avenue. A landscape planter with a width of 15' is shown along the Washington Avenue frontage. A planter that varies in width from 5' to 35' is shown along the east development line. Additional landscaping will be adjacent to the buildings and within the parking areas. A driveway provides access to this development from Washington Avenue. The elevations on the south, east and west sides of the theater complex and parking garage depict a stucco exterior with decorative concrete block. There will be a flat roof. The tree sizes are 15 gallons and the Urban Design Guidelines require a minimum of 24-inch box trees. That has been addressed in Condition No. 2. The |

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| **Z-0105-97(4) - AREEJH INVESTMENTS CORPORATION**<br><br>*Public Works*<br>6. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.<br><br>7. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. The Traffic Impact Analysis update shall address possible median modifications needed on Washington Avenue to facilitate left turns into this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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.<br><br>8. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study. | Urban Design Guidelines require that all sides of the building have a consistent exterior treatment. Due to the height of the buildings staff feels the rear side of the building should match the front of the building. That is addressed in Condition No. 1. Since there are no tenants for the two pad sites, elevations have not been submitted for them. Staff added a condition requiring a review prior to any construction on those pads. Staff recommended approval, subject to the conditions.<br><br>DEWEY JONES, Jones and Greenwald Architectural Design, 3185 South Highland Drive, appeared to represent the owner.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>APPEARANCES:<br>LINDA SCHOOLCRAFT, Villa Borega Mobile Home Community, 1111 North Lamb Boulevard<br>DORIS CRAIG, Villa Borega Mobile Home Community, 1111 North Lamb Boulevard<br>ROBERT BRAY, 898 Stain Glass Lane<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>NOTE: See Item Nos. C-30 [V-0053-00] and C-31 [V-0054-00] for related discussion.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(9:08 – 9:38) 2 - 3240 |

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| **Z-0105-97(4) - AREEJH INVESTMENTS CORPORATION**<br><br>9. This proposed site must always allow for the perpetual common access between the various parcels/owners within the Azra Center commercial subdivision area.<br><br>*Standard Conditions*<br>10. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.<br><br>11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.<br><br>12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.<br><br>13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).<br><br>14. All City Code requirements and design standards of all City departments must be satisfied.<br><br>15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.<br><br>16. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet. | **APPROVED** |

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| | **Z-0105-97(4) - AREEJH INVESTMENTS CORPORATION**<br><br>17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.<br><br>18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code. | **APPROVED** |

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| C-33. | **Z-0063-00 - STANPARK CONSTRUCTION COMPANY, INC.**<br><br>Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) of 5.44 Acres on the southeast corner of Red Coach Avenue and Shaumber Road (APN's: 137-01-201-006 and 007) Ward 4 (Brown).<br><br>NOTICES MAILED 21<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. A Resolution of Intent with a two-year time limit.<br><br>2. Conformance to the Lone Mountain West Development Standards.<br><br>3. A Minor Modification application shall be approved by staff prior to or at the time of approval of a Site Development Plan Review.<br><br>4. A Site Development Plan Review for this five acre addition to the Monument @ Lone Mountain West Development [Z-0024-00(2)] shall be approved by the Planning Commission prior to approval of a Tentative Map, issuance of any permits, site grading, and all development activity for the site.<br><br>*Public Works*<br>5. Vacation Application VAC-57-99 must record prior to recordation of a Final Map on this site. | **Quinn –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 4 REVISED FROM PLANNING COMMISSION TO PLANNING AND DEVELOPMENT DEPARTMENT UNDER AN ADMINISTRATIVE REVIEW**<br>**Unanimous**<br>**(Galati excused)**<br><br>ANDREW REED, Planning and Development, stated this planned development zoning is compatible with the surrounding properties in this area. Other properties have been rezoned to PD to the north, east and west of this site. This site will be incorporated into the previously approved Monument @ Lone Mountain West development. Staff recommended approval, subject to the conditions.<br><br>TOM HARMON, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He requested Condition No. 4 be revised so it would read that it be approved by the Planning and Development Department via an Administrative Review rather than the Planning Commission. MR. REED said that would not present a problem.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(9:38 – 9:40) 3 - 760 |

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| **Z-0063-00 - STANPARK CONSTRUCTION COMPANY, INC.**<br><br>6. Dedicate 40 feet of right-of-way adjacent to this site for Loop Road (AKA Golden Reflection Street) and a 20-foot radius on the northeast corner of Stange Road and Loop Road.<br><br>7. Construct half-street improvements including appropriate overpaving (if legally able) on Stange Road and Loop Road adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for a future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.<br><br>8. Provide a minimum of two lanes of paved, legal access to this site along a logical route prior to occupancy of any units within this development.<br><br>9. An update to the Lone Mountain West Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the recordation of any maps or the issuance of any permits for this site. Development of this site shall comply with the recommendations of the Traffic Engineering Division.<br><br>10. A site-specific update to the Lone Mountain West Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. | **APPROVED** |

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| | **Z-0063-00 - STANPARK CONSTRUCTION COMPANY, INC.**<br><br>11. Site development to comply with all applicable Conditions of Approval for the Lone Mountain West Master Planned Development and all other site-related actions.<br><br>*Standard Conditions*<br>12. All City Code requirements and design standards of all City departments must be satisfied.<br><br>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.<br><br>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. | **APPROVED** |

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| C-34. | **Z-0064-00 - KHEM LEE BUTCHER ON BEHALF OF BRIAN NAAS**<br><br>Request for a Rezoning FROM: R-1 (Single Family Residential) TO: C-2 (General Commercial) of 0.26 Acre at 1820 Willow Trail (APN: 139-19-704-008), PROPOSED USE: BUILDING MAINTENANCE SERVICE AND SALES BUSINESS, Ward 5 (Weekly).<br><br>NOTICES MAILED 87 [Mailed with Z-0064-00(1)]<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. Resolution of Intent with a two-year time limit.<br><br>*Public Works*<br>2. Dedicate an additional 5 feet of right-of-way for a total half-street width of 30 feet on Willow Trail adjacent to this site prior to the issuance of any permits.<br><br>3. Construct half-street improvements including appropriate overpaving on Willow Trail adjacent to this site concurrent with development of this site as required by the Department of Public Works. | **Truesdell –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Unanimous**<br>**(Galati and Gordon excused)**<br><br>ANDREW REED, Planning and Development, stated C-2 zoning is compatible with the surrounding area along this segment of Willow Trail. The General Plan designates this site as General Commercial and the proposed zoning is compatible with that land use designation. Staff recommended approval, subject to the conditions.<br><br>TIM NAAS, 7409 Tempest Court, appeared to represent the application. He teaches air conditioning in Henderson, but the students are unable to seek employment upon graduation because there are no companies that specialize in this field. He wants to start a company that specializes in the repair and maintenance of large apartment complexes. Staff made a suggestion on how the parking should be arranged. He concurred with the conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>NOTE: See Item No. C-35 [Z-0064-00(1)] for related discussion.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(9:40 – 9:49) 3 - 790 |

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| | **Z-0064-00 - KHEM LEE BUTCHER ON BEHALF OF BRIAN NAAS**<br><br>4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 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.<br><br>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. | **APPROVED** |

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| | **Z-0064-00 - KHEM LEE BUTCHER ON BEHALF OF BRIAN NAAS**<br><br>5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works, if any new structures are proposed, 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. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer. This site is within an "AO" Flood Zone. | **APPROVED** |

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| C-35. | **Z-0064-00(1) - KHEM LEE BUTCHER ON BEHALF OF BRIAN NAAS**<br><br>Request for a Site Development Plan Review and a Waiver of the Required Landscaping FOR A PROPOSED BUILDING MAINTENANCE SERVICE AND SALES BUSINESS at 1820 Willow Trail (APN: 139-19-704-008), R-1 (Single Family Residential) Zone proposed C-2 (General Commercial), Ward 5 (Weekly).<br><br>NOTICES MAILED 87 (Mailed with Z-0064-00)<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: DENIAL. If Approved, subject to:<br><br>*Planning and Development*<br>1. The site plan shall be revised to depict two (2) additional parking spaces pursuant to Section 19A.10.010(F) of the Las Vegas Zoning Code.<br><br>2. The landscape plan shall be revised to depict 24-inch box trees twenty (20) feet on center along the north and east property lines.<br><br>3. Landscape and maintain all landscaping within the rear yard area.<br><br>4. All development shall be in conformance with the Site Development plan and landscape plan as amended by the above conditions.<br><br>*Public Works*<br>5. 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. Driveways shall be designed, located and constructed in accordance with the intent of Standard Drawing #222a. | **Truesdell –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Unanimous**<br>**(Galati and Gordon excused)**<br><br>ANDREW REED, Planning and Development, stated the proposed building maintenance service and sales business is a conditional use within the proposed C-2 zoning on this site. This site is deficient in parking and a total of three additional parking spaces need to be shown on the site plan in addition to the six parking spaces currently depicted. The landscape plan depicts retention of existing landscaping in the rear yard and preservation of turf in the front yard. The landscape plan does not show any additional landscaping along the side property lines other than what already exists. This development is not consistent with Title 19A, the Design Standards Manual, or the Landscape Wall and Buffer Standards, and recommended denial.<br><br>TIM NAAS, 7409 Tempest Court, appeared to represent the application. He teaches air conditioning in Henderson, but the students are unable to seek employment upon graduation because there are no companies that specialize in this field. He wants to start a company that specializes in the repair and maintenance of large apartment complexes. Staff made a suggestion on how the parking should be arranged. He concurred with the conditions.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing open.<br><br>There was no one present wishing to speak on this item.<br><br>CHAIRMAN BUCKLEY declared the Public Hearing closed.<br><br>NOTE: See Item No. C-34 [Z-0064-00] for related discussion.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(9:40 – 9:49) 3 - 790 |

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| | **Z-0064-00(1) - KHEM LEE BUTCHER ON BEHALF OF BRIAN NAAS**<br><br>6. Site development to comply with all applicable Conditions of Approval for Z-64-00.<br><br>*Standard Conditions*<br>7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.<br><br>8. 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.<br><br>9. All City Code requirements and design standards of all City departments must be satisfied.<br><br>10. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code. | **APPROVED** |

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| D. | **NON PUBLIC HEARING ITEMS:** | |
| D-1. | **SD-0043-00 - ANGELO FALCONI**<br><br>Request for a Site Development Plan Review FOR A PROPOSED 9,136 SQUARE FOOT ADDITION TO AN EXISTING 15,662 SQUARE FOOT AUTO DEALERSHIP (FALCONI'S ACURA OF LAS VEGAS) at 5550 West Sahara Avenue (APN: 163-01-404-008), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. Vehicle displays within the required landscaping shall be prohibited.<br><br>2. Wall-pack lighting shall utilize 'shoe-box' fixtures and downward directed lights on the proposed additions.<br><br>3. All mechanical equipment, air conditioners and trash areas shall be fully screened from view from all abutting streets.<br><br>4. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).<br><br>*Public Works*<br>5. Grant a traffic signal chord easement located behind the existing 25-foot radius on the northwest corner of Lindell Road and Sahara Avenue. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents. | **Goynes –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Buckley abstaining because the applicant is a client of his law firm**<br>**(Galati and Gordon excused)**<br><br>ANDREW REED, Planning and Development, stated the access to this site is via one driveway on Sahara Avenue and two driveways on Lindell Street. Customer parking is shown along the east and west property lines. Inventory parking is shown in the rear portion of this site. The building additions are occurring in the service area in the rear of the building and the showroom area in the front of the building. No additional landscaping is proposed. The submitted elevations depict a two-story building with a sandy beige stucco exterior in grayish accent bands. The elevations will create an aesthetically pleasing environment, but the site layout will not be changing significantly as the additions are minor to the overall site area. Landscaping on the perimeter of this site will not be changing. Existing landscaping on this site is typical for commercial development along this portion of Sahara Avenue. Staff recommended approval, subject to the conditions.<br><br>TERRE GROVE, 4680 South Polaris Avenue, appeared to represent the applicant. She thought the action at this meeting would be final. Now she understands it has to go to the City Council.<br><br>ROBERT GENZER, Planning and Development, interjected that the applicant is correct. Initially this was to be a Planning Commission final action. However, Councilman McDonald's office has just requested that this item be forwarded to the City Council. Staff has spoken with the applicant and there is an agreement that this will be heard by the City Council on September 6, 2000, not on September 20, 2000 as indicated in the backup documentation.<br><br>**To be heard by the City Council on September 6, 2000.**<br><br>(9:49 – 9:53) 3 - 1111 |

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| | **SD-0043-00 - ANGELO FALCONI**<br><br>6. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.<br><br>7. 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. A revised site plan shall be submitted to and approved by the City Traffic Engineer to specifically address on-site circulation and delivery of vehicles to this site, including appropriate turning radii; no parking or deliveries to this site shall be permitted in the public right-of-way. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.<br><br>8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. 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 #234.2 and #234.3 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 | **APPROVED** |

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| | **SD-0043-00 - ANGELO FALCONI**<br><br>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.<br><br>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.<br><br>9. A Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section, must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.<br><br>*Standard Conditions*<br>10. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions. | **APPROVED** |

| ITEM | ACTION |
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| **SD-0043-00 - ANGELO FALCONI**<br><br>11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.<br><br>12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.<br><br>13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).<br><br>14. All City Code requirements and design standards of all City departments must be satisfied.<br><br>15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.<br><br>16. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.<br><br>17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.<br><br>18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code. | **APPROVED** |

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| D-2. | **Z-0108-63(31) - BANK WEST OF NEVADA ON BEHALF OF NIGRO ASSOCIATES**<br><br>Request for a Site Development Plan Review FOR A PROPOSED 6,000 SQUARE FOOT OFFICE BUILDING on the northwest corner of Sahara Avenue and Paseo Del Prado, (APN: 162-05-801-012) C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION: APPROVAL, subject to:<br><br>*Planning and Development*<br>1. Abutting any public right-of-way, provide a minimum fifteen-foot (15') wide landscape planter in addition to the width of any detached or attached sidewalk. The planter shall provide a minimum of one (1) 24-inch box deciduous or evergreen tree for every twenty (20) linear feet of planter, plus one (1) additional 24-inch box tree. Provide a minimum of four (4) shrubs of 5-gallon minimum each per each 24-inch box tree provided.<br><br>2. A landscaping plan, depicting 24-inch box trees every twenty (20) linear feet with a minimum of four (4) shrubs of 5-gallon minimum each per each 24-inch box tree, along Sahara Avenue, 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.<br><br>*Public Works*<br>3. Grant a "Traffic Signal Chord" easement at the northwest corner of Sahara Avenue and Paseo Del Prado prior to the issuance of any permits. | **Quinn –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Motion carried with Truesdell and Buckley voting NO**<br>**(Galati and Gordon excused)**<br><br>NICK GIANNINI, Planning and Development, stated this building would be located adjacent to the existing Bank West of Nevada building. This proposal is for the bank's corporate offices. Access to this site will be provided by one existing 32-foot wide two-way driveway from Sahara Avenue that is shared with a bank facility to the north. Egress will be via the aforementioned driveway and by one proposed 12-foot wide one-way driveway to Paseo Del Prado. Parking is located at the ground level under the proposed office building. The building materials will match those of the bank building immediately to the north. The building materials and landscaping are attractive and appropriate for the area and city. The stucco/sandstone finish and copper architectural features are aesthetically pleasing and compatible with those of the immediate adjacent building. Staff recommended approval, subject to the conditions.<br><br>RON MILLER, Nigro Associates, 4545 Spring Mountain Road, #105, appeared to represent the owner. He concurred with the conditions.<br><br>COMMISSIONER TRUESDELL asked about parking being underneath the garage. MR. MILLER explained that all the parking would be underneath the structure so none of the adjacent businesses will be impacted. They meet the parking requirements.<br><br>COMMISSIONER MORAN asked if this building would be up against the corner. MR. MILLER said it is actually out to the corner directly in front of the existing Bank West building. This will be similar to the Nigro Associates building at Alta and Shadow. There will be enhanced landscaping on the proposed building in an attempt to hide the parking. The bank will be the main tenant. |

| ITEM | ACTION |
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| **Z-0108-63(31) - BANK WEST OF NEVADA ON BEHALF OF NIGRO ASSOCIATES**<br><br>4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.<br><br>5. Landscape and maintain all unimproved rights-of-way on Sahara Avenue adjacent to this site.<br><br>6. Obtain an Occupancy Permit for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits.<br><br>7. Provide a copy of a recorded Joint Driveway and Access Agreement or easement granting access rights for this site to the driveway on Sahara Avenue immediately west of this parcel prior to the issuance of any building or grading permits for this site. This condition is in accordance with Condition #3 of Parcel Map PM-51-98l, which created this lot.<br><br>8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.<br><br>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 | CHAIRMAN BUCKLEY felt this is putting too much on this corner. He does not find buildings attractive with the parking underneath.<br><br>MR. MILLER said the bank purchased this property with the intent of having a building. It is difficult to put a drive on this property and be able to turn around. A scale model was done and it was discovered that the two buildings look compatible. When this property was purchased there was a reciprocal use easement recorded which grants the access and sets design criteria that the building cannot be taller than 30 feet and no more than 6,500 square feet.<br><br>COMMISSIONER QUINN recalled that there was a previous application on this property for a restaurant, which was denied. The bank felt the restaurant would generate too much traffic and block their view. MR. MILLER said that restaurant took up the entire property and did not have any on-site parking. This is a different property owner and different project.<br><br>COMMISSIONER TRUESDELL noted that this site has always been under parked. MR. MILLER said they are meeting the parking requirements according to the code.<br><br>**To be heard by the City Council on September 20, 2000.**<br><br>(9:53 – 10:06) 3 - 1240 |

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| | **Z-0108-63(31) - BANK WEST OF NEVADA ON BEHALF OF NIGRO ASSOCIATES**<br><br>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.<br><br>9. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.<br><br>*Standard Conditions*<br>10. All development shall be in conformance with the Site Development plan and building elevations.<br><br>11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.<br><br>12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).<br><br>13. All City Code requirements and design standards of all City departments must be satisfied.<br><br>14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures. | **APPROVED** |

| ITEM | | ACTION |
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| | **Z-0108-63(31) - BANK WEST OF NEVADA ON BEHALF OF NIGRO ASSOCIATES**<br><br>15. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.<br><br>16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.<br><br>17. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code. | **APPROVED** |

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| D-3. | **Z-0044-78(1) - ANDREJA SAZDOV**<br><br>Request for a Site Development Plan Review FOR TWO PROPOSED ONE-STORY AND FOUR PROPOSED TWO-STORY TOWNHOMES on 0.37 Acre at 6159 through 6169 Smoke Ranch Road, (APN's: 138-23-514-010 through 015), R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone, Ward 6 (Mack).<br><br>NOTICES MAILED N/A<br><br>APPROVALS 0<br><br>PROTESTS 0<br><br>STAFF RECOMMENDATION APPROVAL, subject to:<br><br>*Planning and Development*<br>1. Abutting any public right-of-way, provide a minimum fifteen-foot (15') wide landscape planter in addition to the width of any detached or attached sidewalk. The planter shall provide a minimum of one (1) 24-inch box deciduous or evergreen tree for every twenty (20) linear feet of planter, plus one (1) additional 24-inch box tree. Provide a minimum of four (4) shrubs of 5-gallon minimum each per each 24-inch box tree provided.<br><br>2. A landscaping plan, depicting 24-inch box trees every twenty (20) linear feet with a minimum of four (4) shrubs of 5-gallon minimum each per each 24-inch box tree, along Smoke Ranch Road, 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.<br><br>*Public Works*<br>3. Remove all substandard public street and alley improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. | **Goynes –**<br>**APPROVED, SUBJECT TO STAFF'S CONDITIONS**<br>**Unanimous**<br>**(Galati and Gordon excused)**<br><br>NICK GIANNINI, Planning and Development, stated the subject parcels are currently vacant and flanked on the east and west sides by townhomes. These six parcels are the final ones to be developed within this subdivision. Access to this property is via an alley that has access to Smoke Ranch Road. Each unit has a two-car garage, which are lined up along the southerly property line immediately adjacent to the alley. Exiting the garages to the north the tenants would enter the yard areas prior to approaching their entrances to the townhomes. The yard areas for the one-story units are approximately 500 square feet in size and the yard areas for the two-story units are approximately 800 square feet in size. The landscaping replicates the existing landscaping of the adjacent townhomes. This project will complete a long unfinished townhome development. The streets are fully developed. The proposed buildings will be accessed by existing street facilities already used for that purpose. The existing townhomes to the east of these proposed townhomes feature a primarily brick façade, while the existing townhomes to the west feature a stucco finish. The applicant has made an effort to incorporate the materials used on both the adjacent buildings into the design of the subject buildings. The building materials and design characteristics are harmonious and compatible with the development of the area. Staff recommended approval, subject to the conditions.<br><br>ALEXANDER MACKOVSKI, 4631 Wild Oak Way, North Las Vegas, appeared to represent the owner. He concurred with the conditions.<br><br>**This final action.**<br><br>(10:06 – 10:09) 3 - 1750 |

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| **Z-0044-78(1) - ANDREJA SAZDOV**<br><br>4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site.<br><br>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.<br><br>*Standard Conditions*<br>5. All development shall be in conformance with the Site Development plan and building elevations.<br><br>6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.<br><br>7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development). | **APPROVED** |

| ITEM | ACTION |
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| **Z-0044-78(1) - ANDREJA SAZDOV**<br><br>8. All City Code requirements and design standards of all City departments must be satisfied.<br><br>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.<br><br>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.<br><br>11. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.<br><br>12. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code. | **APPROVED** |

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| E. | **CITIZENS PARTICIPATION:**<br><br>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. | AL GALLEGO, Citizen of Las Vegas, appeared to compliment COMMISSIONER MORAN on her outstanding job as a Planning Commissioner and that she will be missed. He was hopeful that more women would be appointed to this board in the future. |
| | | -- |
| | ADJOURNMENT: | There being no further business to come before the City Planning Commission, the meeting adjourned at 10:11 P.M.<br><br>PLANNING AND DEVELOPMENT DEPARTMENT<br><br>Andrew P. Reed<br>ANDREW REED, SENIOR PLANNER |
| | lo/gpb | |

LAW OFFICES OF
GLEN J. LERNER
ATTORNEY AND COUNSELOR AT LAW

Glen J. Lerner, Esq.

G. Marc Grossman, J.D.
Kevin M. Rowe, J.D.

August 4, 2000

I am the owner of property located at 113 Mallard St., Las Vegas, Nevada, and my house is one of two situated directly in back of the proposed professional two story building at 108 S. Jones. I have been informed of the proposed law office two-story extension to be built at 108 S. Jones by Glen J. Lerner. I have no problems with a two story building in back of my house. All I ask is that the East facing windows, which would look down into my yard, be glass blocked, louvered or high so as to afford me some degree of privacy.

Dated this 7 day of August, 2000.

Ken Marks

Notary

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TWILA EKDAHL
No: 93-3173-1
My Appointment Expires June 15, 2003

112 S. Jones Boulevard • Las Vegas, Nevada 89107
Tel: (702)877-1500 • TOLL FREE (877) G. LERNER • (877)453-7637 • Fax: (702)877-0110

C26 C27.

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

August 10, 2000

Mr. Michael Buckley, Chairman
City of Las Vegas Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

**Re: Rezoning – Z-0060-00**
**Paradise Meadows West**

Dear Mr. Buckley:

Attached please find a copy of the *Request list Z-0060-00* as submitted to our office August 8, 2000. This is a request list of ten (10) items that were proposed by the local residents for the subject project. Subsequently, we have consulted with the applicant, D.R. Horton Homes, and a representative of the local residents regarding this list. On behalf of our client, the applicant, we agree to the request list with the following exceptions:

Item 1 – *Lots adjacent to Dorrell Lane will have a minimum width of 82 feet at the rear of the lot. There will be a maximum of 5 lots adjacent to Dorrell Lane.*

Due to the configuration of the lots and the distance between Jeanette Street and Bradley Road, three (3) of the lots will have a width of seventy-nine feet (79'). However, we will only have a total of five (5) lots adjacent to Dorrell Lane.

Item 5 – *All entrances and egresses are to be positioned on Bradley Road. If an Emergency Gate is needed, it will be repositioned at the corner of Dorrell Lane and Bradley Road. It will be a maximum of 20 feet wide and will incorporate the Drainage Easement and channel. This is to insure that the Emergency Gate and Drain Easement will never be used for a second means of entrance or egress to the public.*

Because we are vacating portions of Donald Road, the remaining portion westerly of this project will be converted into a cul-de-sac providing frontage to Assessor's Parcel 125-24-103-004, the Paradisi parcel. After discussions with staff, the proposed emergency access will be located off of this cul-de-sac approximately one hundred fifty feet (150') easterly of Jeanette Street. Our client presented this cul-de-sac proposal to Ms. Barbara Paradisi, and she is in agreement (see the attached letter dated August 2, 2000).

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

The above exceptions were discussed with the author of the *Request List*, and he was in agreement.

We hereby ask that you include the items from the *Request List* as part of the conditions to the subject zoning incorporating the above exceptions.

Sincerely,

**SOUTHWEST ENGINEERING**

Timoteo S. Moreno, P.E.
Director of Engineering

cc: Brian Walsh, D.R. Horton Homes
Leni Skaar, Planning and Development Liaison for Councilman Mack
Lorin Spendlove
Mark E. Jones, P.E., Southwest Engineering

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REQUEST LIST Z-0060-00

1. Lots adjacent to Dorrell Lane will have a minimum width of 82 feet at the rear of the lot. There will be a maximum of 5 lots adjacent to Dorrell Lane.

2. The 330 ft adjacent to Dorrell Lane and Jeanette will conform to Senate Bill 391 in which the Developer will provide adequate buffer areas, adequate screening and an orderly and effecient transition of land uses.

3. There will be no two-story structures constructed in this development.

4. A Master Streetlight Plan for the overall subdivision shall be submitted and approved reflecting Rural Standards. (Gas lighting, Coach lights, Low level lighting. etc.) The exterior street lighting on Dorrell Lane will be stubbed out for later use but the lights will not be set, or the developer will provide such funds necessary to make these improvement in the future in the form of a bond with the city of Las Vegas. This is to preserve the rural aspect and control light pollution in and around our neighborhood.

5. All entrances and egresses are to be positioned on Bradley Road. If an Emergency Gate is needed, it will be positioned at the corner of Dorrell Lane and Bradley Road. It will be a maximum of 20 feet wide and will incorporate the Drainage Easement and channel. This is to insure that the Emergency Gate and Drain Easement will never be used for a second means of entrance or egress to the public.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. This will reflect the least amount of fill necessary to maintain a workable drainage system and ensure that this development does not set higher than surrounding established properties. Necessary improvements will be made to control the runoff and trash from leaving this development and standing in our neighborhoods.

7. Block walls will incorporate decorative trim and decorative pilasters and have a rural appearance. If possible provide a drawing of the proposed wall. There will be no stucco on these walls.

8-10-2000 PLANNING COMMISSION mtg.

# Villa Borega Manufactured Home Community
## 1111 North Lamb Boulevard
## Las Vegas, NV 89110

**We the undersigned residents of Villa Borega, a 55 plus manufactured home community, do hereby agree to the proposed utilization of the property located at the corner of Washington Avenue and Lamb Boulevard, legally described as a portion of the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section29, Township 20 South, Range 62 East, M.D.M.**

**Z-0105-97(4) V-0054-00 V-0053-00**

**We feel that the proposed utilization of this property will be in the best interest of the community and constitute the highest and best use of the subject property. The 10-Theater movie complex and parking garage could provide an additional recreational outlet for residents of the neighborhood within walking distance.**

Virginia Lawrence
Elizabeth Carroll
Linda Schoolcraft
David L Schoolcraft
Doris Lowery
Pauline Sipp
Bernice Cuthbertson

C 30 C 31 C 32.

D·R·HORTON

August 2, 2000

Barbara Paradiso
5500 Donald Road
Las Vegas, NV 89131

Dear Barbara:

The following will memorialize our meeting of July 31, 2000 as it related to the development of our property and the vacation of Donald Road along a portion of your property.

1) You agree to vacate 30 feet of Donald Road per the attached exhibit.
2) We agree to install 2" of asphalt pavement 23 feet in width on your property at no cost to you.
3) You agree to provide D.R. Horton, Inc. limited temporary construction access to your property to construct our block walls and the 23 feet of asphalt pavement.

If this your understanding and agreeable to you, please sign in the space provided below.

Sincerely,

John Prlina
Director of Land Development

Barbara Paradiso
5500 Donald Road

Date: 8/3/2000

6845 Escondido Street
Building 6, Suite 105
Las Vegas, Nevada 89119
(702) 435-4888 Fax (702) 435-4950

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

August 10, 2000

Mr. Michael Buckley, Chairman
City of Las Vegas Planning Commission
400 Stewart Avenue
Las Vegas, NV 89101

**Re: Rezoning – Z-0060-00**
**Paradise Meadows West**

Dear Mr. Buckley:

Attached please find a copy of the *Request list Z-0060-00* as submitted to our office August 8, 2000. This is a request list of ten (10) items that were proposed by the local residents for the subject project. Subsequently, we have consulted with the applicant, D.R. Horton Homes, and a representative of the local residents regarding this list. On behalf of our client, the applicant, we agree to the request list with the following exceptions:

Item 1 – *Lots adjacent to Dorrell Lane will have a minimum width of 82 feet at the rear of the lot. There will be a maximum of 5 lots adjacent to Dorrell Lane.*

Due to the configuration of the lots and the distance between Jeanette Street and Bradley Road, three (3) of the lots will have a width of seventy-nine feet (79'). However, we will only have a total of five (5) lots adjacent to Dorrell Lane.

Item 5 – *All entrances and egresses are to be positioned on Bradley Road. If an Emergency Gate is needed, it will be repositioned at the corner of Dorrell Lane and Bradley Road. It will be a maximum of 20 feet wide and will incorporate the Drainage Easement and channel. This is to insure that the Emergency Gate and Drain Easement will never be used for a second means of entrance or egress to the public.*

Because we are vacating portions of Donald Road, the remaining portion westerly of this project will be converted into a cul-de-sac providing frontage to Assessor's Parcel 125-24-103-004, the Paradisi parcel. After discussions with staff, the proposed emergency access will be located off of this cul-de-sac approximately one hundred fifty feet (150') easterly of Jeanette Street. Our client presented this cul-de-sac proposal to Ms. Barbara Paradisi, and she is in agreement (see the attached letter dated August 2, 2000).

C10 C11 C12.

3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143

The above exceptions were discussed with the author of the *Request List*, and he was in agreement.

We hereby ask that you include the items from the *Request List* as part of the conditions to the subject zoning incorporating the above exceptions.

Sincerely,

**SOUTHWEST ENGINEERING**

Timoteo S. Moreno, P.E.
Director of Engineering

cc: Brian Walsh, D.R. Horton Homes
Leni Skaar, Planning and Development Liaison for Councilman Mack
Lorin Spendlove
Mark E. Jones, P.E., Southwest Engineering

RECEIVED
AUG 0 8 2000

REQUEST LIST Z-0060-00

1. Lots adjacent to Dorrell Lane will have a minimum width of 82 feet at the rear of the lot. There will be a maximum of 5 lots adjacent to Dorrell Lane.

2. The 330 ft adjacent to Dorrell Lane and Jeanette will conform to Senate Bill 391 in which the Developer will provide adequate buffer areas, adequate screening and an orderly and effecient transition of land uses.

3. There will be no two-story structures constructed in this development.

4. A Master Streetlight Plan for the overall subdivision shall be submitted and approved reflecting Rural Standards. (Gas lighting, Coach lights, Low level lighting. etc.) The exterior street lighting on Dorrell Lane will be stubbed out for later use but the lights will not be set, or the developer will provide such funds necessary to make these improvement in the future in the form of a bond with the city of Las Vegas. This is to preserve the rural aspect and control light pollution in and around our neighborhood.

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6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. This will reflect the least amount of fill necessary to maintain a workable drainage system and ensure that this development does not set higher than surrounding established properties. Necessary improvements will be made to control the runoff and trash from leaving this development and standing in our neighborhoods.

7. Block walls will incorporate decorative trim and decorative pilasters and have a rural appearance. If possible provide a drawing of the proposed wall. There will be no stucco on these walls.

8. A Landscape Plan will be submitted including the amount, spacing, size and types of plants. No plants are to be poisonous to man or animal.

9. The developer will agree not to construct houses of less than 1950 livable square footage. The developer will submit drawings of all houses showing Floor Plans, Elevation Plans and square footage.

10. Construction traffic will be controlled to Jones Boulevard and Elkhorn Road keeping the construction traffic from filtering through our neighborhoods to the South. The developer will take any and all necessary action to ensure the control of this traffic.

D·R·HORTON

August 2, 2000

Barbara Paradiso
5500 Donald Road
Las Vegas, NV 89131

Dear Barbara:

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Sincerely,

John Palina
Director of Land Development

Barbara Paradiso
Barbara Paradiso
5500 Donald Road

Date: 8/3/2000

6845 Escondido Street
Building 6, Suite 105
Las Vegas, Nevada 89119