

Agenda

City of Las Vegas PLANNING COMMISSION MEETING

August 24, 2000

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

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

BYRON GOYNES

LANNY L. LITTLEFIELD

STEPHEN QUINN

RICHARD W. TRUESDELL

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

COMMISSIONERS BRIEFING: 5:15 P.M. Council Chambers, 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. Council Chambers, 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 27, 2000 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

8/18/00 2:59 PM

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A. CONSENT ITEMS:

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

- A-1. FM-0047-00 - TULE SPRINGS VILLAGE (A COMMERCIAL SUBDIVISION) - ALBERTSON'S, INC. - Request for a Final Map for one lot on 23.31 acres on the northeast corner of the intersection of Farm Road and Durango Drive, TC (Town Center) Zone, Ward 6 (Mack).
- A-2. FM-0048-00 - COPPERFIELD UNIT 2 - U. S. HOME CORPORATION - Request for a Final Map for 46 lots on 13.71 acres on the south side of Centennial Parkway, approximately 718 feet west of Jones Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- A-3. FM-0049-00 - THE VISTAS AT SUMMERLIN VILLAGE 20 UNIT 2 - THE HOWARD HUGHES CORPORATION - Request for a Final Map for 10 lots on 209.92 acres on the west side of the Western Beltway alignment, approximately 3,000 feet north of Charleston Boulevard, P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).
- A-4. FM-0119-96(1) AND FM-0075-99(1) - A PORTION OF THE ARBORS AT SUMMERLIN VILLAGE 11/12, UNIT 2C LOT 7 AND A PORTION OF THE ARBORS AT SUMMERLIN VILLAGE 11/12 UNIT 2C - SUMMERLIN NORTH COMMUNITY ASSOCIATION - Request for an Amended Final Map for 2 lots on 64.56 acres on the northwest corner of the intersection of Charleston Boulevard and Pavilion Center Drive, P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).
- A-5. FM-0111-98(1) - A PORTION OF SUMMERLIN PARCEL "MM" - UNIT 1 - KAUFMAN AND BROAD OF NEVADA, INC. - Request for an Amended Final Map for 2 lots on 0.47 acres at 612 Runbridge Street and 10901 Salford Drive, P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).

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- A-6. TM-0026-99(1) - PRAIRIE ROSE PARK - PRAIRIE ROSE PARK, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Tentative Map for 188 lots on 41.79 acres on the south side of Jo Marcy Drive, between Durango Drive and Cimarron Drive, U (Undeveloped)[PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).
- A-7. TM-0030-99(1) - DIAMOND CREEK - HARMON-KOVAL, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Tentative Map for 112 lots on 20.46 acres on the west side of Thom Boulevard, between Elkhorn Road and Severance Lane, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
- A-8. U-0062-99(1) - MARIA KULAR-ENAMORADO - Request for an Extension of Time on an approved Special Use Permit which allowed gasoline sales in conjunction with an existing 2,500 square foot convenience store at 720 West Owens Avenue (APN: 139-22-402-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
- A-9. Z-0094-84(4) - DESERT INN COMMERCIAL, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Rezoning From: U (Undeveloped) [M (Medium Density Residential) General Plan Designation] To: C-1 (Limited Commercial) for 5.62 acres located between US 95 and Rock Springs Drive, approximately 630 feet south of Lake Mead Boulevard, (APN: 138-22-702-002), Ward 4 (Brown).
- B. DIRECTOR'S BUSINESS:
- B-1. ABEYANCE - TA-0015-00 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A.18.100 TEMPORARY COMMERCIAL PERMIT to set base standards and to specify time frames and restrictions and to amend Title 19A.20.020 WORDS AND TERMS DEFINED to add several new definitions.

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B-2. ABEYANCE - TA-0016-00 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19A.04.010 Land Use Tables to add DENTAL LAB as an Accessory Use in P-R (Professional Office), O (Office, C-D (Designed Commercial) and C-PB (Planned Business Park), as a Conditional Use in C-1 (Limited Commercial), and as a Permitted Use in C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) Zoning Districts, also to amend 19A.04.040 Conditional Uses to add the Conditions for a Dental Lab and to delete dental lab as an allowable use under Light Assembly and Fabrication, also to amend 19A.20.020 WORDS AND TERMS DEFINED to delete reference to dental labs within the definition of Medical Lab and to add a definition for Dental Lab.

B-3. ABEYANCE - TA-0017-00 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19A.04.010 Land Use Tables to add DESKTOP PUBLISHING as a permitted use in all commercial categories and to Amend Title 19A. 20.020 WORDS AND TERMS DEFINED to add the definition of this use and several related definitions.

B-4. DB-0004-00 - DOWNTOWN CENTRAL DEVELOPMENT COMMITTEE - Presentation and Discussion only of the DCDC Downtown Neighborhood 2000 Plan.

C. PUBLIC HEARING ITEMS:

C-1. ABEYANCE - A-0003-00(A) - AMERICAN PACIFIC CAPITAL ROYALE - Petition to Annex property generally located on the southeast corner of Buffalo Drive and Constantinople Avenue (APN: 138-10-101-007), containing approximately 2.5 acres of land, Ward 4 (Brown).

C-2. ABEYANCE - V-0027-00 - HIGHLAND PARTNERSHIP 1980 LIMITED PARTNERSHIP - Request for a Variance TO ALLOW A PROPOSED 49 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN ONE HUNDRED FIFTY FEET (150') FROM AN "R" (RESIDENTIAL) ZONE WHERE THREE HUNDRED FEET (300') IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1112 South Martin L. King Boulevard (APN: 162-04-501-005), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

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- C-3. ABEYANCE - U-0073-00 - HIGHLAND PARTNERSHIP 1980 LIMITED PARTNERSHIP - Request for a Special-Use Permit FOR A 49 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1112 South Martin L. King Boulevard (APN: 162-04-501-005), C-1 (Limited Commercial) Zone, Ward 1 (McDonald).
- C-4. ABEYANCE - RENOTIFICATION - Z-0024-99(5) - WEST GOWAN, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain West Master Development Plan to change the Land Use Map Designation FROM: Low Density Residential (up to 6 Dwelling Units Per Acre) TO: Village Commercial on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), Ward 4 (Brown).
- C-5. ABEYANCE - RENOTIFICATION - Z-0058-00 - WEST GOWAN, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), PROPOSED USE: OFFICE, Ward 4 (Brown).
- C-6. ABEYANCE - RENOTIFICATION - Z-0058-00(1) - WEST GOWAN, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 60,040 SQUARE FOOT OFFICE DEVELOPMENT on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED P-D (Planned Development) Zone], Ward 4 (Brown).
- C-7. ABEYANCE - RENOTIFICATION - 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-8. ABEYANCE - RENOTIFICATION - 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).

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- C-9. VAC-0025-00 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY - Petition for a Vacation of twenty-foot (20') wide public sewer easement generally located west of Rancho Drive, south of Centennial Parkway, Ward 6 (Mack).
- C-10. U-0002-98(1) - GARY AND SUSAN CROWE, ET AL ON BEHALF OF AD AMERICA, INC. - Required Two Year Review on a Special Use Permit which allowed a 55 foot high, double-faced 14 foot x 48 foot off-premise advertising (billboard) sign at 845 West Bonanza Road (APN: 139-28-801-008), M (Industrial) Zone, Ward 5 (Weekly).
- C-11. Z-0076-98(17) - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a "Conceptual" Site Development Plan Review FOR A 284,150 SQUARE FOOT COMMERCIAL CENTER on 41.28 acres on the southwest corner of the intersection of the Farm Road alignment and U.S. 95 (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-12. U-0099-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 650 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-13. U-0100-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 800 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-14. U-0101-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 900 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

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- C-15. U-0102-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 200 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-16. U-0103-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located 650 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-17. U-0104-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located approximately 750 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-18. U-0105-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located approximately 900 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-19. U-0106-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located approximately 650 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-20. U-0107-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS located approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

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- C-21. U-0108-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED CARWASH located approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-22. U-0109-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE located 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-23. U-0110-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED AUTO LUBE FACILITY located approximately 150 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).
- C-24. Z-0033-97(17) & Z-0024-99(6) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Request for a "Conceptual" Site Development Plan Review FOR A PROPOSED 46,750 SQUARE FOOT COMMERCIAL CENTER; AND FOR A PROPOSED 6,600 SQUARE FOOT OFFICE COMPLEX on 13.0 acres within the Lone Mountain and Lone Mountain West Master Plan areas located on the northwest corner of the intersection of Cheyenne Avenue and the beltway alignment (APN: 137-12-301-014, 137-12-401-002, 003, 019, 023, and 025), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- C-25. U-0111-00 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB on the northwest corner of the intersection of Cheyenne Avenue and the proposed Western Beltway alignment within the Lone Mountain Master Plan areas (APN: 137-12-301-014, 137-12-401-002, 003, 019, 023, and 025), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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- C-26. U-0112-00 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northwest corner of the intersection of Cheyenne Avenue and the Beltway alignment within the Lone Mountain Master Plan (APN: 137-12-301-014, 137-12-401-002, 003, 019, 023, and 025), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- C-27. U-0113-00 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL - Request for a Special Use Permit FOR A PROPOSED TAVERN on the northwest corner of the intersection of Cheyenne Avenue and the Beltway alignment within the Lone Mountain Master Plan areas (APN: 137-12-301-014, 137-12-401-002, 003, 019, 023, and 025), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- C-28. Z-0076-98(18) - LAS VEGAS PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 8,144 SQUARE FOOT COMMERCIAL DEVELOPMENT (CONVENIENCE STORE AND RESTAURANT WITH DRIVE-UP) on 2.36 acres located at the northwest corner of the intersection of El Capitan Way and Centennial Parkway (APN: 125-20-402-008), T-C (Town Center) Zone, Ward 6 (Mack).
- C-29. U-0114-00 - LAS VEGAS PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at the northwest corner of the intersection of El Capitan Way and Centennial Parkway (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).
- C-30. U-0115-00 - LAS VEGAS PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at the northwest corner of the intersection of El Capitan Way and Centennial Parkway (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).

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- C-31. U-0116-00 - LAS VEGAS PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-UP at the northwest corner of the intersection of El Capitan Way and Centennial Parkway (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).
- C-32. U-0117-00 - HOWARD HUGHES PROPERTIES, INC. - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at the southwest corner of the intersection of Trailwood Drive and Village Center Circle (APN: 138-19-817-001), P-C (Planned Community) Zone, Ward 4 (Brown).
- C-33. U-0118-00 - HOWARD HUGHES PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED FULL SERVICE CARWASH on property located at the southwest corner of the intersection of Trailwood Drive and Village Center Circle (APN: 138-19-817-001), P-C (Planned Community) Zone, Ward 4 (Brown).
- C-34. U-0119-00 - HOWARD HUGHES PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED 1,966 SQUARE FOOT MINOR AUTO REPAIR FACILITY on property located at the southwest corner of the intersection of Trailwood Drive and Village Center Circle (APN: 138-19-817-001) P-C (Planned Community) Zone, Ward 4 (Brown).
- C-35. U-0120-00 - HOWARD HUGHES PROPERTIES, INC. - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4,005 SQUARE FOOT CONVENIENCE STORE on property located at the southwest corner of the intersection of Trailwood Drive and Village Center Circle (APN: 138-19-817-001), P-C (Planned Community) Zone, Ward 4 (Brown).
- C-36. U-0121-00 - LODGE ELKS LAS VEGAS BPO #1468 - Request for a Special Use Permit and a Site Development Plan Review FOR A PROPOSED RECREATIONAL VEHICLE PARKING LOT; AND FROM SPECIAL USE PERMIT MINIMUM REQUIREMENT WAIVERS FOR DENSITY, SETBACK FROM VEHICLES TO BUILDINGS AND MINIMUM STREET FRONTAGE at 4130 West Charleston Boulevard (APN: 139-31-801-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

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- C-37. U-0128-00 - TJP AND WEINER FAMILY TRUST - Request for a Special Use Permit FOR PSYCHIC ARTS at 2101 South Decatur Boulevard, Suites 11 and 16 (APN: 163-01-708-003 and 004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
- C-38. U-0129-00 - BENITA BELLAMY AND EUGENE SAVAGE, III - Request for a Special Use Permit FOR AN ANIMAL BOARDING FACILITY WITH OUTSIDE PENS on 1.01 acres at 1220 Hinson Street, (APN: 162-06-510-029), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).
- C-39. U-0133-00 - CITY OF LAS VEGAS REDEVELOPMENT AGENCY - Request for a Special Use Permit FOR A 51 UNIT MULTI-FAMILY DEVELOPMENT at the southeast corner of the intersection of Gass Avenue and Las Vegas Boulevard (APN: 139-34-410-174), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- C-40. SD-0049-00 - CITY OF LAS VEGAS REDEVELOPMENT AGENCY - Request for a Site Development Plan Review FOR A 51 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH 3,260 SQUARE FEET OF RETAIL SPACE; AND FOR A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE DESIGN AND LANDSCAPE STANDARDS; AND FOR A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on 0.7 acres on the southeast corner of the intersection of Gass Avenue and Las Vegas Boulevard (APN: 139-34-410-174), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- C-41. U-0135-00 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR GASOLINE SALES at 8080 West Tropical Parkway (SAM'S CLUB) (APN: 125-282-01-003), T-C (Town Center) Zone, Ward 6 (Mack).
- C-42. Z-0057-00 - HARMON-KOVAL, LIMITED LIABILITY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 30.07 Acres on the southeast corner of the intersection of Bradley Road and Deer Springs Way (APN: 125-24-701-001, 003 and 125-24-701-027 thru 030), Ward 6 (Mack).

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- C-43. U-0087-00 - HARMON-KOVAL, LIMITED LIABILITY COMPANY ON BEHALF OF D. R. HORTON - Request for a Special Use Permit FOR THIRTY-SEVEN FOOT (37') WIDE PRIVATE STREETS WITHIN A PROPOSED SINGLE-FAMILY SUBDIVISION, on 30.07 acres on the southeast corner of the intersection of Bradley Road and Deer Springs Way (APN: 125-24-701-001, 003 and 125-24-701-027 thru 030), R-E (Residence Estates) Zone, [PROPOSED: R-1 (Single-Family Residential) Zone], Ward 6 (Mack).
- C-44. Z-0065-00 - RODNEY D. AND JUDY A. LOKKEN FAMILY TRUST, ET AL - Request for a Rezoning From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] To: PD (Planned Development) for 7.04 acres on the south side of the Craig Road alignment, approximately 660 feet east of the future Spine Road alignment (APN: 137-01-301-007, 008 and 009), PROPOSED USE: SINGLE FAMILY RESIDENCES, Ward 4 (Brown).
- C-45. Z-0024-99(7) - RODNEY D. AND JUDY A. LOKKEN FAMILY TRUST, ET AL - Request for a Major Modification of the Lone Mountain West Master Development Plan to add 7.04 acres located on the south side of the Craig Road alignment, approximately 600 feet east of the Spine Road alignment (APN: 137-01-301-007, 008 and 009), U (Undeveloped) Zone [(PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).
- C-46. Z-0065-00(1) - RODNEY D. AND JUDY A. LOKKEN FAMILY TRUST, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 33 LOT SINGLE-FAMILY DEVELOPMENT on 7.04 acres located south of the Craig Road alignment, approximately 660 feet east of the future Spine Road alignment (APN: 137-01-301-007, 008 and 009), U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone] Ward 4 (Brown).
- C-47. Z-0066-00 - JOHN MILK, LIMITED LIABILITY COMPANY - Request for Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) of 0.95 acres at 622 Sunny Place (APN: 139-28-304-006), PROPOSED USE: COMMERCIAL, Ward 5 (Weekly).
- C-48. U-0130-00 - JOHN MILK, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED FULL-SERVICE CARWASH at 1500 West Bonanza Road (APN: 139-28-304-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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- C-49. U-0131-00 - JOHN MILK, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 1,000 GALLON LIQUID PETROLEUM GASOLINE TANK (PROPANE) at 1500 West Bonanza Road (APN: 139-28-304-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
- C-50. V-0057-00 - JOHN MILK, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A 100 FOOT HIGH FLAG POLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.80 acres located at 1500 West Bonanza Road (APN: 139-28-304-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
- C-51. Z-0073-85(1) AND Z-0066-00(1) - JOHN MILK, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review TO ADD 10,075 SQUARE FEET OF COMMERCIAL DEVELOPMENT WITH A WAIVER OF THE 15 FOOT LANDSCAPE PLANTERS ALONG MAJOR STREET FRONTAGES on 1.75 acres at the northwest corner of the intersection of Martin L King Boulevard and Bonanza Road (APN: 139-28-304-006 and 007), C-1 (Limited Commercial) and R-E (Residence Estates) Zones, [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
- C-52. Z-0067-00 - MICHELAS, LIMITED LIABILITY COMPANY - Request for Rezoning FROM: R-E (Residence Estates) TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 19.98 acres at the southeast corner of the intersection of Iron Mountain Road and Fort Apache Road (APN: 125-08-101-001), PROPOSED USE: 137 LOT SINGLE FAMILY SUBDIVISION, Ward 6 (Mack).
- C-53. V-0058-00 - MICHELAS, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 82,315 SQUARE FEET OF OPEN SPACE WHERE 97,138 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A PROPOSED 137-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION at the southeast corner of the intersection of Iron Mountain Road and Fort Apache Road (APN: 125-08-101-001), R-E (Residence Estates) Zone, [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone], Ward 6 (Mack).
- C-54. Z-0067-00(1) - MICHELAS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 137 LOT SINGLE FAMILY SUBDIVISION on 19.98 acres at the southeast corner of the intersection of Iron Mountain Road and Fort Apache Road (APN: 125-08-101-001), R-E (Residence Estates) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone], Ward 6 (Mack).

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- C-55. Z-0068-00 - JACK RUGGLES - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-M (Commercial/Industrial) on 2.58 acres located at 2133, 2135, and 2207 West Bonanza Road (APN: 139-29-802-001, 002, and 003), PROPOSED USE: LANDSCAPE MATERIALS SUPPLY YARD, Ward 5 (Weekly).
- C-56. Z-0068-00(1) - JACK RUGGLES - Request for a Site Development Plan Review FOR A PROPOSED LANDSCAPE MATERIALS SUPPLY YARD; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 2.58 acres located at 2133, 2135, and 2207 West Bonanza Road (APN: 139-29-802-001, 002, and 003), R-E (Residence Estates) Zone, [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 5 (Weekly).
- C-57. Z-0070-00 - SCHOOL BOARD OF TRUSTEES - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 19.21 acres located at 825 Marion Drive (APN: 140-29-701-001) PROPOSED USE: A 14,726 SQUARE FOOT ADDITION TO AN EXISTING MIDDLE SCHOOL (DELL H. ROBISON), Ward 3 (Reese).
- C-58. V-0056-00 - HAROLD GIRON - Request for a Variance TO ALLOW A 15 FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK ALLOWED IN CONJUNCTION WITH A PROPOSED 760 SQUARE FOOT RESTAURANT; AND TO ALLOW A THREE FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED ACCESSORY STRUCTURE on 0.32 acres located at 302 North Maryland Parkway (APN: 139-35-211-107), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- C-59. SD-0047-00 - HAROLD GIRON - Request for a Site Development Plan Review FOR A PROPOSED 760 SQUARE FOOT RESTAURANT; AND FOR A WAIVER OF LANDSCAPING REQUIREMENTS on 0.32 acres located at 302 North Maryland Parkway (APN: 139-35-211-107), C-2 (General Commercial), Ward 5 (Weekly).
- C-60. V-0060-00 - STATE OF NEVADA - SOUTHERN NEVADA ADULT MENTAL HEALTH SERVICES - Request for a Variance TO EXPAND AN EXISTING LEGAL NON-CONFORMING USE (HOSPITAL) located on the west side of Jones Boulevard, approximately 800 feet south of Charleston Boulevard (APN: 163-02-502-001), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

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C-61. SD-0051-00 - STATE OF NEVADA - SOUTHERN NEVADA ADULT MENTAL HEALTH SERVICES - Request for a Site Development Plan Review for the expansion of a hospital on a 2.54 acre site located on the west side of Jones Boulevard, approximately 800 feet south of Charleston Boulevard (APN: 163-02-502-001), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

C-62. WVR-0001-00 - JEAN MILLER - Request for a Waiver TO THE REQUIRED 660 FOOT SEPARATION BETWEEN RESIDENTIAL CARE GROUP HOMES at 1812 Starbuck Drive and 1813 Starbuck Drive (APN: 138-23-412-022 and 045), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

D. NON PUBLIC HEARING ITEMS:

D-1. Z-0026-91(14) - ALLEN AND JANALEA CRANDY - Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A 1,770 SQUARE FOOT RESIDENCE TO AN OFFICE; AND FOR A WAIVER OF LANDSCAPING REQUIREMENTS on 0.17 acres at 408 South Jones Boulevard (APN: 138-36-210-018), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Offices and Parking), Ward 1 (M. McDonald).

D-2. Z-0024-99(8) - STANPARK HOMES - Request for Site Development Plan Review FOR A PROPOSED 149-LOT RESIDENTIAL SUBDIVISION on approximately 20 acres at the northwest corner of the intersection of Spine Road and Gowan Road, (APN:137-12-201-002, 003, 008, and 009), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

D-3. SD-0048-00 - SIMON, INC. ON BEHALF OF UNITED PARCEL SERVICE - Request for a Site Development Plan Review FOR A TEMPORARY EMPLOYEE PARKING LOT; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS at 1505 West Bonanza Road (APN: 139-28-401-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).

E. CITIZENS PARTICIPATION:

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

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
5:15 PM	
<u>COMMISSIONERS BRIEFING:</u>	
<u>PRESENT:</u> Michael Buckley – Chairman Craig Galati - Vice Chairman Hank Gordon Byron Goynes Lanny Littlefield Richard Truesdell	Joel McCulloch, Planning and Development Department, called the Briefing to order at 5:28 P.M.
<u>EXCUSED:</u> Stephen Quinn	<u>Item No. B-1, TA-0015-00:</u> Mr. McCulloch, Planning & Development Department, stated that staff is requesting this item be held in abeyance until the 9/28/00 Planning Commission meeting in order that the difficulties found in this amendment can be worked out.
<u>STAFF PRESENT:</u> Tim Chow, - Director, Planning & Development Dept. Robert Genzer – Planning & Development Dept. Chris Glore - Planning & Development Dept. Chris Knight – Planning & Development Dept. Joel McCulloch – Planning & Development Dept. Matt Pinjuv – Planning & Development Dept. Scott Albright – Planning & Development Dept. Phyllis Gabb – Planning & Development Dept. Cheri Edelman - Public Works Rick Schroder - Public Works Yorgo Kagafas – Project Manager for the Downtown DCDC Plan Steve George - City Attorney's Office Donna Willey – City Clerk's Office Angela Crolli – City Clerk's Office	<u>Item No. B-4, DB-0004-00:</u> Chris Knight, Planning & Development Department, explained that the adoption of Resolution R-27-98 created a Neighborhood Planning Process. This created the means by which neighborhood residents and property owners can develop neighborhood plans suitable for adoption by the Planning Commission and City Council. The Downtown Central Development Committee (DCDC) is requesting the opportunity to brief the Planning Commission on the proposed Downtown Neighborhood 2000 Plan. This review will allow the Planning Commission an opportunity to review a neighborhood plan prior to a public review and for approval at a subsequent Planning Commission meeting. <u>Item Nos. C-2, V-0027-00 and C-3, U-0073-00:</u> Mr. McCulloch explained that the City Attorney requested these items be held in abeyance until the 9/28/00 Planning Commission meeting. The applicant concurred with this request via the telephone. Staff recommended denial of both applications because there are no unique circumstances to allow approval of the separation requirement between a billboard and "R" zoned property. <u>Item Nos. C-4, Z-0024-99(5), C-5, Z-0058-00, and C-6, Z-0058-00(1):</u> Mr. McCulloch stated that staff is requesting these items be held in abeyance until the 9/14/00 Planning Commission meeting. The location of the "loop" road has come into question and staff is meeting with the necessary groups next week to resolve this issue. <u>Item Nos. C-7, V-0052-00 and C-8, SD-0045-00:</u> Mr. McCulloch indicated that staff's recommendation is for denial of these two items, mainly because the Code is very specific in that non-conforming uses should be allowed to survive, but not expand.

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. C-10, U-0002-98(1):

Mr. McCulloch noted that staff is recommending denial of this two-year review based on the billboard not being compatible with redevelopment efforts in the area. The billboard is located in the vicinity of the Moulin Rouge.

Item No. C-11, Z-0076-98(17):

Chris Glore, Planning and Development Department, suggested that the Planning Commission hold in abeyance this item to the 9/28/00 Planning Commission meeting to allow the Planning Commission to get through the Special Planning Commission meeting scheduled for 8/30/00. At that meeting some of the Town Center Development Standards might be amended and the conceptual plan might also be discussed.

Item No. C-36, U-0121-00:

Mr. McCulloch explained that the applicant requested this item be held in abeyance to the 9/28/00 Planning Commission meeting in order to revise the site plan. Additionally, he would like to meet with adjacent residents to discuss the proposed Recreational Vehicle Parking Lot.

Item No. C-38, U-0129-00:

Mr. McCulloch noted that the applicant requested an abeyance until the 9/14/00 Planning Commission meeting in order that he can meet with the neighbors to discuss the proposed animal boarding facility with outside pens. However, staff recommended that the item be held until the 9/28/00 Planning Commission meeting in order to keep it on the same team agenda.

Item Nos. C-39, U-0133-00 and C-40, SD-0049-00:

Mr. McCulloch stated that the applicant requested these items be held in abeyance until the 9/28/00 Planning Commission meeting in order to revise the elevations for the project. This project is located at the intersection of Las Vegas Boulevard and Gass.

Item No. C-42, Z-0057-00:

Chris Glore, Planning & Development Department, explained that this request is for a rezoning from R-E to R-1. Staff is recommending approval, however is concerned that this might create spot zoning. The applicant is requesting R-1 because they do not want to provide the open space and R-1 allows the most latitude for a housing development that they desire.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING

Item No. C-44, Z-0065-00:

Cheri Edelman, Public Works, recommended that the first sentence in Condition #5 be deleted.

Item No. C-50, V-0057-00:

Mr. McCulloch noted that staff is recommending denial of the 100-foot tall flagpole because the height is not warranted. The applicant has not indicated why a 40-foot tall flagpole is not sufficient.

Item Nos. C-52, Z-0067-00, C-53, V-0058-00, and C-54, Z-0067-00(1):

Mr. McCulloch explained that the applicant requested these items be WITHDRAWN WITHOUT PREJUDICE in order to submit a different design layout for the proposed subdivision and increase the density.

Item No. C-55, Z-0068-00:

Mr. Gore discussed that staff is recommending approval of this item contingent upon the approval of the GPA.

Item No. C-57, Z-0070-00:

Mr. Gore indicated that the applicant has concerns regarding Condition #2 and #3, dealing with the Site Development Plan Review and the Variance for the parking.

Item Nos. C-58, V-0056-00 and C-59, SD-0047-00:

Mr. McCulloch indicated that staff is recommending denial based on there being no justification for approval of a Variance, other than the applicant illegally placed the structure on the site.

Mr. Gore added that staff is uncertain whether or not this meets the code for office parking, adding this restriction will make this site have inadequate parking.

Item No. D-2, Z-0024-99(8):

Mr. McCulloch stated that staff is recommending denial because the applicant has failed to meet the intent of the Lone Mountain West Master Plan and its development standards.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING

Item No. D-3, SD-0048-00:

Mr. McCulloch requested that this item be STRICKEN from the agenda because the applicant must apply and receive approval of a rezoning to C-1 designation to allow this use.

General Discussion:

Bob Genzer, Deputy Director, Planning & Development, announced that the Planning Commission meetings will be televised live beginning September 28, 2000.

Mr. McCulloch adjourned the Briefing at 6:00 P.M

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
6:00 PM	
ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.	CHAIRMAN BUCKLEY called the meeting to order at 6:07 P.M.
CALL TO ORDER:	STAFF PRESENT:
6:07 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.	Robert Genzer, Deputy Director, Planning and Development Department Chris Knight, Comprehensive Planning Manager, Planning and Development Department Chris Glore, Planning Supervisor, Planning and Development Department Joel McCulloch, Senior Planner, Planning and Development Department Scott Albright, Planner II, Planning and Development Department Phyllis Gabb, Planner I, Planning and Development Department Jody Donahue, Planning Technician, Planning and Development Department Matt Pinjuv, Planner II, Planning and Development Department Cheri Edelman, Project Engineer, Public Works Rick Schroder, Project Engineer, Public Works Steve George, Deputy City Attorney, City Attorney's Office Angela Crolli, Deputy City Clerk, City Clerk's Office Donna Willey, Administrative Assistant, City Clerk's Office
ROLL CALL:	
Michael Buckley - Present Chairman	
Craig Galati - Present Vice Chairman	
Hank Gordon Present (Excused 11:59)	
Byron Goynes Present	
Lanny Littlefield Present	
Stephen Quinn Excused	
Richard Truesdell Present	
ANNOUNCEMENT:	
Satisfaction of Open Meeting Law Requirements.	
This meeting has been properly noticed and posted at the following locations:	
Clark County Government Center, 500 South Grand Central Parkway Senior Citizens Center, 450 East Bonanza Road Clark County Courthouse, 200 East Carson Avenue Court Clerk's Office Bulletin Board, City Hall Plaza City Hall Plaza, Special Outside Posting Bulletin Board	MR. McCULLOCH announced this meeting is in compliance with the Open Meeting Law.
MINUTES:	
Approval of the minutes of the July 27, 2000 Planning Commission Meeting.	Galati - APPROVED Motion carried with Littlefield abstaining (Quinn excused) (6:07 – 6:08) - 1-39

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ACTIONS:

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

CHAIRMAN BUCKLEY noted the Rules of Conduct.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A. <u>CONSENT ITEMS:</u> CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.	CHAIRMAN BUCKLEY announced the Consent items may be enacted by one motion or discussed if a Commission Member or Applicant so desires.
A-1. <u>FM-0047-00 - TULE SPRINGS VILLAGE (A COMMERCIAL SUBDIVISION) - ALBERTSON'S, INC.</u> Request for a Final Map for one lot on 23.31 acres on the northeast corner of the intersection of Farm Road and Durango Drive, TC (Town Center) Zone, Ward 6 (Mack). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. This Final Map shall be in conformance with the approved Tule Springs Village Commercial Subdivision Tentative Map (TM-0025-00). 2. Site development shall comply with all previous Conditions of Approval for the Site Development Plan Review [Z-0076-98(14)]. <u>Public Works</u> 3. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.	Galati - APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS Unanimous with Gordon abstaining on A-3 and A-8, Buckley abstaining on A-3, A-4 and A-5 and Galati abstaining on A-3 and A-4 for the reasons given below (Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. RON TIBERTI, 2575 Cimarron Road, requested that Item A-9, Z-0094-84(4), be pulled forward for discussion. COMMISSIONER GORDON announced that he would be abstaining from voting on Item A-3, FM-0049-00, inasmuch as this is a piece of property where he is developing a shopping center and abstaining from voting on Item A-8, U-0062-99(1), because the applicant is represented by the same land use law firm that represents his company. CHAIRMAN BUCKLEY and VICE CHAIRMAN GALATI announced that they would be abstaining from voting on Items A-3, FM-0049-00 and A-4, FM-0119-96(1) and FM-0075-99(1) as the Howard Hughes Corporation in Summerlin are clients of their firm and CHAIRMAN BUCKLEY would be abstaining from voting also on Item A-5, FM-0111-98(1) since Kaufman and Broad of Nevada, Inc. is a client of his firm. This is final action. (6:21 - 6:24) 1 -482

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**FM-0047-00 - TULE SPRINGS VILLAGE (A
COMMERCIAL SUBDIVISION)
ALBERTSON'S, INC.**

APPROVED

4. Site development to comply with all previous Conditions of Approval for the Tule Springs Village Tentative Map.

5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction 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.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-2. <u>FM-0048-00 - COPPERFIELD UNIT 2 - U. S. HOME CORPORATION</u> Request for a Final Map for 46 lots on 13.71 acres on the south side of Centennial Parkway, approximately 718 feet west of Jones Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. This Final Map shall be in conformance with the approved Copperfield Tentative Map (TM-0010-00). <u>Public Works</u> 2. An update to the approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Final Map. 3. Site development to comply with all previous Conditions of Approval for the Copperfield Tentative Map (TM-0010-00). 4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter	Galati – APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS Unanimous with Gordon abstaining on A-3 and A-8, Buckley abstaining on A-3, A-4 and A-5 and Galati abstaining on A-3 and A-4 for the reasons given below (Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. RON TIBERTI, 2575 Cimarron Road, requested that Item A-9, Z-0094-84(4), be pulled forward for discussion. COMMISSIONER GORDON announced that he would be abstaining from voting on Item A-3, FM-0049-00, inasmuch as this is a piece of property where he is developing a shopping center and abstaining from voting on Item A-8, U-0062-99(1), because the applicant is represented by the same land use law firm that represents his company. CHAIRMAN BUCKLEY and VICE CHAIRMAN GALATI announced that they would be abstaining from voting on Items A-3, FM-0049-00 and A-4, FM-0119-96(1) and FM-0075-99(1) as the Howard Hughes Corporation in Summerlin are clients of their firm and CHAIRMAN BUCKLEY would be abstaining from voting also on Item A-5, FM-0111-98(1) since Kaufman and Broad of Nevada, Inc. is a client of his firm. This is final action. (6:21 – 6:24) 1 -482

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

FM-0048-00 - COPPERFIELD UNIT 2 - U. S.
HOME CORPORATION

APPROVED

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.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-3. <u>FM-0049-00 - THE VISTAS AT SUMMERLIN VILLAGE 20 UNIT 2 - THE HOWARD HUGHES CORPORATION</u> Request for a Final Map for 10 lots on 209.92 acres on the west side of the Western Beltway alignment, approximately 3,000 feet north of Charleston Boulevard, P-C (Planned Community) Zone, Ward 2 (L. B. McDonald). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. Final Map shall be in conformance with the approved Tentative Map (The Vistas at Summerlin Village 20). <u>Public Works</u> 2. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to recordation of this Final Map. 3. This Final Map must show all required public sewer easements. 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, on-site or off-site, have been granted to the City. 4. Site development to comply with all previous Conditions of Approval for the Vistas at Summerlin Village 20 Tentative Map.	Galati – APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS Unanimous with Gordon abstaining on A-3 and A-8, Buckley abstaining on A-3, A-4 and A-5 and Galati abstaining on A-3 and A-4 for the reasons given below (Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. RON TIBERTI, 2575 Cimarron Road, requested that Item A-9, Z-0094-84(4), be pulled forward for discussion. COMMISSIONER GORDON announced that he would be abstaining from voting on Item A-3, FM-0049-00, inasmuch as this is a piece of property where he is developing a shopping center and abstaining from voting on Item A-8, U-0062-99(1), because the applicant is represented by the same land use law firm that represents his company. CHAIRMAN BUCKLEY and VICE CHAIRMAN GALATI announced that they would be abstaining from voting on Items A-3, FM-0049-00 and A-4, FM-0119-96(1) and FM-0075-99(1) as the Howard Hughes Corporation in Summerlin are clients of their firm and CHAIRMAN BUCKLEY would be abstaining from voting also on Item A-5, FM-0111-98(1) since Kaufman and Broad of Nevada, Inc. is a client of his firm. This is final action. (6:21 – 6:24) 1 -482

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ITEM

ACTION

FM-0049-00 - THE VISTAS AT SUMMERLIN
VILLAGE 20 UNIT 2 - THE HOWARD
HUGHES CORPORATION

APPROVED

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

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ITEM

ACTION

A-4.

FM-0119-96(1) AND FM-0075-99(1) - A
PORTION OF THE ARBORS AT SUMMERLIN
VILLAGE 11/12, UNIT 2C LOT 7 AND A
PORTION OF THE ARBORS AT SUMMERLIN
VILLAGE 11/12 UNIT 2C - SUMMERLIN
NORTH COMMUNITY ASSOCIATION

Request for an Amended Final Map for 2 lots on 64.56 acres on the northwest corner of the intersection of Charleston Boulevard and Pavilion Center Drive, P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Final Map shall be in conformance with the approved Tentative Map.

Public Works

2. Grant appropriate public sewer easements to service this site and for the crossing of the Beltway at Charleston Boulevard.

3. Prior to recordation, this amended 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 site visibility restriction easements, if applicable, are also required to be shown on this Amended 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.

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS

Unanimous with Gordon abstaining on A-3 and A-8, Buckley abstaining on A-3, A-4 and A-5 and Galati abstaining on A-3 and A-4 for the reasons given below (Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

RON TIBERTI, 2575 Cimarron Road, requested that Item A-9, Z-0094-84(4), be pulled forward for discussion.

COMMISSIONER GORDON announced that he would be abstaining from voting on Item A-3, FM-0049-00, inasmuch as this is a piece of property where he is developing a shopping center and abstaining from voting on Item A-8, U-0062-99(1), because the applicant is represented by the same land use law firm that represents his company.

CHAIRMAN BUCKLEY and VICE CHAIRMAN GALATI announced that they would be abstaining from voting on Items A-3, FM-0049-00 and A-4, FM-0119-96(1) and FM-0075-99(1) as the Howard Hughes Corporation in Summerlin are clients of their firm and CHAIRMAN BUCKLEY would be abstaining from voting also on Item A-5, FM-0111-98(1) since Kaufman and Broad of Nevada, Inc. is a client of his firm.

This is final action.

(6:21 - 6:24) 1 -482

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ITEM	ACTION
A-5. <u>FM-0111-98(1) - A PORTION OF SUMMERLIN PARCEL "MM" - UNIT 1 - KAUFMAN AND BROAD OF NEVADA, INC.</u> Request for an Amended Final Map for 2 lots on 0.47 acre at 612 Runbridge Street and 10901 Salford Drive, P-C (Planned Community) Zone, Ward 2 (L. B. McDonald). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <i><u>Planning and Development</u></i> 1. This amended Final Map shall be in conformance with the approved Tentative Map. 2. Prior to recordation, this amended 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 site visibility restriction easements, if applicable, are also required to be shown on this Amended 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.	Galati – APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS Unanimous with Gordon abstaining on A-3 and A-8, Buckley abstaining on A-3, A-4 and A-5 and Galati abstaining on A-3 and A-4 for the reasons given below (Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. RON TIBERTI, 2575 Cimarron Road, requested that Item A-9, Z-0094-84(4), be pulled forward for discussion. COMMISSIONER GORDON announced that he would be abstaining from voting on Item A-3, FM-0049-00, inasmuch as this is a piece of property where he is developing a shopping center and abstaining from voting on Item A-8, U-0062-99(1), because the applicant is represented by the same land use law firm that represents his company. CHAIRMAN BUCKLEY and VICE CHAIRMAN GALATI announced that they would be abstaining from voting on Items A-3, FM-0049-00 and A-4, FM-0119-96(1) and FM-0075-99(1) as the Howard Hughes Corporation in Summerlin are clients of their firm and CHAIRMAN BUCKLEY would be abstaining from voting also on Item A-5, FM-0111-98(1) since Kaufman and Broad of Nevada, Inc. is a client of his firm. This is final action. (6:21 – 6:24) 1 -482

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ITEM

ACTION

A-6.

**TM-0026-99(1) - PRAIRIE ROSE PARK -
PRAIRIE ROSE PARK, LIMITED LIABILITY
COMPANY**

Request for an Extension of Time on an approved Tentative Map for 188 lots on 41.79 acres on the south side of Jo Marcy Drive, between Durango Drive and Cimarron Drive, U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Tentative Map shall expire on 6/10/2001, unless a Final Map is recorded on all or a portion of the area embraced by the Tentative Map or an Extension of Time is approved.

2. Conformance to all previous Conditions of Approval for the Prairie Rose Park Tentative Map (TM-0026-99), Rezoning Z-0017-99, and all other subsequent site-related actions.

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS

Unanimous with Gordon abstaining on A-3 and A-8, Buckley abstaining on A-3, A-4 and A-5 and Galati abstaining on A-3 and A-4 for the reasons given below (Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

RON TIBERTI, 2575 Cimarron Road, requested that Item A-9, Z-0094-84(4), be pulled forward for discussion.

COMMISSIONER GORDON announced that he would be abstaining from voting on Item A-3, FM-0049-00, inasmuch as this is a piece of property where he is developing a shopping center and abstaining from voting on Item A-8, U-0062-99(1), because the applicant is represented by the same land use law firm that represents his company.

CHAIRMAN BUCKLEY and VICE CHAIRMAN GALATI announced that they would be abstaining from voting on Items A-3, FM-0049-00 and A-4, FM-0119-96(1) and FM-0075-99(1) as the Howard Hughes Corporation in Summerlin are clients of their firm and CHAIRMAN BUCKLEY would be abstaining from voting also on Item A-5, FM-0111-98(1) since Kaufman and Broad of Nevada, Inc. is a client of his firm.

This is final action.

(6:21 - 6:24) 1 -482

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ITEM

ACTION

A-7.

**TM-0030-99(1) - DIAMOND CREEK -
HARMON-KOVAL, LIMITED LIABILITY
COMPANY**

Request for an Extension of Time on an approved Tentative Map for 112 lots on 20.46 acres on the west side of Thom Boulevard, between Elkhorn Road and Severance Lane, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Tentative Map shall expire on July 29, 2001, unless a Final Map is recorded on all or a portion of the area embraced by the Tentative Map or an Extension of Time is approved.

2. Conformance to all previous Conditions of Approval for the Diamond Creek Tentative Map (TM-30-99), Rezoning Z-4-99, Site Development Plan Review [Z-4-99(1)], and all other site-related actions.

Galati -

APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS

Unanimous with Gordon abstaining on A-3 and A-8, Buckley abstaining on A-3, A-4 and A-5 and Galati abstaining on A-3 and A-4 for the reasons given below (Quinn excused)

CHAIRMAN BUCKLEY stated this is a Consent item.

RON TIBERTI, 2575 Cimarron Road, requested that Item A-9, Z-0094-84(4), be pulled forward for discussion.

COMMISSIONER GORDON announced that he would be abstaining from voting on Item A-3, FM-0049-00, inasmuch as this is a piece of property where he is developing a shopping center and abstaining from voting on Item A-8, U-0062-99(1), because the applicant is represented by the same land use law firm that represents his company.

CHAIRMAN BUCKLEY and VICE CHAIRMAN GALATI announced that they would be abstaining from voting on Items A-3, FM-0049-00 and A-4, FM-0119-96(1) and FM-0075-99(1) as the Howard Hughes Corporation in Summerlin are clients of their firm and CHAIRMAN BUCKLEY would be abstaining from voting also on Item A-5, FM-0111-98(1) since Kaufman and Broad of Nevada, Inc. is a client of his firm.

This is final action.

(6:21 - 6:24) 1 -482

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ITEM	ACTION
A-8.	<u>U-0062-99(1) - MARIA KULAR-ENAMORADO</u> Request for an Extension of Time on an approved Special Use Permit which allowed gasoline sales in conjunction with an existing 2,500 square foot convenience store at 720 West Owens Avenue (APN: 139-22-402-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless another Extension of Time is granted. Galati – APPROVED ITEM NOS. A-1 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS Unanimous with Gordon abstaining on A-3 and A-8, Buckley abstaining on A-3, A-4 and A-5 and Galati abstaining on A-3 and A-4 for the reasons given below (Quinn excused) CHAIRMAN BUCKLEY stated this is a Consent item. RON TIBERTI, 2575 Cimarron Road, requested that Item A-9, Z-0094-84(4), be pulled forward for discussion. COMMISSIONER GORDON announced that he would be abstaining from voting on Item A-3, FM-0049-00, inasmuch as this is a piece of property where he is developing a shopping center and abstaining from voting on Item A-8, U-0062-99(1), because the applicant is represented by the same land use law firm that represents his company. CHAIRMAN BUCKLEY and VICE CHAIRMAN GALATI announced that they would be abstaining from voting on Items A-3, FM-0049-00 and A-4, FM-0119-96(1) and FM-0075-99(1) as the Howard Hughes Corporation in Summerlin are clients of their firm and CHAIRMAN BUCKLEY would be abstaining from voting also on Item A-5, FM-0111-98(1) since Kaufman and Broad of Nevada, Inc. is a client of his firm. To be heard by the City Council on October 4, 2000. (6:21 – 6:24) 1 -482

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ITEM

ACTION

A-9.

**Z-0094-84(4) - DESERT INN COMMERCIAL,
LIMITED LIABILITY COMPANY**

Request for an Extension of Time on an approved Rezoning From: U (Undeveloped) [M (Medium Density Residential) General Plan Designation] To: C-1 (Limited Commercial) for 5.62 acres located between US 95 and Rock Springs Drive, approximately 630 feet south of Lake Mead Boulevard, (APN: 138-22-702-002), Ward 4 (Brown).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Extension of Time will expire on 8/24/2001.
2. This is the final Extension of Time that will be allowed on this site.

Truesdell –

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND AMENDING CONDITION NO. 1 TO A THREE-YEAR TIME LIMIT AND DELETING CONDITION NO. 2

Unanimous with Gordon abstaining because he owns the shopping center on the opposite side of the freeway (Quinn excused)

RON TIBERTI, 2575 Cimarron Road, stated that this 6-acre piece of property is located between US95 and Rock Springs Drive, adjacent to the Arby's Restaurant and an auto care facility. He asked that the Board grant him a five-year Extension of Time rather than the one-year Extension of Time staff is requesting. Nevada Department of Transportation is getting ready to start the widening and the re-bridging of US95 and will be using his property as the staging area for that construction. This particular construction is not due to be completed until the fourth quarter of 2003 and not before 2002. Therefore, the one-year extension will not work as they will not be able to submit the site information until after the completion of the widening of US95.

JOEL McCULLOCH, Planning & Development Department, commented that 16 years for this property to have been rezoned under Resolution of Intent and not developed is long enough and one year is as much as staff is willing to grant the zoning because it may no longer be appropriate.

COMMISSIONER GORDON announced that he would be abstaining from voting on this item because he owns the shopping center on the opposite side of the freeway.

COMMISSIONER BUCKLEY questioned whether this use is still appropriate for this area. MR. TIBERTI replied that the use will be less intense than other uses in the area and it is appropriate.

ROBERT GENZER, Deputy Director, Planning & Development Department, clarified for CHAIRMAN BUCKLEY that the original conditions would still apply. However, at whatever time MR. TIBERTI is able to provide a site plan for development of the site, he would be required to apply for a new Site Development Plan Review and all appropriate conditions pertinent to today would be imposed at that time.

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ITEM

ACTION

Z-0094-84(4) - DESERT INN COMMERCIAL,
LIMITED LIABILITY COMPANY

COMMISSIONER TRUESDELL stated that even with all the changes that have occurred over the last ten years, this parcel still fits the character of that area and a three-year extension would be appropriate in this situation. VICE CHAIRMAN GALATI concurred and added that the C-1 zoning is still appropriate and the three-year extension is reasonable.

To be heard by the City Council on October 4, 2000.

(6:24 – 6:30) 1 -565

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ITEM	ACTION
B.	<u>DIRECTOR'S BUSINESS:</u>
B-1.	<u>ABEYANCE - TA-0015-00 - CITY OF LAS VEGAS</u> Discussion and possible action to Amend Title 19A.18.100 TEMPORARY COMMERCIAL PERMIT to set base standards and to specify time frames and restrictions and to amend Title 19A.20.020 WORDS AND TERMS DEFINED to add several new definitions. <i>STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE SEPTEMBER 28, 2000 PLANNING COMMISSION MEETING</i> Galati – ABEYANCE TO THE SEPTEMBER 28, 2000 PLANNING COMMISSION MEETING Unanimous (Quinn excused) JOEL McCULLOCH, Planning & Development, requested that this item be held in abeyance to the 9/28/00 Planning Commission meeting in order to allow staff time to keep working on the amendment. There was no further discussion. To be heard by the Planning Commission on September 28, 2000. (6:09 – 6:10) – 1-79

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ITEM

ACTION

B-2.

ABEYANCE - TA-0016-00 - CITY OF LAS VEGAS

Discussion and possible action to amend Title 19A.04.010 Land Use Tables to add DENTAL LAB as an Accessory Use in P-R (Professional Office), O (Office, C-D (Designed Commercial) and C-PB (Planned Business Park), as a Conditional Use in C-1 (Limited Commercial), and as a Permitted Use in C-2 (General Commercial), C-M (Commercial/Industrial) and M (Industrial) Zoning Districts, also to amend 19A.04.040 Conditional Uses to add the Conditions for a Dental Lab and to delete dental lab as an allowable use under Light Assembly and Fabrication, also to amend 19A.20.020 WORDS AND TERMS DEFINED to delete reference to dental labs within the definition of Medical Lab and to add a definition for Dental Lab.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL

**Truesdell –
APPROVED
Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning & Development Department, explained that this is a housekeeping item per the Zoning Code. It is a use that is listed into two separate sections of the Code and causes confusion when people are trying to decide where it is allowed and where it is not. Staff does not feel that a dental lab fits the definition of Medical or Scientific Research Lab, which is a more restrictive land use category. Additionally, it does not fit the categories of light assembly fabrication because it is different than all the other uses that are being listed in there. Staff's recommendation is that dental lab have its own line in the land use table and that it be allowed in Professional Offices, Neighborhood Service Office and Design Commercial and Planned Business Park as an accessory use when it is in conjunction with the dental office and to allow the use in C-1 and C-2 as a Conditional use, with the following conditions that would have to be met:

- 1 No outside storage is permitted.
- 2 All work must be performed in a completely enclosed building.
- 3 There shall be no smoke, dust or foreign matter emitted.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be forwarded to the City Council in Ordinance form.

(6:30 – 6:33) 1 - 791

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ITEM	ACTION
B-3. <u>ABEYANCE - TA-0017-00 - CITY OF LAS VEGAS</u> Discussion and possible action to amend Title 19A.04.010 Land Use Tables to add DESKTOP PUBLISHING as a permitted use in all commercial categories and to Amend Title 19A. 20.020 WORDS AND TERMS DEFINED to add the definition of this use and several related definitions. <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL	Truesdell – APPROVED Unanimous (Quinn excused) JOEL McCULLOCH, Planning & Development Department, noted that this is an update to the Zoning Code. With the advent of computer use, most printing businesses are currently being done on personal computers and then sent to the off-set printer for the actual printing and distribution of the final product. Staff's recommendation is that the Desktop Publishing be added to the land use table as a permitted use in the commercial zoning category. In addition, staff would recommend two new definitions to Title 19A: Printing and Publishing, which means an establishment that provides duplicating services using photocopy, blueprint, and off-set printing equipment, including collating of booklets and reports; and Desktop Publishing, which means an establishment that provides custom set-up of graphics and text for publication in an office setting. The term does not include off-set printing or distribution. Staff recommended approval. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. To be forwarded to the City Council in Ordinance form. (6:33 – 6:35) 1 - 879

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ITEM	ACTION
B-4.	<u>DB-0004-00 - DOWNTOWN CENTRAL DEVELOPMENT COMMITTEE</u> Presentation and Discussion only of the DCDC Downtown Neighborhood 2000 Plan. NO SPECIFIC ACTION REQUIRED CHAIRMAN BUCKLEY stated this item would be set at a later date for action to be taken by the Planning Commission. SCOTT ALBRIGHT, Planning & Development Department, explained that this item is the initial presentation of the Downtown Central Development Committee's (DCDC) and their Neighborhood 2000 Plan. This plan was developed by the DCDC group, which is comprised of citizens, business owners, tenants, property owners and other parties who have a sincere concern about the welfare of Downtown Las Vegas. Over the past two years the DCDC has been tremendously assisted by the Neighborhood Services Department and has managed to gather citizens' input and concerns from numerous community meetings and turned that information into a written document that is the community's vision for what Downtown Las Vegas ought to be. What is also commendable is the fact that this was done by means of the fairly new adoption of the Neighborhood Planning Process, which up to this point has never been used within the City due to its length, time frame and often complicated requirements. The Planning & Development Department staff feels that the DCDC group and the Neighborhood Services staff should be commended and recognized for their efforts. The Neighborhood Planning Process has been guiding the development of this neighborhood plan since its inception. Currently, the plan is in the very early stages of the acceptance process with the planned development stage, including community input meetings, drawing to a close. This document has been circulated twice to all applicable City Departments for comment. The purpose of this presentation is to formally brief the Planning Commission as prescribed in the Neighborhood Planning Process. No action related to the acceptance of this plan is required. A formal public hearing before the Planning Commission is required later in the acceptance process. The Planning Commission has the option to refer the plan to other boards and commissions for review. However, Planning staff does not believe this would be necessary at this time. The Planning Commission must also review the comments received from the various City Departments and request that the Planning Team incorporate or provide an explanation of their decision on the comments received in accordance with Section IV.5.B on the Neighborhood Planning Process Resolution.

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ITEM

ACTION

**DB-0004-00 - DOWNTOWN CENTRAL
DEVELOPMENT COMMITTEE**

The DCDC Planning Team will prepare a final draft document and forward the document to the Planning Commission by means of the Planning and Development Department. The Planning Commission is required to hold a public hearing within 90 days of the receipt of this final draft. Following the public hearing, the Planning Commission has 30 days to accept or not accept the plan as written. This could occur during the public hearing. If the plan is accepted it moves on to the City Council. If the plan is not accepted the Planning Commission is required to provide a written explanation based upon Neighborhood Planning Process Standards.

MR. ALBRIGHT presented JEANNIE HOOD, Chairperson of the DCDC Planning Team and JAY HYNER, Co-Vice Chairman.

MS. HOOD stated that the Downtown Neighborhood 2000 Plan was developed by a 21-member planning team; the Downtown Development Committee, who were also present. The team has worked on this plan for approximately two years and feels that it will greatly enhance the revitalization of Downtown Las Vegas. She outlined how the plan meets all of the requirements of the Neighborhood Planning Process. Three open neighborhood meetings are required, however, the Planning Team has had five community meetings, which were held in 1998, 1999 and 2000. Some of the meetings were fact gathering, fact-finding for the planning process and some were held to present a draft of the plan to the community members. A notice of these meetings was sent to every property owner and tenant by the Neighborhood Services Department. In addition, notices were mailed to DCDC members and fliers were distributed throughout the Downtown area.

The Director of Neighborhood Services approved the Planning Team members, the Planning area and the two-year timeline. The extended timeline was necessary, as this was the first plan to utilize the Neighborhood Planning Process. On March 31, 2000, draft copies of the plan were submitted to all City Departments and each Department was given 30 days to respond with comments. In addition, the Public Safety section of the plan was reviewed and endorsed by the Metropolitan Police Department. All comments were reviewed and considered by the DCDC Planning Team.

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ACTION

DB-0004-00 - DOWNTOWN CENTRAL
DEVELOPMENT COMMITTEE

MS. HOOD added that she believes the Planning Commission will find this plan to be a comprehensive plan that addresses the many challenges facing Downtown. It was developed by a diverse team of volunteers and endorsed by the community at large. She hopes that the Planning Commission finds this plan merits a positive recommendation to the City Council.

COMMISSIONER GALATI indicated the schools in this area are overcrowded and asked whether any thought has been given to addressing alternative education facilities within the planning area. There is a need for more schools in this area, but they cannot be built because the lots are too small. MS. HOOD replied that the education issue and improving educational facilities was addressed. However, the issue of alternative education facilities was not addressed. She will bring this suggestion to the Planning Team meeting next week and inform the Planning Commission at the 9/28/00 Planning Commission meeting. COMMISSIONER LITTLEFIELD added that this issue could also be brought to the attention of the School District member who is part of the DCDC group.

There was no further discussion.

(6:35 – 6:45) – 1-941

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ITEM	ACTION
C.	<u>PUBLIC HEARING ITEMS:</u>
C-1.	<u>ABEYANCE - A-0003-00(A) - AMERICAN PACIFIC CAPITAL ROYALE</u>
	Petition to Annex property generally located on the southeast corner of Buffalo Drive and Constantinople Avenue (APN: 138-10-101-007), containing approximately 2.5 acres of land, Ward 4 (Brown).
	<u>NOTICES MAILED</u> 363
	<u>APPROVALS</u> 0
	<u>PROTESTS</u> 1 Speaker
	<u>STAFF RECOMMENDATION:</u> APPROVAL, subject to:
	<u>Planning and Development</u>
	1. The applicant shall provide the City with an agreement acceptable to the City Attorney's Office, providing for construction of an eight (8) foot high block wall along the south property line; said agreement shall be approved prior to recordation of the Annexation Ordinance.
	2. The applicant shall meet with Fire Prevention staff and shall address fire safety issues as required by the Fire and Rescue Department prior to recordation of the Annexation Ordinance.
	Gordon -- APPROVED, SUBJECT TO STAFF'S CONDITIONS Unanimous (Quinn excused)
	CHRIS GLORE, Planning & Development Department, stated that this item was held in abeyance at the 3/23/00 Planning Commission meeting in order to be renoticed as a public hearing. Staff recommended approval of the annexation request and the wording of the conditions has been reviewed by the applicant and are acceptable to that applicant.
	ALLAN ROSILSKI, American Pacific Capital Royale, 8687 West Sahara Avenue, Suite #201, appeared on behalf of the applicant and concurred with staff's recommendations.
	CHAIRMAN BUCKLEY declared the Public Hearing open.
	COMMISSIONER GALATI expressed concern about projects being approved in the County and then expect to be annexed into the City. He believes these types of applications should be looked at very closely. An applicant should come in for the annexation first and then bring forward the project so that it can be approved through the City's standards, which are very different than the County's standards. He is concerned the way the patterns of development have been in this particular area; especially when it is already built and the Planning Commission does not have the opportunity to make significant changes. This project is too dense for the area and if this had come to the Planning Commission as a Site Development Plan Review, more stringent buffers would be imposed, especially against the residential area.
	COMMISSIONER BUCKLEY asked whether the agreement to connect the sewer could contractually obligate the property owner to comply with City Design Standards, even though they were not in the City. CHERI EDELMAN, Public Works Department, replied that the property owner has to comply with the Public Works Standards.

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ITEM

ACTION

**ABEYANCE - A-0003-00(A) - AMERICAN
PACIFIC CAPITAL ROYALE**

DEPUTY CITY ATTORNEY STEVE GEORGE replied that the agreement could require it. As a matter of fact, the City is currently looking forward to working with the County to try to address all those issues. There are different options and the City is working on an Interlocal Agreement as a quick fix to the problem to make the laws uniform and consistent. COMMISSIONER BUCKLEY added that this could be done unilaterally, no matter what the County agreed to, since it is the City's agreement to provide sewer. COMMISSIONER TRUESDELL concurred with COMMISSIONER GALATI and added that the design standards issues are not stressed at the County level. The City needs to take a look into this issue so it is not stuck with what is built in there.

CAROL LeDUC, 7575 Rome Boulevard, stated that the Lone Mountain Advisory Board has tried to stop these non-conforming land uses at the County level. She asked whether the City has any control over what it is forced to annex and whether the Councilmen have to sponsor these properties, if in fact, they do not conform to the City standards.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be forwarded to the City Council in Ordinance form.

(6:45 – 6:52) 1 - 1313

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-2.

**ABEYANCE - V-0027-00 - HIGHLAND
PARTNERSHIP 1980 LIMITED PARTNERSHIP**

Request for a Variance TO ALLOW A PROPOSED 49 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN ONE HUNDRED FIFTY FEET (150') FROM AN "R" (RESIDENTIAL) ZONE WHERE THREE HUNDRED FEET (300') IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1112 South Martin L. King Boulevard (APN: 162-04-501-005), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 56 (Mailed with U-0073-00)

APPROVALS: 0

PROTESTS: 1 (Within Notification - 7/27/00
PC Meeting)
1 (Outside Notification - 6/22/00
PC Meeting)

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit U-0073-00.

2. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

Galati -

ABEYANCE TO THE SEPTEMBER 28, 2000 PLANNING COMMISSION MEETING

**Unanimous
(Quinn excused)**

DEPUTY CITY ATTORNEY STEVE GEORGE indicated that the applicant requested that this item and its companion item C-3, U-0073-00, be held in abeyance to the 9/28/00 Planning Commission meeting.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one present wishing to speak on both items.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on September 28, 2000.

(6:10 - 6:11) - 1-112

PLANNING COMMISSION

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ITEM

ACTION

C-3.

**ABEYANCE - U-0073-00 - HIGHLAND
PARTNERSHIP 1980 LIMITED PARTNERSHIP**

Request for a Special Use Permit FOR A 49
FOOT HIGH, 14-FOOT X 48-FOOT OFF-
PREMISE ADVERTISING (BILLBOARD) SIGN
at 1112 South Martin L. King Boulevard (APN:
162-04-501-005), C-1 (Limited Commercial)
Zone, Ward 1 (McDonald).

NOTICES MAILED 56 (Mailed with V-0027-00)

APPROVALS: 0

PROTESTS: 1 (Within Notification - 7/27/00
PC Meeting)
2 (1 Within Notification/1 Outside
Notification - 6/22/00 PC
Meeting)

STAFF RECOMMENDATION: DENIAL. If
approved, subject to:

Planning and Development

1. Approval of and conformance to the
Conditions of Approval for Variance V-0027-00.

2. Conformance to the submitted Site Plan
and Elevations.

Public Works

3. If required by the Martin L. King
Boulevard/ Industrial Road flyover project
construction, the applicant/owner shall remove
the sign, at his sole cost, within thirty (30) days
upon receipt of written notification by the City or
by NDOT that the Martin L. King Boulevard/
Industrial Road flyover project contract has been
awarded.

Galati -

**ABEYANCE TO THE SEPTEMBER 28, 2000 PLANNING
COMMISSION MEETING**

**Unanimous
(Quinn excused)**

NOTE: See Item No. C-2, V-0027-00, for related discussion.

**To be heard by the Planning Commission on September
28, 2000.**

(6:10 - 6:11) - 1-112

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ACTION

**ABEYANCE - U-0073-00 - HIGHLAND
PARTNERSHIP 1980 LIMITED PARTNERSHIP**

Planning and Development

4. If removal is not required by the Martin L. King Boulevard/ Industrial Road flyover project construction, this Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

5. 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.

6. This Special Use Permit shall expire in two years, unless it is exercised or and Extension of Time is granted by the City Council.

ABEYANCE

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ITEM

ACTION

C-4.

ABEYANCE - RENOTIFICATION - Z-0024-99(5) - WEST GOWAN, LIMITED LIABILITY COMPANY

Request for a Major Modification to the Lone Mountain West Master Development Plan to change the Land Use Map Designation FROM: Low Density Residential (up to 6 Dwelling Units Per Acre) TO: Village Commercial on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), Ward 4 (Brown).

NOTICES MAILED: 17 [Mailed with Z-0058-00 and Z-0058-00(1) 8/24/00 PC Meeting]
22 [Mailed with Z-0058-00 and Z-0058-00(1) 7/27/00 PC Meeting]

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL.

Galati -

ABEYANCE TO THE SEPTEMBER 14, 2000 PLANNING COMMISSION MEETING IN AN EFFORT TO RESOLVE STREET ALIGNMENT ISSUES

**Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning & Development Department, requested that this item and related Items C-5, Z-0058-00 and C-6, Z-0058-00(1), be held in abeyance to the 9/14/00 Planning Commission meeting. There are some questions as to the locations of major roadways in the Lone Mountain West Master Plan and staff is meeting next week with the appropriate groups to resolve those issues.

JASON LYBBOYT, 7490 West Sahara Avenue, appeared on behalf of West Gowan, LLC, 7490 W. Sahara Avenue, and concurred with staff's request.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on September 14, 2000.

(6:11 - 6:13) 1- 147

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-5.

ABEYANCE - RENOTIFICATION - Z-0058-00
- WEST GOWAN, LIMITED LIABILITY
COMPANY

Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), PROPOSED USE: OFFICE, Ward 4 (Brown).

NOTICES MAILED: 17 [Mailed with Z-0058-00(1) and Z-0024-99(5) 8/24/00 PC Meeting]
22 [Mailed with Z-0058-00(1) and Z-0024-99(5) 7/27/00 PC Meeting]

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

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

2. A Site Development Plan Review application shall be approved by the City Council prior to approval of issuance or any permits, any site grading, and all development activity on this site.

Public Works

3. Dedicate 30 feet adjacent to this site for the proposed "Proposed Road" along the west edge of this site, including appropriate right-of-way for an elbow corner at the southwest corner of this site prior to the issuance of any grading or building permits, whichever may occur first. If Gowan Road is proposed to extend eastward of the "Proposed Road", dedicate 30 feet for Gowan Road and appropriate right-of-way for a cul-de-sac meeting current City

Galati -

ABEYANCE TO THE SEPTEMBER 14, 2000 PLANNING COMMISSION MEETING IN AN EFFORT TO RESOLVE STREET ALIGNMENT ISSUES

Unanimous

(Quinn excused)

NOTE: See Item C-4, Z-0024-99(5) for related discussion.

To be heard by the Planning Commission on September 14, 2000.

(6:11 - 6:13) 1- 147

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-5.

ABEYANCE - RENOTIFICATION - Z-0058-00
- WEST GOWAN, LIMITED LIABILITY
COMPANY

Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), PROPOSED USE: OFFICE, Ward 4 (Brown).

NOTICES MAILED: 17 [Mailed with Z-0058-00(1) and Z-0024-99(5) 8/24/00 PC Meeting]
22 [Mailed with Z-0058-00(1) and Z-0024-99(5) 7/27/00 PC Meeting]

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

2. A Site Development Plan Review application shall be approved by the City Council prior to approval of issuance or any permits, any site grading, and all development activity on this site.

Public Works

3. Dedicate 30 feet adjacent to this site for the proposed "Proposed Road" along the west edge of this site, including appropriate right-of-way for an elbow corner at the southwest corner of this site prior to the issuance of any grading or building permits, whichever may occur first. If Gowan Road is proposed to extend eastward of the "Proposed Road", dedicate 30 feet for Gowan Road and appropriate right-of-way for a cul-de-sac meeting current City

Galati -

ABEYANCE TO THE SEPTEMBER 14, 2000 PLANNING COMMISSION MEETING IN AN EFFORT TO RESOLVE STREET ALIGNMENT ISSUES

Unanimous
(Quinn excused)

NOTE: See Item C-4, Z-0024-99(5) for related discussion.

To be heard by the Planning Commission on September 14, 2000.

(6:11 - 6:13) 1- 147

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - Z-0058-00
- WEST GOWAN, LIMITED LIABILITY
COMPANY

standards to terminate Gowan Road within this site, and a 15 foot radius on the southeast corner of Gowan Road and the "Proposed Road" prior to the issuance of any grading or building permits, whichever may occur first.

4. Construct half-street improvements including appropriate overpaving if legally able on the "Proposed Road" adjacent to this site concurrent with development of this site. Also, if Gowan Road is to be dedicated as proposed, construct half-street improvements including appropriate overpaving if legally able on Gowan Road adjacent to this site.

5. 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.

6. Construct public sewer along the east side of this site extending southward to the south edge of this site and grant a 20 wide "Public Sewer Easement" for such sewer line concurrent with on-site development activities.

7. An update to the previously approved Master Traffic Impact Analysis for the Lone Mountain West Planned Development shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith,

ABEYANCE

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - Z-0058-00
- WEST GOWAN, LIMITED LIABILITY
COMPANY

ABEYANCE

shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-6.

ABEYANCE - RENOTIFICATION - Z-0058-00(1) - WEST GOWAN, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 60,040 SQUARE FOOT OFFICE DEVELOPMENT on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED P-D (Planned Development) Zone], Ward 4 (Brown).

NOTICES MAILED: 17 [Mailed with Z-0058-00 and Z-0024-99(5) 8/24/00 PC Meeting]
22 [Mailed with Z-0058-00 and Z-0024-99(5) 7/27/00 PC Meeting]

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The site plan and landscape plan shall be revised to depict within the site at least the minimum amount of open space (0.44 acres) required by the Lone Mountain West Master Development Plan, prior to approval of issuance or any permits, any site grading, and all development activity on this site.

2. The site plan shall be revised to depict a minimum of one loading space to Municipal code Title 19A.10.020 standards.

3. The landscape plan shall be revised to depict the Beltway Trail within the site, in compliance with the Lone Mountain West Master Development Plan Typical Multi-Purpose Cross Section, and pedestrian connections to the Beltway Trail.

Galati -

ABEYANCE TO THE SEPTEMBER 14, 2000 PLANNING COMMISSION MEETING IN AN EFFORT TO RESOLVE STREET ALIGNMENT ISSUES

**Unanimous
(Quinn excused)**

NOTE: See Item C-4, Z-0024-99(5) for related discussion.

To be heard by the Planning Commission on September 14, 2000.

(6:11 - 6:13) 1-147

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - Z-0058-00(1) - WEST GOWAN, LIMITED LIABILITY COMPANY

ABEYANCE

4. The landscape plan shall be clarified to depict the method for compliance with the requirement of regarding 15 percent of the gross site acreage in open space.

5. Freestanding signage shall be limited to a maximum height of twelve feet. All freestanding signs shall utilize materials and colors reflecting the building design.

6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

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

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

9. 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.

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

11. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the southern site boundary.

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ACTION

ABEYANCE - RENOTIFICATION - Z-0058-00(1) - WEST GOWAN, LIMITED LIABILITY COMPANY

Public Works

12. Meet with the Traffic Engineer 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.

13. Site development to comply with all applicable Conditions of Approval for Z-58-00 and all other site-related actions.

ABEYANCE

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ITEM

ACTION

C-7.

ABEYANCE - RENOTIFICATION - 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).

NOTICES MAILED 541 (Mailed with SD-0045-00 8/24/00 PC Meeting)
94 (Mailed with SD-0045-00 8/10/00 PC Meeting)

APPROVALS 1 Letter 8/24/00 PC Meeting
0 8/10/00 PC Meeting

PROTESTS 6 Speakers 8/24/00 PC Meeting
0 8/10/00 PC Meeting

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

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.
2. All development must be in conformance with the Conditions of Approval of SD-0045-00.
3. City Code requirements and design standards of all City departments must be satisfied.

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

CHRIS GLORE, Planning and Development Department, stated that Municipal Code 19A.04.050B requires a minimum 1500-foot separation between taverns measured property line to property line. The tavern on this site was initially licensed in 1988 prior to the requirement for a Special Use Permit to operate alcohol-related uses. In 1990 a Special Use Permit to operate a tavern was approved for a business located at 4402 North Rancho Drive. The approval was in compliance with the minimum 1500-foot separation requirement between taverns, which at that time was measured from door to door. The applicant is proposing to expand an existing tavern that is less than 1500 feet property line to property line from the existing tavern on North Rancho Drive, and is therefore a legal non-conforming use. Section 19A.16.010 and Title 19A.16.030 of the City of Las Vegas Zoning Code establishes that it is the intent of the Code to allow legal non-conforming uses to continue operation until removed or abandoned, but not to encourage their survival through enlargement or expansion through structural changes. Therefore, staff finds the requested Variance is not appropriate and recommended denial.

TOM WIESNER, 3025 Sheridan Street, stated that the building became a non-conforming use when the City changed its method of determining distance between taverns from door to door to property line to property line. He has been at this location for 10 years and would like to expand his business. The parking lot will remain as is if the Site Development Plan Review is denied.

BOB SHERMAN, Sherman Architecture, 2701 Crimson Canyon Drive, Suite #120, noted that a neighborhood meeting was held with the adjacent neighbors to discuss the proposed project and the most significant issue was the noise, not the landscaping. The building was constructed at the southwest property line, which has had parking there for all those years and to impose the current eight-foot landscape requirement is a significant hardship. Parking in the most important location adjacent to the building will be lost and would shift the parking 350 feet to the west, which is farther away and would become a security problem. It is unwise for the business and unnecessary.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - V-0052-00
- TOM WIESNER

JIM PRESLEY, 6416 Wheelbarrow Peak Drive, resides behind the Draft House and has been in his home since 1991. In the Spring of 1993 and again this summer the wall crashed and was then replaced. The six-foot wall is not high enough to keep patrons from jumping the wall and throwing bottles over the wall. A window in the rear of his house was broken by a rock thrown over the wall. The wall is constructed with bricks that are not large enough and the wall should be torn down and rebuilt with larger bricks. He can deal with the noise coming from the bar, but would like to feel safe from people jumping or throwing things over the wall. He and other residents brought the wall and buffering of traffic issues to MR. WIESNER's attention at a neighborhood meeting, but they evaded the issue.

MILTON R. BETTS, 4429 Lookout Peak Way, also expressed concern about the wall height.

CHARLES HARRIS, 4433 Lookout Peak Way, resides directly behind the south parking lot of the Draft House and suggested that the Board take into consideration staff's recommendations.

RHEA LYMAN, 6432 Wheelbarrow Peak Drive, stated that the lighting emanating from the Draft House's parking lot reflects into her backyard all night long. There is no privacy and she and her husband are always woken up, especially on the weekends, from the noise coming from the Draft House. The expansion of this building would only add to the already noisy atmosphere.

KAREN DYKA, 6501 Wheelbarrow Peak Drive, noted that she attended the neighborhood meeting, but not very many people attended because they were unaware of the meeting. She is concerned that the applicant has no intention of installing any type of landscaping, other than construct concrete blocks to keep people from driving in. She asked the Board to follow staff's recommendation for denial.

BILL CASSELL, 4421 Caribou Way, resides behind the Draft House and he is woken up constantly from the noise of cars leaving the parking lot and people shouting. Additionally, the lights intrude into his property and he opposes the request to allow the expansion of the Draft House.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ITEM

ACTION

ABEYANCE - RENOTIFICATION - V-0052-00
- TOM WIESNER

MR. WIESNER noted that the bumpers might cause cars to jump over it and agreed to replace those with a big pipe so that patrons would not get too close to the wall. He is willing to add trees instead. COMMISSIONER GORDON confirmed with MR. GLORE that this use is non-conforming due to the fact that the other tavern is 1500 feet away door to door and then the City Code was changed to property line to property line.

COMMISSIONER GORDON asked staff whether there is legal parking between the two businesses, if this addition went in. MR. GLORE replied that the proposed development plan meets the parking requirements. Staff initially discussed with the applicant the possibility of removing the metal storage building and using that area for parking. However, the applicant was opposed to that suggestion. MR. WIESNER rebutted that for years the area was horse country and that he has been there before any residences. The business that is currently there does not generate more than three or four cars. MR. WIESNER discussed with COMMISSIONER GORDON that he would not be willing to tear down the wall along the south and west property lines and put in an eight-foot high cement block wall.

COMMISSIONER TRUESDELL verified with staff that there is a three-foot landscape strip on the property directly behind the proposed expansion and the existing tavern. The information in the staff report provides that there is one space more than the minimum code requirement for the proposed uses. ROBERT GENZER, Deputy Director, Planning & Development Department, added that this is true, assuming that everything that is being proposed is constructed. At the present time the parking that is shown west of the metal building in the middle of the site does not exist and that area is fenced off. COMMISSIONER GORDON clarified with MR. WIESNER that there would be nine handicapped spaces.

COMMISSIONER GALATI commented that Item C-8, SD-0045-00, does not address raising the wall and asked whether this would be a condition or whether the landscaping would replace that. MR. GLORE replied that staff feels that the wider landscape buffer would help buffer the adjacent residents from the noise and widening of the parking lot. Certainly, a higher wall would further aid in noise and light buffering. COMMISSIONER GALATI added that the change in the distance separation measurement has created a hardship for the applicant and he could support the expansion. However, he does want to protect the residents and asked that the wall be raised and landscaping provided.

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ACTION

ABEYANCE - RENOTIFICATION - V-0052-00
- TOM WIESNER

DEPUTY CITY ATTORNEY STEVE GEORGE commented that his only legal concern regarding the wall would be the ownership of the wall. Generally, both entities own the wall and if that were the case, then there would have to be consent from everybody who has an ownership interest in it.

CHAIRMAN BUCKLEY concurred with COMMISSIONER GALATI regarding the hardship issue, but since the use does not meet the current City standards, the eight-foot buffer around the edge is needed. MR. WIESNER replied that people still could run through an eight-foot buffer and knock down the trees and that it would not really mitigate the noise or the lighting.

COMMISSIONER GOYNES indicated that this request has not generated many concerns regarding noise like other businesses in the area, such as the loudspeaker from Taco Bell. His concern is maybe they need to go back and have a neighborhood meeting and come up with a viable solution and do it in a good neighborly fashion. The applicant cannot be held personally responsible for what adults may do in the parking lot. MR. WIESNER replied that he is willing to do that, but if a viable solution were not reached, this project would be postponed even longer.

COMMISSIONER GALATI moved to approve the Variance and the Site Development Plan Review with an added condition that the wall adjacent to the residences be raised to a minimum of six feet to the inside property line. MR. GENZER clarified that the height of the wall would have to be measured, if measured according to Code, from whichever side of the wall has the higher finished grade. The six feet would come from the residential side and would end up being potentially 10 feet on the Draft House side, if there is a four-foot difference. DEPUTY CITY ATTORNEY STEVE GEORGE added that if the existing wall could not be expanded, the applicant would need to build a new wall. MR. GENZER commented that the existing wall would have to be deemed structurally sound to hold the additional course of block in order for it to be expanded to that height. COMMISSIONER GORDON added that if there is a grade difference, the bottom part has to be structurally a retaining wall. MR. WIESNER concluded that he would work with staff to the best of his ability.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

(6:52 - 7:26) 1-1603

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ITEM

ACTION

C-8.

ABEYANCE - RENOTIFICATION - 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).

NOTICES MAILED

541 (Mailed with V-0052-00 8/24/00 PC Meeting)
94 (Mailed with V-0052-00 8/10/00 PC Meeting)

APPROVALS

1 Letter 8/24/00 PC Meeting
0 8/10/00 PC Meeting

PROTESTS

1 within notification
6/24/00 PC Meeting
1 8/10/00 PC Meeting
5 Speakers

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. Provide minimum eight-foot wide landscape buffers along the north, south and west property lines. The planters along the north and west property lines shall contain 24 inch box trees spaced 30 feet on center, shrubs and ground cover. The planters along the south property line shall contain 24-inch box trees spaced 20 feet on center, shrubs and ground cover.

2. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.

Galati –

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND THAT THE WALL ADJACENT TO THE RESIDENCES BE RAISED TO A MINIMUM OF SIX FEET AT WHICHEVER SIDE OF THE WALL HAS THE HIGHER FINISHED GRADE AND THAT THE APPLICANT CONTINUE TO MAINTAIN THE WALL

Unanimous
(Quinn excused)

CHRIS GLORE, Planning & Development Department, said the proposed Site Plan does not meet Title 19A.12.060 Commercial Development Requirements for buffering adjacent to residential land use and it does not demonstrate adequate landscaping within the proposed parking lot. Staff notes that there is a 1.21 acre undeveloped parcel of land adjacent to the west of this site, which could be used for parking and thereby enlarging the landscape areas on site at the same time, particularly making larger the depicted 3-foot wide planter shown abutting single-family residences. If this request is approved, staff recommends at least 8-foot wide planters with 24-inch box trees, installed a minimum of 20 feet on center along the entire south side boundary and at least 8 feet wide planters with 24-inch box trees, at a minimum of 30 feet on center along the north and west boundaries. Staff recommended denial.

NOTE: See Item No. C-7,V-0052-00, for related discussion.

To be heard by the City Council October 4, 2000.

(6:52 – 7:26) 1-1603

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ABEYANCE - RENOTIFICATION - SD-0045-00
- TOM WIESNER

APPROVED

3. 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.

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

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

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

7. 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.

8. 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.

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

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ABEYANCE - RENOTIFICATION - SD-0045-00
- TOM WIESNER

APPROVED

Public Works

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 as required by the Department of Public Works.

11. 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 as required by the Department of Public Works.

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #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.

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- TOM WIESNER

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.

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

APPROVED

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ITEM

ACTION

C-9.

**VAC-0025-00 - CENTENNIAL CENTRE,
LIMITED LIABILITY COMPANY -**

Petition for a Vacation of twenty-foot (20') wide public sewer easement generally located west of Rancho Drive, south of Centennial Parkway, Ward 6 (Mack).

NOTICES MAILED 129

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. The Final Maps for Centennial Centre Units 1 and 2 must record prior to recordation of an Order of Vacation for this public sewer easement, to grant new public sewer easement(s) to replace the subject easement. *(Public Works)*

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

3. The Order of Vacation shall not be recorded until all of the above conditions have been satisfied. *(Planning and Development)*

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

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous
(Quinn excused)

MATT PINJUV, Planning & Development Department, explained that staff found that this current sewer easement is no longer necessary because the sewer will be constructed in another alignment. Therefore, he recommended approval.

ROBIN HARPSTER, EKN Engineering, 205 East Warm Springs Road, Suite 108, appeared on behalf of the applicant and concurred with staff's recommendations.

CHAIRMAN BUCKLEY declared the Public Hearing open.

There was no one wishing to speak on this item.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

(7:26 - 7:27) - 1-3144

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ITEM	ACTION
C-10. <u>U-0002-98(1) - GARY AND SUSAN CROWE, ET AL ON BEHALF OF AD AMERICA, INC.</u> Required Two Year Review on a Special Use Permit which allowed a 55 foot high, double-faced 14 foot x 48 foot off-premise advertising (billboard) sign at 845 West Bonanza Road (APN: 139-28-801-008), M (Industrial) Zone, Ward 5 (Weekly). <u>NOTICES MAILED</u> 40 <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> DENIAL. If approved, subject to: <u>Planning and Development</u> 1. This Special Use Permit shall be reviewed in one (1) year at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed. 2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.	Gordon – APPROVED, SUBJECT TO STAFF'S CONDITIONS Unanimous (Quinn excused) PHYLLIS GABB, Planning & Development Department, stated that staff finds the off-premise sign to be within the range of uses permitted with the Special Use Permit in the M Zoning District. However, Section 19A.14 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed. Staff notes that the long anticipated redevelopment of the historical Moulin Rouge, which is directly across Bonanza Road from the subject billboard, is expected to occur before the end of the year. Also, this billboard is within the Las Vegas Redevelopment Area. Staff finds that billboards are generally not conducive to economic redevelopment since they are more typically associated with declining commercial and industrial areas. Because of this staff finds that the continuance of this use would be a hindrance to the fulfillment of the City's redevelopment goals and therefore staff recommended denial. GARY GRAY, 706 Bracken Avenue, appeared on behalf of Ad America, Inc., and stated that the original Special Use Permit was granted by the City of Las Vegas 18 years before the Redevelopment Plan was first established. In that time very little has changed to the east and west, and there is industrially zoned property south of this billboard location. The property owners, who lease the area to them, use the revenue from the sign and assign the lease money directly to a bank in order to secure a loan to improve their property. The owner of the Moulin Rouge expressed no problem with the sign and felt that it was compatible and that it would not take away from his building. MR. GRAY presented photographs of other billboards that are in the vicinity, including one that is located in the property of the Moulin Rouge. The removal of this particular billboard would not materially enhance the Moulin Rouge or the street design of this area. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ACTION

**U-0002-98(1) - GARY AND SUSAN CROWE,
ET AL ON BEHALF OF AD AMERICA, INC.**

COMMISSIONER GORDON indicated that it would be unfair for the applicant to have to do something in anticipation of ifs and maybes and appreciates staff's imposing a one-year review. If anything happens with the Moulin Rouge, then this can be revisited at that time.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

(7:27 - 7:34) - 1-3220

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ITEM

ACTION

C-11.

Z-0076-98(17) - NORTHWEST 95, LIMITED LIABILITY COMPANY

Request for a "Conceptual" Site Development Plan Review FOR A 284,150 SQUARE FOOT COMMERCIAL CENTER on 41.28 acres on the southwest corner of the intersection of the Farm Road alignment and U.S. 95 (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 (Mailed with U-0099-00, U-0100-00, U-0101-00 and U-0102-00)

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The impact statement required by Senate Bill 191 in accordance with the requirements of Ordinance No. 5227 shall be submitted to the Planning and Development Department with application for final approval action on the Site Development Plan Review.
2. A detailed Site Development Plan Review application shall be approved by the City Council prior to approval of issuance or any permits, any site grading, and all development activity on this site.
3. The site plan submitted with the detailed Site Development Plan Review application shall eliminate the drive-up lane from the Frontage Road side of the three buildings (Fast Food 1 - 3).
4. The site plan submitted with the detailed Site Development Plan Review application shall depict a convenience store and gas canopy configuration such that the gas canopy is behind the convenience store building relative to the street frontage.

Goynes - APPROVED, SUBJECT TO STAFF'S CONDITIONS, AMENDING CONDITION NO. 2 BY ADDING THAT FAILURE TO HAVE A DETAILED SITE DEVELOPMENT PLAN REVIEW APPLICATION APPROVED BY THE PLANNING COMMISSION AND THE CITY COUNCIL AT A PUBLIC HEARING WITHIN TWO YEARS SHALL RESULT IN THE DEVELOPER STARTING FROM SCRATCH AND AMENDING CONDITION NO. 27 BY DELETING THE WORDS "OR THE RECORDATION OF A FINAL MAP FOR THIS SITE"

Motion carried with Truesdell and Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

CHRIS GLORE, Planning & Development Department, explained that the "conceptual" site plan presents a generally orderly placement of buildings, internal access roads and parking. Staff, however, recommended a detailed site plan be submitted for Planning Commission and City Council review prior to approval of any permits for site grading or construction on this site. The conceptual site plan does not show consistency with the Town Center Development Standards regarding placement of buildings for certain uses. The Town Center Standards require drive-up lanes at the side and rear of fast-food restaurant buildings. Staff, therefore recommended a condition that the detailed Site Development Plan Review eliminate the drive-up lane from the Frontage Road side of three pad buildings; fast-food one, two and three to the east of Frontage Road.

The Town Center Development Standards also require gas and service stations to be configured to locate gas pumps behind the main building relative to street frontage. Staff recommended the detailed Site Development Plan Review depicting a convenience store and gas canopy configuration, such that the canopies are behind the convenience store relative to street frontages. Staff finds the proposed parking lot within the western portion of the site, west of Frontage Road, would be out of proportion to the smaller retail buildings shown around the perimeter on the southwest and east. Staff recommended the detailed Site Development Plan Review depict the parking lot west of Frontage Road be divided into distinct smaller units with landscape planters of at least eight-feet in width along both sides of internal drives between the parking areas.

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Z-0076-98(17) - NORTHWEST 95, LIMITED LIABILITY COMPANY

5. The site plan submitted with the detailed Site Development Plan Review application shall depict additional public streets providing access through the subject site, with at least an east – west public right-of-way bisecting the site midway between the Farm Road and Severence Lane alignments.

6. The site plan submitted with the detailed Site Development Plan Review application shall depict the parking lot within the site west of the Frontage Road divided into distinct smaller units with landscape planters of at least eight feet in width along both sides of all internal drives between the parking areas.

7. The landscape plan submitted with the detailed Site Development Plan Review application shall depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

8. The landscape plan submitted with the detailed Site Development Plan Review application shall depict landscaping to Town Center Frontage and Town Center Arterial standards where abutting a Frontage or Arterial Road. The Town Center Frontage requirements include a four-foot wide amenity zone with minimum 20-foot brown trunk height Mexican Fan Palm trees, five-gallon ground cover plants, hardscape, and a five-foot wide sidewalk.

A 15-foot wide median with the same planting theme as in the amenity zone is also required. Within on-site landscape planters, minimum width of ten feet, shall be clusters of Mexican Fan Palm trees of between 12 feet and 25 feet brown trunk height, and five-gallon ground cover plants. The landscape plan shall depict accent paving at all street intersections.

Staff finds the conceptual site plan does not show consistency with the grid street pattern and pedestrian goals of Town Center, which stipulate creating blocks of no greater length than 660 feet between public streets. Staff recommended a condition requiring a detailed Development Plan Review depict public streets bisecting the site with an east/west street midway between Farm Road and Severance Lane alignments. Staff recommended approval of the Site Development Plan Review, subject to 28 conditions.

CHAIRMAN BUCKLEY asked MR. GLORE to explain the concept of the "Conceptual" Site Development Plan Review. MR. GLORE explained that the "Conceptual" Site Development Plan Review is something that the applicant has submitted to give the Planning Commission and the City Council an overall idea of the location of the specific businesses. The applicant was under the understanding that a detailed Site Development Plan Review application would be required to come before the Planning Commission and the City Council before any building permits can be issued, and provide building elevations and landscape plans in detail. Title 19A does not prohibit the application or consideration of a "Conceptual" Site Development Plan Review application, although it is not a common practice.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, and CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo, Suite #205, appeared on behalf of the applicant. ATTORNEY FIORENTINO explained that the property is immediately adjacent to US95 in the heart of the Service Commercial area that is planned for Town Center and is bisected by Frontage Road. Taking this into consideration, all the proposed items are appropriate uses for this area. He has worked with staff in bringing forth this "conceptual" plan application and is trying to show what the overall concept will be and get some entitlements, so that everybody who has a stake in this area, the residents and future residents and other property owners know what the concept would be. The plan is called "conceptual" because when there will actually be real tenants, it is expected that the Planning Commission would want to see the detailed elevations and the site plan in certain areas as Planning staff recommended. There will be some flexibility regarding when these would have to comply with the conditions recommended by staff.

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Z-0076-98(17) - NORTHWEST 95, LIMITED LIABILITY COMPANY

9. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

10. Building elevations submitted with the detailed Site Development Plan Review application shall demonstrate in-line retail and pad building elevations consistent with elevations for the major buildings, reflecting varied rooflines, building roofline accent features and regularly-spaced vertical facade elements. In addition, all of the elevations shall include elevation materials and colors proposed.

11. Building elevations submitted with the detailed Site Development Plan Review application shall depict loading dock enclosures, consisting of solid masonry walls of at least ten feet in height, along the length of loading spaces at the rear of the Major Building A and any other retail structures proposed of a comparable size.

12. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

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

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

15. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.

ATTORNEY FIORENTINO accepted all of the conditions imposed on the Special Use Permits and the conditions imposed on the Site Development Plan, except for Conditions #3 and #4. Condition #3 addresses the drive-thru for some of the fast food pads that will be located along Frontage Road. Staff is concerned because there is a Town Center Standard that prohibits those from being in the front of the building. However, because of the design constraints, the shape of this parcel being bisected on one side by Frontage Road, and abutting the freeway on the other, it is a good idea to design it so that the people who want to stop and stay can have a place to park in front of the restaurant and circulate the drive-thru around them. He understands staff's concern not wanting people driving along Frontage Road to see nothing but drive-thrus. However, a fairly substantial landscaping buffer was created between the Frontage Road, the sidewalk and the drive-thru. There would be landscape on all sides of the drive-thru. By removing that condition would give the applicant the flexibility to design it this way. However, that condition can be re-imposed at the time the applicant comes back with the final design.

ATTORNEY FIORENTINO requested that Condition #4 be removed because of its shape and because the site is located on the turn of the Frontage Road and adjacent to the freeway. It would be difficult to design a convenience store with a canopy in the back against the Frontage Road and create the circulation needed to get cars and fuel trucks in and out without conflicting with people who would want to get in and out of the convenience store. Again, removing this condition does not mean that it cannot be imposed at the time of the final design. Removing it gives the applicant the flexibility to try to use what might be a better circulation plan. As far as staff's conditions relating to dedications of certain right-of-ways and working out a street network, ATTORNEY FIORENTINO stated that he is confident that he can work out the remaining concerns on those conditions with staff between now and the City Council.

CHAIRMAN BUCKLEY declared the Public Hearing open.

LOUISE RUSKAMP, 8500 Log Cabin Way, indicated that the Service Commercial District in Town Center allows low to medium intensity retail office or other commercial uses that are intended to serve primarily the northwest area and do not include more intense general commercial characteristics.

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ITEM

ACTION

Z-0076-98(17) - NORTHWEST 95, LIMITED LIABILITY COMPANY

16. Landscaping and a permanent underground sprinkler system shall be installed as required by the City Council 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.

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

Public Works

18. Coordinate with the City and the Nevada Department of Transportation (NDOT) on the abandonment of 10 feet of width from the NDOT roadway easement to correspond with the 90-foot width dedication in accordance with the Town Center Master Plan for this roadway.

19. Dedicate 40 feet of right-of-way adjacent to this site for Severance Road, 40 feet of right-of-way for Farm Road, 40 feet for Campbell Road, 90 feet of right-of-way for the Frontage Road, a 25-foot radius at the northwest and southwest corners of Severance Road and US 95 Frontage Road, a 25 foot radius at the southeast corner of Farm Road and Campbell Road, a 25 foot radius on the northeast corner of Campbell Road and Severance Lane, and a 54-foot radius at the northwest and southwest corners of Farm Road and US 95 Frontage Road. The alignments of Farm Road and Severance Lane shall be altered to intersect the Frontage Road at approximately a 90° angle. Coordinate with the Department of Public Works for assistance in determining the proper alignment prior to submittal of a Final Map.

These include neighborhood shopping centers, theaters, bowling alleys, and other places of public assembly and public and public/quasi public uses. This District also includes office centers with professional and business services and these uses shall not exceed two stories in height. The Service Commercial is designed to provide all of the services for the northwest area. However, the applicant has severely neglected to look at the broader picture of what Town Center is supposed to be and neglected to take what the intent of Town Center is supposed to be. It is not something to serve the people that are out there now, but to serve the 300,000 people that would probably be out there in 10 to 15 years.

MS. RUSKAMP added that the intent of Town Center is to make it an area where all of the commercial has been concentrated and has been kept out of the residential areas. But there are many commercial sites within the outlying area of Town Center. She outlined some of these commercial uses that have restaurants, grocery stores, retail shops, banks, convenience stores with packaged liquor and gasoline. Town Center was not designed to be fast food restaurants, gasoline and alcohol sales. These uses are allowed, but there are other uses that are permitted by right within Town Center and do not require a Special Use Permit. There are very few 40-acre parcels such as this one within Town Center and there has yet to be a developer to come in with the business park conceptual plan or with a medical center conceptual plan. These are services that those 300,000 people are going to need, maybe not today, but sometime in the future and there will be no place in the northwest to put them. She asked the Commission to carefully consider all of these uses because this is a land use decision and she does not believe the proposed application is a very good use of the land.

JIM GEAR, 5195 Las Vegas Boulevard South, owns the 25 acres directly adjacent to the proposed project, as well as 38 acres on the east side of US95. MR. GEAR appeared in support of the conceptual plan.

BRUCE HAMILTON, 8524 Maggie Avenue, President of the Tule Springs Community Association, stated the Association does not dispute the uses proposed for the site are permitted within Town Center and even where the uses are envisioned to go. There is a concern that developing larger, more commercially viable sites first will limit the development options on smaller, more difficult to develop commercial sites in Town Center. The concept for permitted commercial uses is broad, the actual development being brought forward represents a narrow cross-section of those uses. Normally

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20. Construct half-street improvements, or full-width street improvements as appropriate, including appropriate overpaving (if legally able) on Severance Road, Campbell Road and Farm Road, and construct full-width improvements on the US 95 Frontage Road adjacent to this site concurrent with development of this site. Construct appropriate street improvements on all other public streets adjacent to or interior to this site concurrent with development of this site. Design and construction of all streets shall comply with Town Center standards.

21. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development. Additional paved access routes may be required if neighborhood traffic patterns so necessitate as determined by the Traffic Engineer.

22. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

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

box stores, fast food, retail and restaurant uses are generally followed by professional offices, medical centers and other similar uses. The land is open enough and there is enough real estate for large commercial development. Within Town Center, the largest parcels have mostly been brought forward already without any of the usual large professional uses being proposed. There is a very finite amount of land available in Town Center. Developments with more creativity, balance and broader spectrum of uses would address this concern.

CAROL LeDUC, 7575 Rome Boulevard, suggested that the anchor tenant include a cardiac center in response to the 110 fast food restaurants being developed in Town Center.

CHAIRMAN BUCKLEY closed the public hearing.

CHAIRMAN BUCKLEY discussed with ATTORNEY FIORENTINO the modified standards of the plan. There have not yet been any major conflicts with the proposed modifications. ATTORNEY FIORENTINO suggested that any issue which arises could be worked out at the time the final plan is reviewed. In response to the issues raised at this meeting, ATTORNEY FIORENTINO responded that the parcels discussed by MS. RUSKAMP are mostly not within this quadrant of Town Center. There is no dispute that residents would like to eventually see other uses in Town Center, which will probably occur in the future. The uses proposed by the developer are located exactly where they are shown, up against the natural buffers of the freeway, the frontage road and under the underpass of US95. The other uses might be better reserved for the borders of Town Center as buffers to nearby housing.

CHAIRMAN BUCKLEY commented that there are plans for Town Center and the question is how to get developers to build what is desired. COMMISSIONER GALATI expressed a concern that the conceptual Site Development Plan Review is premature. There are standards for Site Development Plan Reviews but none for conceptual plans. With just a concept, the information is not available for an adequate review. This may also set a precedent. That concern is intensified when there are use permits tied to the conceptual plan. With a project of this size, changes are anticipated. Depending on the nature of the change, the process allows for review by the Director. He questioned the benefit since the developer will have to come back again regardless. The use permits are generally acceptable for the zone, but the location would affect his vote on the use. This concept does not include landscaping, dimensions or specifics for the site. This would appear to be a waste of Commissioner and staff time.

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24. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

25. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact 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 TRUESDELL concurred with some of the points made by COMMISSIONER GALATI, although fast food restaurants are not a restricted, privileged business. The Town Center plan includes uses which are identified in the site plan. He would support the plan subject to modifications, but it does appear premature. Drive-thru lanes should be hidden between berms and buildings, away from the street and parking. However, this plan is not sufficient to allow for the critique of each of those issues. The market will drive the other uses identified by the residents and will mostly end up in upscale retail projects. He suggested that the applicant hold the item and bring back a more complete plan.

CHAIRMAN BUCKLEY pointed out that the Special Use Permit requests did not affect other requested uses. There is room for the other uses. The conceptual plan makes sense because people know what's coming, but there is a concern with what it locks in or what the City is giving up. There are many questions left unanswered.

ATTORNEY FIORENTINO committed that the use permits could be specific to the buildings shown on the plan. It would be a shame to penalize the developer for coming forward. The Town Center standards have separation requirements which should not be an issue given the size of the project. The conceptual plan does put everyone on notice so that they can make a fully-informed housing decision. The intent is to stick closely to the conceptual plan while finalizing the plan to incorporate the modified standards. There has to be a way to approve something preliminarily along with some uses but provide the opportunity to review the details when they are available. This preliminary approval gains the developer an entitlement to a supperclub and sale of alcoholic beverages through the Special Use Permits, as well as a better ability to market the site to tenants, especially supperclub tenants. There is also a gain in that no one can build a home on nearby commercial property, thus creating a distance separation issue.

CHAIRMAN BUCKLEY pointed out that one of the conditions imposed on the Special Use Permits is that they must be exercised within two years. That means actually obtaining a business license. ATTORNEY FIORENTINO indicated that the process has been in flux. There is a two-year time limit, but what is required in that time frame is uncertain. The site will probably be in the middle of construction in two years. That will likely result in an extension of time being necessary, especially since the liquor license process takes approximately six months.

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

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

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

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

27. The submitted conceptual Drainage Plan must be approved prior to the recordation of a Final Map for the Farm/US 95 (Commercial Subdivision). A site-specific 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.

CHAIRMAN BUCKLEY noted that locating the commercial uses within Town Center protects the area. CHRIS GLORE, Planning & Development, emphasized two points: 1) that the notice on the Special Use Permits was specific about the locations relative to adjacent streets and 2) if the uses were approved and substantially changed location in the future, they would have to be reapplied for and renoticed. The two site plan review conditions requested to be removed by the applicant can be deleted, but such removal would result in an application for a waiver of the related Town Center standards. ATTORNEY FIORENTINO agreed that each point was valid.

MR. CHAMPLIN elaborated that the use permit locations are not arbitrary and were specifically sited within the project. The supperclub and fast food restaurants are all at or closely set where they will be in the final product. This provides a lead in securing the tenants and gives potential tenants the advantage of knowing where their location will be. All that remains for the tenant is to identify their floor plan and elevations. Therefore, the conceptual plan is beneficial. Lastly, each individual use permit will have to come back for an individual site plan review as the tenant is secured.

COMMISSIONER LITTLEFIELD confirmed with MR. CHAMPLIN that prior to the individual reviews, the site will be subject to a master plan for signs and a final site plan. That should provide for a better product than a one-shot review would provide.

MR. GLORE noted that the conditions as drafted are consistent with staff's expectation for the future review of the final plan. If this were the final review, the plan would not be adequate. Since that is not the case, staff can impose any additional conditions which may be required and is comfortable with this stage of the review.

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28. Site development to comply with all applicable Conditions of Approval for the Town Center Master Plan, the Farm/US 95 (Commercial Subdivision) and all subsequent site-related actions.

CHAIRMAN LITTLEFIELD indicated that the future presentation will use any approval at this stage as precedent for subsequent reviews. The record needs to be clear so the City is not caught in that argument. ATTORNEY FIORENTINO confirmed that the approval with the recommended conditions is a conceptual approval. CHAIRMAN BUCKLEY pointed out that Condition 2 requires a detailed Site Development Plan Review application be approved and questioned whether such a future plan could be completely different than the proposal being reviewed at this time. ATTORNEY FIORENTINO outlined the developer's expectation that it will substantially follow this design.

MR. CHAMPLIN repeated that pads might spin, but the design would be substantially the same. COMMISSIONER TRUESDELL clarified that the future plan for the gas sales would reflect something substantially the same, considering the location against the freeway and circulation requirements.

MR. GLORE recommended changes to Condition #2 that the detailed Site Development Plan Review application be approved by the Planning Commission and City Council at a public hearing. ATTORNEY FIORENTINO concurred with the amendment.

MR. GENZER clarified that the timing of the two-year exercise of a Special Use Permit is a result of a change to allow for construction and licensing requirements. CHAIRMAN BUCKLEY confirmed there is no time limit for the final site plan review, although such a condition could be imposed by the Commission. ATTORNEY FIORENTINO suggested a two-year time limit to run concurrent with the Special Use Permits.

CHAIRMAN BUCKLEY verified with ATTORNEY FIORENTINO that the developer would comply with the guidelines as everyone understands them today.

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DEPUTY CITY ATTORNEY STEVE GEORGE indicated that the appropriate manner to handle the combined items would be to act on them one at a time.

COMMISSIONER TRUESDELL verified with MR. GLORE that the conditions remain in place for a clear public record that the Town Center standards are not met by the conceptual plan. In the detailed, final plan any standard not met would require an application for a waiver. ATTORNEY FIORENTINO agreed to leave the conditions in subject to advising the Commission that there may well be such a waiver application in the future. There is certainly sufficient notice and Conditions 3 and 4 may remain in place. It is not critical to the application either way.

COMMISSIONER GALATI stressed his inability to support this application, which is contrary to his efforts to improve the standard of items reviewed by the Commission. The goal is to provide more information during these reviews in order to raise the bar within the Valley. A conceptual plan review is a bad precedent and future such plans will not be as good as this plan. His lack of support is not based on the uses in the area, just the process being used.

CHERI EDELMAN, Public Works, amended Condition #27 to delete the words ***or the recordation of a Final Map for this site*** from the second sentence. That language conflicts with the intent of another sentence within the condition. ATTORNEY FIORENTINO concurred with the amendment.

COMMISSIONER GOYNES moved for approval based on staff's recommendation, including the changes to Condition #2 and adding a two-year time limit for the detailed, final Site Development Plan Review to run concurrent with the two-year time period for the Special Use Permits. MR. GENZER and ATTORNEY FIORENTINO confirmed that the two-year time period on the site plan review means that if such a review does not take place, the developer must start from scratch.

NOTE: See Item Nos. C-12 through C-23 for related discussion.

To be heard by the City Council on October 4, 2000.

(7:34 - 8:47) 1-3612/2-1

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ITEM

ACTION

C-12.

U-0099-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 650 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with Z-0076-98(17), U-0100-00, U-0101-00, & U-0102-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.
5. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.
6. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Goynes –

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated that Special Use Permits U-0099-00 through U-0102-00 are Special Use Permits for Supper Clubs. Staff finds that these uses are allowed within the Service Commercial District of Town Center and therefore, recommended approval. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issued, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued.

NOTE: See Item No. C-11 and C-13 through C-23 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

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ITEM

ACTION

C-13.

**U-0100-00 - NORTHWEST 95, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 800 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with Z-0076-98(17), U-0099-00, U-0101-00, & U-0102-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.
5. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.
6. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated that Special Use Permits U-0099-00 through U-0102-00 are Special Use Permits for Supper Clubs. Staff finds that these uses are allowed within the Service Commercial District of Town Center and therefore, recommended approval. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issued, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued.

NOTE: See Item Nos. C-11, C-12 and C-14 through C-23 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

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ACTION

C-14.

**U-0101-00 - NORTHWEST 95, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 900 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with Z-0076-98(17), U-0099-00, U-0100-00, & U-0102-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.
5. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.
6. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Goynes –

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated that Special Use Permits U-0099-00 through U-0102-00 are Special Use Permits for Supper Clubs. Staff finds that these uses are allowed within the Service Commercial District of Town Center and therefore, recommended approval. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issued, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued.

NOTE: See Item Nos. C-11 through C-13 and C-15 through C-23 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

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ACTION

C-15.

**U-0102-00 - NORTHWEST 95, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 200 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with Z-0076-98(17), U-0099-00, U-0100-00, & U-0101-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.

2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

4. All City Code Requirements and all City departments' design standards shall be met.

5. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

6. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated that Special Use Permits U-0099-00 through U-0102-00 are Special Use Permits for Supper Clubs. Staff finds that these uses are allowed within the Service Commercial District of Town Center and therefore, recommended approval. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issued, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued.

NOTE: See Item Nos. C-11 through C-14 and C-16 through C-23 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

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ACTION

C-16.

U-0103-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located 650 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with U-0104-00, U-0105-00, & U-0106-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Goynes –

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated U-0103-00 through U-0106-00 are Special Use Permits for restaurants with drive-ups and staff finds that these uses are allowed within the Service Commercial District of Town Center. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issued, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued. Therefore, staff recommended approval.

NOTE: See Item Nos. C-11 through C-15 and C-17 through C-23 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

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ACTION

C-17.

U-0104-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located approximately 750 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with U-0104-00, U-0105-00, & U-0106-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Goynes – APPROVED, SUBJECT TO STAFF'S CONDITIONS
Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated U-0103-00 through U-0106-00 are Special Use Permits for restaurants with drive-ups and staff finds that these uses are allowed within the Service Commercial District of Town Center. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issued, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued. Therefore, staff recommended approval.

NOTE: See Item Nos. C-11 through C-16 and C-18 through C-23 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

(7:34 – 8:47) – 1-3612/2-1

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-18.

U-0105-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located approximately 900 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with U-0104-00, U-0105-00, & U-0106-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Goynes –

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated U-0103-00 through U-0106-00 are Special Use Permits for restaurants with drive-ups and staff finds that these uses are allowed within the Service Commercial District of Town Center. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issued, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued. Therefore, staff recommended approval.

NOTE: See Item Nos. C-11 through C-17 and C-19 through C-23 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

(7:34 – 8:47) – 1-3612/2-1

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ITEM

ACTION

C-19.

**U-0106-00 - NORTHWEST 95, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located approximately 650 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with U-0104-00, U-0105-00, & U-0106-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code Requirements and all City departments' design standards shall be met.
3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.
4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Goynes –
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated U-0103-00 through U-0106-00 are Special Use Permits for restaurants with drive-ups and staff finds that these uses are allowed within the Service Commercial District of Town Center. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issued, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued. Therefore, staff recommended approval.

NOTE: See Item Nos. C-11 through C-18 and C-20 through C-23 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

(7:34 – 8:47) – 1-3612/2-1

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ITEM	ACTION
C-20.	U-0107-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY Request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS located approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). <u>NOTICES MAILED</u> 26 [Mailed with U-0104-00, U-0105-00, & U-0106-00] <u>APPROVALS</u> 1 Speaker <u>PROTESTS</u> 3 Speakers <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted. 2. All City Code Requirements and all City departments' design standards shall be met. 3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits. 4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits. Goynes – APPROVED, SUBJECT TO STAFF'S CONDITIONS Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused) JOEL McCULLOCH, Planning and Development Department, stated that staff has no objection to gasoline sales in conjunction with the proposed convenience store. Staff finds that this use is allowed within the Service Commercial District of Town Center. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issued, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued. Therefore, staff recommended approval. NOTE: See Item Nos. C-11 through C-19 and C-21 through C-23 for related discussion. The City Council will set a date for a Public Hearing on this Item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000. (7:34 – 8:47) – 1-3612/2-1

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-21.

**U-0108-00 - NORTHWEST 95, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED CARWASH located approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with U-0104-00, U-0105-00, & U-0106-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Goynes –

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated that staff finds that a car wash is allowed and is an appropriate land use within the Service Commercial District of Town Center. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issue, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued. Therefore, staff recommended approval.

NOTE: See Item Nos. C-11 through C-20 and C-22 through C-23 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

(7:34 – 8:47) – 1-3612/2-1

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-22.

**U-0109-00 - NORTHWEST 95, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE located 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with U-0104-00, U-0105-00, & U-0106-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.
2. This approval is limited to the sale of beer and wine only.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code Requirements and all City departments' design standards shall be met.
6. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.
7. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated that staff finds that the off-premise sale of alcohol is allowed and is an appropriate land use within the Service Commercial District of Town Center. However, staff is recommending that the sales be limited to beer and wine only. He indicated that two conditions have been added to this request. One is that a Site Development Plan Review is required before the City Council prior to any building permits being issued, and two, that a Master Sign Plan shall be required for the entire site prior to any sign permits being issued. Staff recommended approval.

NOTE: See Item Nos. C-11 through C-21 and C-23 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

(7:34 - 8:47) - 1-3612/2-1

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ITEM

ACTION

C-23.

**U-0110-00 - NORTHWEST 95, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED AUTO LUBE FACILITY located approximately 150 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 26 [Mailed with U-0104-00, U-0105-00, & U-0106-00]

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. No repairs to automobiles will be performed. Work will be limited to the replacement of oil and filter; lubrication of the automobile chassis; and, replacement of windshield wiper fluids.

3. All work shall be performed within a completely enclosed building.

4. There shall be no outside storage of stock, equipment, or residual used equipment.

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

6. Conformance to the Conditions of Approval of Z-76-98(11).

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

Goynes –

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Galati voting NO and Gordon abstaining because the applicant is represented by the same land use law firm that represents his company (Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated that staff finds that an auto lube facility is allowed and is an appropriate land use within the Service Commercial District of Town Center. Staff recommended approval.

NOTE: See Item Nos. C-11 through C-22 for related discussion.

The City Council will set a date for a Public Hearing on this item at their September 20, 2000 meeting. The Public Hearing will be heard by the City Council on October 4, 2000.

(7:34 – 8:47) – 1-3612/2-1

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-24.

**Z-0033-97(17) & Z-0024-99(6) - SOUTHWEST
DESERT EQUITIES, LIMITED LIABILITY
COMPANY, ET AL**

Request for a "Conceptual" Site Development Plan Review FOR A PROPOSED 46,750 SQUARE FOOT COMMERCIAL CENTER; AND FOR A PROPOSED 6,600 SQUARE FOOT OFFICE COMPLEX on 13.0 acres within the Lone Mountain and Lone Mountain West Master Plan areas located on the northwest corner of the intersection of Cheyenne Avenue and the beltway alignment (APN: 137-12-301-014, 137-12-401-002, 003, 019, 023, and 025), U(Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

NOTICES MAILED 139 [U-0111-00, U-0112-00 and U-0113-00]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. The impact statement required by Senate Bill 191 in accordance with the requirements of Ordinance No. 5227 shall be submitted to the Planning and Development Department with application for final approval action on the Site Development Plan Review.

2. A detailed Site Development Plan Review application shall be approved by the City Council prior to approval of issuance or any permits, any site grading, and all development activity on this site.

Goynes

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AMENDING CONDITION NO. 2 TO ADD THAT THE SITE DEVELOPMENT PLAN REVIEW APPLICATION SHALL BE REVIEWED BY THE PLANNING COMMISSION AND THE CITY COUNCIL AT A PUBLIC HEARING, DELETING CONDITION NO. 3 AND DELETING FROM CONDITION #16 THE WORDS "PREVIOUS CONFIGURATION AGREEMENTS" AND REPLACING THEM WITH THE WORDS "APPROVED ROADWAY WIDTHS"

Motion carried with Commissioner Gordon abstaining and Commissioners Galati and Truesdell voting NO (Quinn excused)

A previous motion resulted in a tie vote due to COMMISSIONER LITTLEFIELD stepping away for an emergency telephone call.

COMMISSIONER GORDON abstained from Items C-24 through C-31 due to the fact that the applicant is represented by the same land use law firm that represents his own company.

MR. GLORE stated that staff finds that the conceptual site plan presents an orderly placement of buildings, access roads and parking. A detailed site plan review should be submitted for Planning Commission and City Council Review at a Public Hearing prior to approval of any permits for construction.

The conceptual site plan proposes parking lots in the forefront of most views of the site from the future street designated to be Novat Street. It is recommended that the detailed Site Development Plan Review relocate the deli building to be adjacent to the northwest corner of the main entrance; the Office B building be located adjacent to the southwest corner of the main entrance and the Office A and C buildings be moved closer to Novat Street to reduce the views of asphalt and parking. Staff recommended the approval of this Site Development Plan Review subject to 20 conditions.

Regarding Use Permits U-0111-00 and U-0112-00, staff finds supper club use and liquor sales for off premise consumption are permitted uses with Special Use Permit approval in the existing zone. Regarding Special Use Permit U-0113-00, staff finds the proposed tavern use is permitted with Special Use Permit approval in the existing zone. Staff recommended approval of U-0111-00 subject to 5 conditions, U-0112-00 subject to six conditions and U-0113-00 subject to 5 conditions.

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ITEM

ACTION

**Z-0033-97(17) & Z-0024-99(6) - SOUTHWEST
DESERT EQUITIES, LIMITED LIABILITY
COMPANY, ET AL**

3. The site plan and landscape plan submitted with the detailed Site Development Plan Review application shall be revised to depict within the northern portion of the site at least the 0.21 acres of open space required by the Lone Mountain West Master Development Plan, prior to approval of issuance or any permits, any site grading, and all development activity on this site.

4. The site plan shall be revised to depict a minimum of two loading spaces, one loading space on each side of Novat Street, to Municipal code Title 19A.10.020 standards.

5. The site plan submitted with the detailed Site Development Plan Review application shall locate the 'Deli' building north to be adjacent to the northwest corner of the main entrance drive intersection with Novat Street, and locate the 'Office B' building south to be adjacent to the southwest corner of the main entrance drive intersection with Novat Street.

6. The site plan submitted with the detailed Site Development Plan Review application shall depict the parking lots behind the 'Office A' and 'Office C' buildings relative to the Novat Street frontage.

7. The site plan and landscape plan submitted with the detailed Site Development Plan Review application shall depict the Beltway Trail within the site, in compliance with the Lone Mountain West Master Development Plan Typical Multi-Purpose Cross Section, and pedestrian connections to the Beltway Trail.

ATTORNEY FIORENTINO stated that this property is incorporated into two master-planned communities, the Lone Mountain Master Plan and the Lone Mountain West Master Plan. The uses presented are approved uses under the plans. The plans include detailed land use maps and a detailed set of design and use criteria. The standards are being conformed to in both communities. The conceptual design is so the potential homebuyer can be advised of what is planned for this site. He noted that staff has discussed some design concerns requiring the buildings to be shifted. The tavern or the other Special Use Permitted items cannot be moved significantly.

ATTORNEY FIORENTINO stated that he would like to request a change on Public Works Condition No. 16. He would like to strike the words, "previous configuration agreements" and replace it with "approved roadway widths". There was no objection with the staff from Public Works.

MR. GLORE suggested that Condition No. 3 be deleted because the open space requirement does not apply to office development.

CHAIRMAN BUCKLEY noted his discussion with Planning Director Chow and stated that the Planning Commission and the City Council not be bound by this conceptual Site Development Plan Review. If there is something in the Site Development Plan Review that conflicted with this particular conceptual review, the Site Development Plan Review itself should take precedence. ATTORNEY FIORENTINO confirmed that he will meet the condition that requires his client to come back before the Planning Commission to show the plan in detail.

CHAIRMAN BUCKLEY confirmed with MR. GLORE that he suggested amending Condition No. 2 to refer to the Planning Commission as well. MR. GLORE answered in the affirmative.

MR. GALATI requested to incorporate his comments from the previous items, C-11 through C-23, into this item.

COMMISSIONER LITTLEFIELD confirmed that this item will be heard again before Planning Commission as a Public Hearing.

To be heard by the City Council on October 4, 2000.

(8:47 - 9:04) 2 - 2116

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ITEM

ACTION

**Z-0033-97(17) & Z-0024-99(6) - SOUTHWEST
DESERT EQUITIES, LIMITED LIABILITY
COMPANY, ET AL**

APPROVED

8. The landscape plan submitted with the detailed Site Development Plan Review application shall depict compliance with all requirements of the Lone Mountain West Development Plan and Lone Mountain Master Plan for landscaping design. All proposed landscape plans should also demonstrate compliance with the Lone Mountain West Development Plan and Lone Mountain Master Plan plant palettes.

9. The building elevations submitted with the detailed Site Development Plan Review application shall demonstrate consistency with all applicable building design requirements of the Lone Mountain West Development Plan and Lone Mountain Master Plan, and a consistent elevation design theme for in-line retail, commercial pads, and office buildings, reflecting varied rooflines, building roofline accent features and regularly-spaced vertical facade elements.

10. Freestanding signage shall be limited to a maximum height of twelve feet. All freestanding signs shall utilize materials and colors reflecting the building design.

11. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

12. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

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ITEM

ACTION

**Z-0033-97(17) & Z-0024-99(6) - SOUTHWEST
DESERT EQUITIES, LIMITED LIABILITY
COMPANY, ET AL**

APPROVED

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

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

Public Works

15. The Order of Vacation for Vacation Application VAC-57-99 must record prior to recordation of a Final Map on this site.

16. Dedicate appropriate right-of-way for the Spine Road (realigned Cheyenne Avenue) adjacent to this site in accordance with previous configuration agreements, and dedicate 80 feet through this site for Novat Street and 25 foot radii on the northwest corner and northeast corners of Novat Street and Spine Road.

17. Construct full-width street improvements on Spine Road through this site and extending southward and eastward to tie into the proposed Clark County Beltway improvements. Also construct full-width street or half-street improvements, as applicable, including appropriate overpaving if legally able on Novat Street 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.

18. Extend sanitary sewer in the Spine Road alignment to the western boundary of this site in a manner acceptable to the City Engineer prior to the hardsurfacing of street improvements in Spine Road.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**Z-0033-97(17) & Z-0024-99(6) - SOUTHWEST
DESERT EQUITIES, LIMITED LIABILITY
COMPANY, ET AL**

APPROVED

19. An update to the previously approved Master Traffic Impact Analyses for the Lone Mountain Planned Development and the Lone Mountain West Planned Development must be submitted to and approved by the Department of Public works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analyses updates prior to occupancy of any units within this site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis and updates; 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 update shall also address the impact of the proposed southern leg of the Novat Street/Spine Road intersection upon the right-of-way requirements for this site. The Traffic Impact Analysis update 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 update. 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.

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ITEM

ACTION

**Z-0033-97(17) & Z-0024-99(6) - SOUTHWEST
DESERT EQUITIES, LIMITED LIABILITY
COMPANY, ET AL**

APPROVED

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

21. Site development to comply with all applicable Conditions of Approval for the Lone Mountain West Master Planned Community and the Lone Mountain Master Planned Community.

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ITEM	ACTION
C-25. U-0111-00 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB on the northwest corner of the intersection of Cheyenne Avenue and the proposed Western Beltway alignment within the Lone Mountain Master Plan areas (APN: 137-12-301-014, 137-12-401-002, 003, 019, 023, and 025), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). <u>NOTICES MAILED</u> 139 [Mailed with U-0112-00 & U-0113-00] <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. Approval of this Special Use Permit does not constitute approval of a liquor license. 2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code. 3. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)]. 4. 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. 5. All City Code requirements and all City departments' design standards shall be met.	Goynes APPROVED, SUBJECT TO STAFF'S CONDITIONS Motion carried with Gordon abstaining and Galati and Truesdell voting NO (Quinn excused) NOTE: See Item No. C-24, Z-0033-97(17) & Z-0024-99(6) for related discussion. The City Council will set a date for a Public Hearing on this item at their 9/20/00 meeting. The Public Hearing will be heard by the City Council on 10/4/00. (8:47 – 9:04) 2 - 2116

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ITEM

ACTION

C-26.

**U-0112-00 - SOUTHWEST DESERT
EQUITIES, LIMITED LIABILITY COMPANY, ET
AL**

Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northwest corner of the intersection of Cheyenne Avenue and the Beltway alignment within the Lone Mountain Master Plan (APN: 137-12-301-014, 137-12-401-002, 003, 019, 023, and 025), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

NOTICES MAILED 139 [Mailed with U-0111-00 & U-0113-00]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. The sale of individual containers of any size beer, wine coolers, or screw cap wine is prohibited.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)].
5. 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.

Goynes

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Gordon abstaining and Galati voting
NO

(Quinn excused)

NOTE: See Item No. C-24, Z-0033-97(17) & Z-0024-99(6) for related discussion.

The City Council will set a date for a Public Hearing on this item at their 9/20/00 meeting. The Public Hearing will be heard by the City Council on 10/4/00.

(8:47 – 9:04) 2 – 2116

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-0112-00 - SOUTHWEST DESERT
EQUITIES, LIMITED LIABILITY COMPANY, ET
AL

APPROVED

6. All City Code requirements and all City departments' design standards shall be met.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-27.

**U-0113-00 - SOUTHWEST DESERT
EQUITIES, LIMITED LIABILITY COMPANY, ET
AL**

Request for a Special Use Permit FOR A PROPOSED TAVERN on the northwest corner of the intersection of Cheyenne Avenue and the Beltway alignment within the Lone Mountain Master Plan areas (APN: 137-12-301-014, 137-12-401-002, 003, 019, 023, and 025), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

NOTICES MAILED 139 [Mailed with U-0111-00 & U-0112-00]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0033-97(17) & Z-0024-99(6)].
4. 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.
5. All City Code requirements and all City departments' design standards shall be met.

Goynes

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Gordon abstaining and Galati and Truesdell voting NO (Quinn excused).

NOTE: See Item No. C-24, Z-0033-97(17) & Z-0024-99(6) for related discussion.

The City Council will set a date for a Public Hearing on this item at their 9/20/00 meeting. The Public Hearing will be heard by the City Council on 10/4/00

(8:47 – 9:04) 2 - 2116

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ITEM

ACTION

C-28.

**Z-0076-98(18) - LAS VEGAS PROPERTIES,
LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 8,144 SQUARE FOOT COMMERCIAL DEVELOPMENT (CONVENIENCE STORE AND RESTAURANT WITH DRIVE-UP) on 2.36 acres located at the northwest corner of the intersection of El Capitan Way and Centennial Parkway (APN: 125-20-402-008), T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 84 [Mailed with U-0114-00, U-0115-00 & U-0116-00]

APPROVALS 0

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The impact statement required by Senate Bill 191 in accordance with the requirements of Ordinance No. 5227 shall be submitted to the Planning and Development Department with application for final approval action on the Site Development Plan Review.

2. A detailed Site Development Plan Review application shall be approved by the City Council prior to approval of issuance or any permits, any site grading, and all development activity on this site.

3. The landscape plan submitted with the detailed Site Development Plan Review application shall depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

Truesdell -

TABLED - APPLICANT TO PRESENT A COMPLETE APPLICATION FOR A PLOT PLAN REVIEW BEFORE THE PLANNING COMMISSION AND THE RENOTIFICATION BE AT THE COST OF THE APPLICANT

**Motion carried with Gordon abstaining
(Quinn excused)**

COMMISSIONER GORDON abstained from Items C-24 through C-31 due to the fact that the applicant is represented by the same land use law firm that represents his own company.

MR. GLORE stated that the conceptual Site Development Plan Review represents an orderly placement of buildings and parking. Staff is recommending a condition that would require a detailed Site Plan be submitted for Planning Commission and City Council review at a public hearing prior to any issuance of any permits for site grading or construction. Staff recommended that the detailed Site Development Plan Review show consistency with Town Center development standards regarding on site open space and landscaping and appropriate building elevations and signage.

CHAIRMAN BUCKLEY confirmed for the record that this request is a conceptual Site Development Plan Review. MR. GLORE answered in the affirmative.

MR. McCULLOCH stated that staff has no objection to gasoline sales in conjunction with the proposed convenience store, U-0114-00. This use is allowed within the service commercial district of the Town Center. He also stated that this request may require a waiver. The distance requirement of 330 feet must be checked prior to the City Council meeting.

Regarding U-0115-00, staff finds that the off premise alcohol sales are allowed and an appropriate land use within the service commercial district of Town Center. However, staff recommended that sales be limited to beer and wine only.

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ITEM

ACTION

Z-0076-98(18) - LAS VEGAS PROPERTIES, LIMITED LIABILITY COMPANY

4. The landscape plan submitted with the detailed Site Development Plan Review application shall depict landscaping to Town Center Parkway and Town Center Primary Arterial standards where abutting a Parkway and Primary Arterial. The Town Center Parkway and Primary Arterial requirements include a four-foot wide amenity zone with minimum one shade tree and two palm trees alternating each 35 feet on-center, five-gallon ground cover plants, hardscape, and a five-foot wide sidewalk. A median with Mexican Fan Palm trees 35 feet on-center, and five-gallon ground cover plants is also required. Within on-site landscape planters, minimum width of ten feet, shall be a mixture of the four tree species (Mexican Fan Palm, Rio Grande Ash, Chitalpa, Purple Robe Locust) as identified in the Town Center Development Standards; the palm shall be a minimum of 25 feet brown trunk height, and each of the other three species at least 18 feet in height. The landscape plan shall depict accent paving at all street intersections.

5. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

6. Building elevations submitted with the detailed Site Development Plan Review application shall demonstrate in-line retail and pad building elevations consistent with elevations for the major buildings, reflecting varied rooflines, building roofline accent features and regularly-spaced vertical facade elements. In addition, all of the elevations shall include elevation materials and colors proposed.

Regarding U-0116-00, staff finds that restaurants with drive-ups are allowed and appropriate within the service commercial district of Town Center. Two conditions have been added to each of these requests. A Site Development Plan Review must be submitted for each use to go before the Planning Commission and City Council, prior to any building permits being issued. A master sign plan is required for the entire site prior to any sign permits being issued.

ATTORNEY MARK FIORENTINO stated that this area is in the intersection of the Beltway and the off ramp on El Capitan. These uses are permitted under the Town Center standards. He explained that this Site Plan will virtually remain unchanged because the plan is restrained with the size, shape and alignments of Centennial and the Beltway. He stated that the elevations might change.

CHAIRMAN BUCKLEY declared the Public Hearing open.

LOUISE RUSKAMP, 8500 Log Cabin Way, Las Vegas, Nevada stated that she is President of the Tuli Springs Community Association as well as the President of the Northwest Network of Neighborhoods. She explained that she was also asked by the Timberlake community to speak on this item.

MS. RUSKAMP stated that when developmental standards were discussed for Town Center, there was also discussion about making Town Center different from other areas. She expressed opposition to this project as there is a convenience store on just about every corner in Las Vegas.

MATTHEW AND KARLA BERHOLD, 8945 Silent Brook Court, Las Vegas, Nevada, also stated their opposition to the project.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

ATTORNEY FIORENTINO noted that he understands the concerns of the constituents in the area and stated that these uses do not generate traffic but they rely on the existing traffic. He agreed that buffers are a reasonable request.

COMMISSIONER TRUESDELL stated that everyone else along the corridor submitted complete detailed plans, not conceptual plans. He believes that this is a shortcut and a bad precedent and suggested this item be held.

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ACTION

Z-0076-98(18) - LAS VEGAS PROPERTIES, LIMITED LIABILITY COMPANY

7. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

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

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

10. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.

11. 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.

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

Public Works

13. Dedicate a 54-foot radius on the northwest corner of El Capitan Way and Centennial Parkway prior to the issuance of any building or grading permits.

ATTORNEY FIORENTINO stated that they are not far from the level that the Planning Commission is looking for and requested the item be held for thirty days so they can consult staff to find out what they need to remove "conceptual" from this application. He stated that there will also be a meeting with the neighbors because there is no intent to hide anything.

COMMISSIONER LITTLEFIELD confirmed that this item will come back before the Planning Commission and City Council. COMMISSIONER GALATI stated that this is a gateway to Town Center and does not believe that this Site Development Plan belongs in Town Center.

(9:04 – 9:20) 2 - 2936

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ACTION

**Z-0076-98(18) - LAS VEGAS PROPERTIES,
LIMITED LIABILITY COMPANY**

TABLED

14. Provide a letter or other documentation from Clark County Public Works indicating what additional rights-of-way, if any, the County needs for the south leg of the Beltway/El Capitan Way interchange; if the right-of-way take will be such that substantial changes to this proposed site plan will be necessary, a revised site plan shall be submitted for approval by the Planning Commission.

15. Construct half-street improvements including appropriate overpaving on Centennial Parkway and El Capitan Way adjacent to this site concurrent with development of this site. Improvements on El Capitan Way shall be constructed to comply with Town Center standards. Improvements on Centennial Parkway shall comply with City Standards for a 100-foot arterial (non-Town Center), with Town Center style streetlights.

16. If not already in place at the time of development of this site, coordinate with the Collection Systems Planning Section of the Department of Public Works on the extension and oversizing of the existing 27" public sewer line in El Capitan Way to the north edge of this site. Comply with the recommendations of the Collection Systems Planning Section.

17. 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.

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ACTION

**Z-0076-98(18) - LAS VEGAS PROPERTIES,
LIMITED LIABILITY COMPANY**

TABLED

18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #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.

19. 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

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**Z-0076-98(18) - LAS VEGAS PROPERTIES,
LIMITED LIABILITY COMPANY**

TABLED

construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

20. Site development to comply with all applicable Conditions of Approval for Z-76-98 and all other site-related actions.

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ITEM

ACTION

C-29.

**U-0114-00 - LAS VEGAS PROPERTIES,
LIMITED LIABILITY COMPANY**

Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at the northwest corner of the intersection of El Capitan Way and Centennial Parkway (APN:125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 84 [Mailed with Z-0076-98(18), U-0115-00 & U-0116-00]

APPROVALS 0

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code Requirements and all City departments' design standards shall be met.
3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.
4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Truesdell -

TABLED - APPLICANT TO PRESENT A COMPLETE APPLICATION FOR A PLOT PLAN REVIEW BEFORE THE PLANNING COMMISSION AND THE RENOTIFICATION BE AT THE COST OF THE APPLICANT

**Motion carried with Gordon abstaining
(Quinn excused)**

NOTE: See Item No. C-28, Z-0076-98(18) for related discussion.

(9:04 - 9:20) 2 - 2936

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ITEM

ACTION

C-30.

**U-0115-00 - LAS VEGAS PROPERTIES,
LIMITED LIABILITY COMPANY**

Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at the northwest corner of the intersection of El Capitan Way and Centennial Parkway (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED

84 [Mailed with Z-0076-98(18), U-0114-00 & U-0116-00]

APPROVALS 0

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This approval is limited to the sale of beer and wine only.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code Requirements and all City departments' design standards shall be met.
6. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.
7. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Truesdell -

TABLED - APPLICANT TO PRESENT A COMPLETE APPLICATION FOR A PLOT PLAN REVIEW BEFORE THE PLANNING COMMISSION AND THE RENOTIFICATION BE AT THE COST OF THE APPLICANT

**Motion carried with Gordon abstaining
(Quinn excused)**

NOTE: See Item No. C-28, Z-0076-98(18) for related discussion.

(9:04 - 9:20) 2 - 2936

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-31.

**U-0116-00 - LAS VEGAS PROPERTIES,
LIMITED LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-UP at the northwest corner of the intersection of El Capitan Way and Centennial Parkway (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 84 [Mailed with Z-0076-98(18), U-0114-00 & U-0115-00]

APPROVALS 0

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

Truesdell -

TABLED – APPLICANT TO PRESENT A COMPLETE APPLICATION FOR A PLOT PLAN REVIEW BEFORE THE PLANNING COMMISSION AND THE RENOTIFICATION BE AT THE COST OF THE APPLICANT

**Motion carried with Gordon abstaining
(Quinn excused)**

NOTE: See Item No. C-28, Z-0076-98(18) for related discussion.

(9:04 – 9:20) 2 - 2936

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-32.

**U-0117-00 - HOWARD HUGHES
PROPERTIES, INC.**

Request for a Special Use Permit
FOR GASOLINE SALES IN CONJUNCTION
WITH A PROPOSED CONVENIENCE STORE
at the southwest corner of the intersection of
Trailwood Drive and Village Center Circle
(APN: 138-19-817-001), P-C (Planned
Community) Zone, Ward 4 (Brown).

NOTICES MAILED 289 [Mailed with U-
0118-00, U-0119-00 &
U-0120-00]

APPROVALS 0

PROTESTS 1 [Within Notification]
4 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Approval of and conformance to the
Conditions of Approval for Site Plan Review
SV-0015-00.
2. If this Special Use Permit is not
exercised within two years of the approval, this
Special Use Permit shall be void unless an
Extension of Time is granted.
3. All City Code requirements and all City
departments' design standards shall be met.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH
AN ADDED CONDITION THAT ALL DELIVERIES SHALL
BE MADE BETWEEN THE HOURS OF 7 A.M. AND 9 P.M.
INCLUDING FUEL DELIVERIES**

**Motion carried with Buckley and Galati abstaining
(Quinn excused)**

CHAIRMAN BUCKLEY abstained from Items C-32 through C-
35 due to the fact that his firm works for Howard Hughes
Properties, Inc. COMMISSIONER GALATI abstained from
Items C-32 through C-35 due to the fact that the applicant is
also a client of his architectural firm.

MATT PINJUV stated that staff recommends approval subject
to conditions. The Summerlin City Referral Group has heard
the items and approved the site design and the building
elevations for the site. Condition No. 1 on Items C-31, C-32
and C-33 refers to the approval of and conformance to the
conditions. The verbiage should be amended to read
conformance to Conditions of Approval.

Regarding Item C-33, MR. PINJUV also stated that staff finds
the proposed full service carwash is a permitted use in the
Village Center land use designation as established by the
Summerlin Development and Improvement Standards.

MR. PINJUV stated that item C-34, a proposed minor
automotive repair facility, is also a permitted use in the Village
Center. It is compatible with other automotive related used on
the site.

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ITEM

ACTION

U-0117-00 - HOWARD HUGHES
PROPERTIES, INC.

Regarding Item No. C-35, a use permit for the off-premise sale of beer or wine in conjunction with a convenience store, staff finds this to be appropriate at this location. The zoning code establishes the criteria for alcohol related uses and requires that they be 400 feet from any church, synagogue, school or child care facility licensed for more than twelve children or any City park as measured from property line to property line. MR. PINJUV stated that staff finds no known protected uses within the distance separation requirement.

GREG BORGEL, 300 South Fourth Street, representing the Howard Hughes Corporation and CHARLES KUBOT, Vice President of Planning and Design for the Howard Hughes Corporation, 9012 Bald Eagle Drive, Las Vegas, Nevada, were present.

MR. BORGEL stated that this matter was taken before the Summerlin Review Group and was approved at that level. The project conforms to the Master Plan for Summerlin and all the conditions are acceptable. MR. KUBOT conducted neighborhood association meetings, elected officials and also sent out notices to other neighbors who wished to attend a meeting. One issue raised was traffic. MR. BORGEL explained that there would not be any traffic problems as a result of this project. A traffic study has already been approved. Also, this site has been selected with minimal impact on the neighbors. It will be surrounded by other commercial projects on all sides.

COMMISSIONER GORDON declared the Public Hearing open.

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ACTION

U-0117-00 - HOWARD HUGHES
PROPERTIES, INC.

JERRY BERNSTEIN, 1644 Eagle Peak Way, Las Vegas, Nevada, noted that his property backs up to the commercial property. He stated that he has never seen anyone do a traffic study in the area. If the study was done, how can it be accurate when the majority of the parcel is still not sold? Village Center Circle is a beautiful street where there is the Summerlin Library, Performing Arts Center, and Nevada Ballet. This will increase the traffic.

MR. AND MRS. DARRELL EUSTICE, 9805 Park Brook Avenue, Las Vegas, Nevada, asked for this permit to be denied due to the negative impact it would have on the neighborhood. Less than a half a mile south at Town Center and Covington Cross is a gas station and car wash, at Rampart and Lake Mead is a full-service gas station, lube and car wash, two miles away at Indigo and Charleston is a proposed car wash, lube and gas station, just across the street at Hualapai is another gas station, and farther east on Charleston and Rampart is a full-service gas station, lube and wash that is four miles away.

GREGG WIESER, 1628 Eagle Peak Way, Las Vegas, Nevada, and KEN RECORD, 2200 Fiero Drive, Las Vegas, Nevada, also spoke in opposition to this request.

COMMISSIONER GORDON declared the Public Hearing closed.

MR. BORGEL explained that there will be a traffic increase from all of the commercial development that is expected and planned for. This area is going to be a busy commercial area. Neighbors and developers should be able to rely on the Master Plan. This site has always been planned for this type of commercial use. He also stated that the marketing analysis provided to Howard Hughes Properties, Inc. indicates that these facilities are necessary for every 9,000 residents. Right now, the ratio is one for every 45,000 projected residents.

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ITEM

ACTION

**U-0117-00 - HOWARD HUGHES
PROPERTIES, INC.**

COMMISSIONER TRUESEDELL stated that he understands the communities concerns but he is comfortable with this request. He noted that he and COMMISSIONER GORDON live in the Summerlin area. He asked the hours of operation for the car wash and for deliveries to the property. MR. BORDEL stated that because this is a full service car wash, the hours of operation would be limited. They would not open before 7:00 a.m. or close after 9:00 p.m. The convenience market would be open twenty-four hours but deliveries are typically during the workday. Fuel deliveries would not be before 7:00 a.m. or after 9:00 p.m. COMMISSIONER GORDON asked if this would be accepted as a condition. MR. BORDEL responded in the affirmative. COMMISSIONER GORDON also added as a condition that no outside speakers are to be used at the car wash. COMMISSIONER TRUESEDELL confirmed that the convenience store will sell beer and wine only.

DEPUTY CITY ATTORNEY STEVE GEORGE stated for the record that items C-32, C-33, C-34 and C-35 will be heard at the October 4, 2000 City Council meeting.

COMMISSIONER TRUESEDELL asked MR. KUBOT if the dry off area for the car wash is part of the parking calculations. MR. KUBOT stated that it is not but he has met the City's requirements for parking.

The City Council will set a date for a Public Hearing on this item at their 9/20/00 meeting. The Public Hearing will be heard by the City Council on 10/4/00.

(9:20 - 10:00) 3 - 92

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-33.

**U-0118-00 - HOWARD HUGHES
PROPERTIES, INC.**

Request for a Special Use Permit FOR A PROPOSED FULL SERVICE CARWASH on property located at the southwest corner of the intersection of Trailwood Drive and Village Center Circle (APN: 138-19-817-001), P-C (Planned Community) Zone, Ward 4 (Brown).

NOTICES MAILED 289 [Mailed with U-0118-00, U-0119-00 & U-0120-00]

APPROVALS 0

PROTESTS 2 [1 Within Notification, 1 Outside Notification]
4 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Plan Review SV-0015-00.

2. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

3. All City Code requirements and all City departments' design standards shall be met.

Truesdell

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH ADDED CONDITIONS THAT THERE SHALL BE NO OUTSIDE LOUD SPEAKERS AND THE HOURS OF OPERATION FOR THE CAR WASH SHALL BE FROM 7 A.M. TO 9 P.M.

Motion carried with Buckley and Galati abstaining (Quinn excused)

CHAIRMAN BUCKLEY abstained from Items C32 through C-35 due to the fact that his firm works for Howard Hughes Properties, Inc. COMMISSIONER GALATI abstained from Items C-32 through C-35 due to the fact that the applicant is also a client of his firm.

NOTE: See Item No. C-32, U-0117-00 for related discussion.

(9:20 – 10:00) 3 - 92

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ITEM

ACTION

C-34.

**U-0119-00 - HOWARD HUGHES
PROPERTIES, INC**

Request for a Special Use Permit FOR A PROPOSED 1,966 SQUARE FOOT MINOR AUTO REPAIR FACILITY on property located at the southwest corner of the intersection of Trailwood Drive and Village Center Circle (APN: 138-19-817-001) P-C (Planned Community) Zone, Ward 4 (Brown).

NOTICES MAILED 289 [Mailed with U-0118-00, U-0119-00 & U-0120-00]

APPROVALS 0

PROTESTS 1 [Within Notification]
4 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Plan Review SV-0015-00.

2. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

3. All City Code requirements and all City departments' design standards shall be met.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH ADDED CONDITIONS THAT THERE SHALL BE NO OUTSIDE LOUD SPEAKERS AND THE HOURS OF OPERATION SHALL BE FROM 7 A.M. TO 9 P.M.

Motion carried with Buckley and Galati abstaining (Quinn excused)

CHAIRMAN BUCKLEY abstained from Items C-32 through C-35 due to the fact that his firm works for Howard Hughes Properties, Inc. COMMISSIONER GALATI abstained from Items C-32 through C-35 due to the fact that the applicant is also a client of his architectural firm.

NOTE: See Item No. C-32, U-0117-00 for related discussion.

The City Council will set a date for a Public Hearing on this item at their 9/20/00 meeting. The Public Hearing will be heard by the City Council on 10/4/00.

(9:20 – 10:00) 3 - 92

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ITEM

ACTION

C-35.

**U-0120-00 - HOWARD HUGHES
PROPERTIES, INC.**

Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED 4,005 SQUARE FOOT CONVENIENCE STORE on property located at the southwest corner of the intersection of Trailwood Drive and Village Center Circle (APN: 138-19-817-001), P-C (Planned Community) Zone, Ward 4 (Brown).

NOTICES MAILED 289 [Mailed with U-0118-00, U-0119-00 & U-0120-00]

APPROVALS 0

PROTESTS 1 [Within Notification]
4 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Approval of and conformance to the Conditions of Approval for Site Plan Review SV-0015-00.
4. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code requirements and all City departments' design standards shall be met.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH ADDED CONDITIONS THAT ALL DELIVERIES SHALL BE MADE BETWEEN THE HOURS OF 7 A.M. AND 9 P.M. AND THAT LIQUOR SALES INCLUDE BEER AND WINE ONLY
Motion carried with Buckley and Galati abstaining (Quinn excused)

CHAIRMAN BUCKLEY abstained from Items C-32 through C-35 due to the fact that his firm works for Howard Hughes Properties, Inc. COMMISSIONER GALATI abstained from Items C-32 through C-35 due to the fact that the applicant is also a client of his architectural firm.

NOTE: See Item No. C-32, U-0117-00 for related discussion.

The City Council will set a date for a Public Hearing on this item at their 9/20/00 meeting. The Public Hearing will be heard by the City Council on 10/4/00.

(9:20 – 10:00) 3 - 92

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-36.

U-0121-00 - LODGE ELKS LAS VEGAS BPO #1468

Request for a Special Use Permit and a Site Development Plan Review FOR A PROPOSED RECREATIONAL VEHICLE PARKING LOT; AND FROM SPECIAL USE PERMIT MINIMUM REQUIREMENT WAIVERS FOR DENSITY, SETBACK FROM VEHICLES TO BUILDINGS AND MINIMUM STREET FRONTAGE at 4130 West Charleston Boulevard (APN: 139-31-801-007), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

Galati –
ABEYANCE TO THE SEPTEMBER 28, 2000 PLANNING COMMISSION MEETING

**Unanimous
(Quinn excused)**

CHAIRMAN BUCKLEY announced that the applicant requested an abeyance until the 9/28/00 Planning Commission meeting in order to revise the site plan.

The applicant was not present.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on September 28, 2000.

(6:13 – 6:14) - 1-228

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-37.

U-0128-00 - TJP AND WEINER FAMILY TRUST

Request for a Special Use Permit FOR PSYCHIC ARTS at 2101 South Decatur Boulevard, Suites 11 and 16 (APN: 163-01-708-003 and 004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 154

APPROVALS 0

PROTESTS 1 [Outside Notification]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. 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.

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

PHYLLIS GABB, Planning and Development Department, stated the practice of psychic arts and sciences is an allowed use with approval of a Special Use Permit within the C-2 commercial district. This use will be compatible with the surrounding area and not generate high noise levels or high traffic volumes and can be conducted in a manner that will be largely undetected from outside the building. Staff recommended approval, subject to the conditions.

ATTORNEY CARL LOVELL, JR., 2801 South Valley View Boulevard, Suite 1-B, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

The City Council will set a date for a Public Hearing on this item at their 9/20/00 meeting. The Public Hearing will be heard by the City Council on 10/4/00.

(10:00 - 10:01) 3 - 1440

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-38.

U-0129-00 - BENITA BELLAMY AND
EUGENE SAVAGE, III

Request for a Special Use Permit FOR AN ANIMAL BOARDING FACILITY WITH OUTSIDE PENS on 1.01 acres at 1220 Hinson Street, (APN: 162-06-510-029), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

Galati –
**ABEYANCE TO THE SEPTEMBER 28, 2000 PLANNING
COMMISSION MEETING**

**Unanimous
(Quinn excused)**

CHAIRMAN BUCKLEY announced that the applicant requested an abeyance until the 9/14/00 Planning Commission meeting in order to meet with the neighbors to discuss the animal boarding facility with outside pens. However, staff requested that the abeyance be until the 9/28/00 Planning Commission meeting.

COMMISSIONER GALATI stated that issues relating to this item need to be addressed at community meetings and moved to hold it in abeyance until the 9/28/00 Planning Commission meeting.

The applicant was not present.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

**To be heard by the Planning Commission on September
28, 2000.**

(6:14 – 6:15) 1-250

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-39.

**U-0133-00 - CITY OF LAS VEGAS
REDEVELOPMENT AGENCY**

Request for a Special Use Permit FOR A 51 UNIT MULTI-FAMILY DEVELOPMENT at the southeast corner of the intersection of Gass Avenue and Las Vegas Boulevard (APN: 139-34-410-174), C-2 (General Commercial) Zone, Ward 5 (Weekly).

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE TO ALLOW TIME TO RESPOND TO STAFF COMMENTS.

Galati –

ABEYANCE TO THE SEPTEMBER 28, 2000 PLANNING COMMISSION MEETING IN AN EFFORT TO RESOLVE THE ELEVATIONS

Unanimous

(Quinn excused)

CHAIRMAN BUCKLEY announced that the applicant requested an abeyance until the 9/28/00 Planning Commission meeting in order to revise the elevations for the project.

The applicant was not present.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the Planning Commission on September 28, 2000.

(6:15 – 6:16) 1-283

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-40.

**SD-0049-00 - CITY OF LAS VEGAS
REDEVELOPMENT AGENCY**

Request for a Site Development Plan Review FOR A 51 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH 3,260 SQUARE FEET OF RETAIL SPACE; AND FOR A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE DESIGN AND LANDSCAPE STANDARDS; AND FOR A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on 0.7 acres on the southeast corner of the intersection of Gass Avenue and Las Vegas Boulevard (APN: 139-34-410-174), C-2 (General Commercial) Zone, Ward 5 (Weekly).

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE TO ALLOW TIME TO RESPOND TO STAFF COMMENTS.

Galati -

ABEYANCE TO THE SEPTEMBER 28, 2000 PLANNING COMMISSION MEETING IN AN EFFORT TO REVISE THE ELEVATIONS

**Unanimous
(Quinn excused)**

NOTE: See Item C-39, U-0133-00 for all related discussion.

To be heard by the Planning Commission on September 28, 2000.

(6:15 - 6:16) 1-283

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ITEM	ACTION
C-41.	<u>U-0135-00 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY</u> Request for a Special Use Permit FOR GASOLINE SALES at 8080 West Tropical Parkway (SAM'S CLUB) (APN: 125-282-01-003), T-C (Town Center) Zone, Ward 6 (Mack). <u>NOTICES MAILED</u> 147 <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. A minimum five-foot landscape planter shall be provided along the length of the gas pumps to provide a buffer between the proposed use and the interior driveway Per Town Center Development Standards for Gas Stations. 2. If this Special Use Permit is not exercised within two years after approval, the Special Use Permit shall be void unless an Extension of Time is granted. 3. Conform to all applicable Conditions of Approval for the Rezoning (Z-76-98), Site Development Plan Review [Z-76-98(1)], and any other subsequent site-related actions.
	Gordon – APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 1 AMENDED TO WAIVE THE LANDSCAPING IN THE TANKER TRUCK AREA Motion carried with Truesdell voting NO (Quinn excused) PHYLLIS GABB, Planning and Development Department, stated gasoline sales is a permitted use in the General Commercial land use category in Town Center with approval of a Special Use Permit. The use is appropriate as an ancillary use to the more intensive commercial uses already approved on the site. Staff recommended approval, subject to the conditions. CARSON TURNER, Kimley-Horn and Associates, 1050 East Flamingo Road, Suite S-210, appeared to represent the applicant. The fueling truck will be directed to go around the stores to a drop-off area. He indicated the surrounding roadways and landscaping on the monitor. The five-foot landscape area needs to be kept clear to allow the hoses to come off the truck and fill the underground storage tanks. Therefore, he requested Condition No. 1 be amended to indicate a minimum five-foot landscape planter with the exception of the gas station unloading area. The overall site of the commercial center will have additional landscaping along the main frontage roads. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. CHRIS GLORE, Planning and Development Department, said the suggested amendment to Condition No. 1 would be acceptable to staff.

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ACTION

**U-0135-00 - CENTENNIAL CENTRE, LIMITED
LIABILITY COMPANY**

COMMISSIONER TRUESDELL asked for clarification of the fuel truck location and lack of landscaping in that area.

MR. TURNER explained that the tanker trucks are large and explained how the trucks will fuel the pumps. The hoses will have to cross an area where there would otherwise be landscaping.

COMMISSIONER TRUESDELL did not feel there is a need to eliminate the landscaping in this area.

The City Council will set a date for a Public Hearing on this item at their 9/20/00 meeting. The Public Hearing will be heard by the City Council on 10/4/00.

(10:01 – 10:09) 3 - 1507

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ITEM

ACTION

C-42.

**Z-0057-00 - HARMON-KOVAL, LIMITED
LIABILITY**

Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 30.07 Acres on the southeast corner of the intersection of Bradley Road and Deer Springs Way (APN: 125-24-701-001, 003 and 125-24-701-027 thru 030), Ward 6 (Mack).

NOTICES MAILED 124 [Mailed with U-0087-00]

APPROVALS 0

PROTESTS 1 [Within Notification]
8 Speakers
1 Letter

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. The density allowed on this property shall be limited to 2.23 dwelling units per acre.

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

3. The developer shall reserve a 30-foot wide corridor adjacent to, but outside of, the dedicated right-of-way on the east side of this site, on the west side of Bradley Avenue, for trail purposes in accordance with Map Seven of the Northwest Sector Plan. The trail corridor shall be created as a separate lot or parcel, as a common element, separate from other adjacent common elements, and the developer shall grant a public trail easement overlying the entire area of the common element thus created. Concurrent with development of this site, the developer shall construct Trail improvements within this easement corridor in a manner acceptable to the Planning and Development Department and the Department of Public Works. The Homeowner's Association or similar management association of this development in perpetuity shall maintain

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH ADDITIONAL CONDITIONS OF MOVING THE ACCESS ON MELLO AVENUE TO THOM BOULEVARD, RECORD A COVENANT TO INDICATE 2.23 DWELLING UNITS PER ACRE AS WELL AS PLACING THAT COVENANT ON THE MAP, CONDITION NO. 3 AMENDED TO INCLUDE 30-FOOT WIDE CORRIDOR (25 FEET OUTSIDE OF RIGHT OF WAY), RURAL STREET STANDARDS ON THOM AND ROME AS STATED BY PUBLIC WORKS, ONE-STORY ONLY 2,300 MINIMUM SQUARE FEET OF LIVING AREA IN THE HOUSES

Motion carried with Goynes voting NO and Truesdell not voting
(Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated R-1 (Single Family Residential) zoning conforms to the land use designation of ML (Medium-Low Density Residential) as indicated on the General Plan. The density will be 2.23 dwellings units per acre, which is within the maximum allowed of 8.0 units per acre. However, one criteria for approval of a rezoning request is compatibility with surrounding properties. This development will be surrounded by single family homes on 1.0 acre lots, which is why there is a condition limiting this request to 2.23 dwelling units per acre. The applicant has stated they are requesting R-1 zoning rather than the more appropriate zoning of R-D or R-PD2 because they did not want to have to apply for Variances for setbacks or open space in the future. Staff has some concerns about the R-1 surrounded by R-E, particularly if this property is turned over to another developer who might request more density under the R-1 umbrella. That is another reason staff is imposing a condition of a maximum density of 2.23 units per acre. Staff recommended approval, subject to the conditions.

BRIAN WALSH, D.R. Horton Homes, 6845 Escondido, Street, Suite 105, appeared to represent the application. He thought Condition No. 3 should have indicated a 25-foot wide corridor because 30 feet would include the sidewalk.

CHERI EDELMAN, Public Works, responded that the Trails Map notes a 25-foot wide corridor outside of the public right-of-way; therefore, she agreed with the applicant.

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ACTION

Z-0057-00 - HARMON-KOVAL, LIMITED LIABILITY

landscaping and other improvements within the trail corridor, unless and until the City accepts an alternative maintenance. No above ground utility vaults that would substantially interfere with the use of the trail corridor will be allowed within the easement area.

Public Works

4. Grant an appropriate traffic signal chord easement at the southeast corner of Bradley Road and Deer Springs Way.

5. Construct half-street improvements including appropriate overpaving where legally able on Bradley Road, Deer Springs Way, Thom Boulevard and Rome Boulevard 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. In addition, construct at least two lanes of temporary paving on Rome Boulevard from the western edge of this site to Bradley Road.

6. Coordinate with the Collection System's Planning Section of the Department of Public Works to determine appropriate alignments and depth to provide sewer service to this site prior to the issuance of any permits. Extend public sewer to the west and north edges 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.

MR. WALSH said this area is master planned for 5.5 to 8.0 units per acre. He felt larger lots are more appropriate. The minimum lot size for this project is over 12,000 square feet, which falls under R-D zoning. This project will consist of all single story homes. The minimum size home will be 2,100 square feet. The reason they are requesting R-1 zoning is because of the front and rear setbacks. There is a better street scene if there is a 60 to 65 foot wide home and a deeper home. The entrance depicted off Mello Avenue will be relocated to Thom Boulevard.

CRAIG PRIMAS, Primas & Associates, 1091 South Cimarron Road, appeared to represent the applicant. He requested clarification on the type of curb and gutter as he was of the understanding they were to be rolled and not L shape.

CHERI EDELMAN, Public Works, said the new standards for private streets in the Subdivision Code is 39 feet for rolled type curb and gutter and 37 feet for L type curb and gutter.

MR. PRIMAS replied that they will probably have 39 feet with rolled curb and gutter. In addition, they are proposing along Rome, Deer Springs and Thom a rural street section of 24 feet of paving and a drainage swell, no streetlights and no sidewalks. Condition No. 5 requests half-street improvements around the site.

MS. EDELMAN clarified that staff would accept rural street standards along Thom and Rome. However, Deer Springs Way is an 80 foot street so staff would not support rural street standards along that portion of the property. In the past, rural street standards were allowed, but the developer would agree to install the underground conduit and pay for the foundations and streetlights. In addition, if it is required by the Drainage Study along Rome Boulevard, a curb and gutter would be installed.

CHAIRMAN BUCKLEY declared the Public Hearing open.

RONALD UNGER, 5920 Mello Avenue, appeared in protest. Most of the area north of Ann Road is zoned R-E, except in the Lynbrook community where there is R-PD2. This rezoning request will set a precedent wherein adjacent properties could become R-1 with more dense housing. This will increase traffic on Mello Avenue, as well as construction traffic. He was concerned that this project will change to two-story homes. He asked the intent of the landscaping plans; trees, grass, desert rock, type of block wall, etc.

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**Z-0057-00 - HARMON-KOVAL, LIMITED
LIABILITY**

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. Active gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site or the recordation of a 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.

KIMBERLY CLANTON-GREEN, 6810 Unicorn Street, appeared in protest. She was concerned about the increase in traffic. The residents would prefer the entrance off Thom Boulevard as opposed to Bradley Road. She concurred with the 2.23 dwelling units per acre.

MAUREEN LYNN, 5501 Mello Avenue, appeared in protest. She does not want an entrance off Mello Avenue. She suggested the traffic go to Thom Boulevard or Deer Springs via Decatur Boulevard so the traffic will be completely out of her development. She felt this will set a precedent. This property should be zoned R-PD2. She was fearful that after this R-1 zoning is approved this developer will no longer be involved in this project and another developer will come in with a project containing 8.0 dwelling units.

CRAIG SHIRLEY, 5901 Mello Avenue, appeared in protest. This item should either be tabled or denied and staff directed to initiate a Master Plan Amendment to change the land use to preclude higher lot densities. That would be consistent with the current prevailing land use and local community desires. If this is rezoned, R-D would be more appropriate. The developer would like to build a 60 to 65 foot wide home with a 90-foot minimum lot size and 10 foot side setbacks, which would result in a 70 foot wide building footprint. He wants to build houses from 2,300 to 3,100 square feet. The request for R-1 zoning is because the developer has a given set of house plans. If R-1 zoning is approved, he requested that the traffic be routed in the preferred direction of travel, not down Mello Avenue. By relocating the entrances on Deer Springs and Thom they would be on an 80 foot street and directing traffic towards Decatur Boulevard, which will be connected to the Beltway. Pedestrian traffic only on Bradley Road would be a desirable feature and fit well with the planned trail. If an entrance on Bradley is felt to be necessary, it should be aligned with an 80 foot right-of-way or offset from Mello Avenue. Finally, if there is an entrance on Mello there should be a vehicular barrier with pedestrian/horse access at the eastern terminus. West of Bradley has been identified as higher lot density. Therefore, the area west of Bradley should not be considered for higher lot density in the future as part of this application if this is approved. He submitted his comments to the Clerk for the record.

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Z-0057-00 - HARMON-KOVAL, LIMITED LIABILITY

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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

STANLEY WITZ, 5900 Mello Avenue, appeared in protest. He preferred R-PD2 zoning. None of the homes are designed for circular driveways so this will create more traffic on his street and make it difficult to back out. Perhaps there should be a dead end at the end of Mello. He prefers this property remain R-E as it is presently zoned.

JUDY CHENOWETH, 5316 Turkey Lane, appeared in protest. She moved into this area because it is horse country.

ERIC FEHR, 6800 Unicorn, appeared in protest. If this entrance is moved to Deer Springs Way it will be directly across from his house. He moved into the area knowing this property would be developed, but not for an entrance/exit in front of this house.

JOHN MERTENS, 5324 Turkey Lane, appeared in protest. He would prefer the area remain R-PD2 so the residents could have horses.

LILLIAN JACOBSON, 4904 North Bronco, appeared in protest. On August 7, 1987 the City of Las Vegas sent 707 summons to the homeowners in the northwest identifying the boundary dispute. On August 11, 1987 there was a meeting with the homeowners who were told they could sue the City to redo the boundary dispute, or work with the City and correct the problem, which was done. On March of 1999 the boundary dispute was finally settled for the 36 acres in contention. The dispute was 515 feet off. Several roads were found to be in the wrong location. It was agreed the City would reduce the size of those roads rather than require the homeowners to give any easements. Bradley and Deer Springs are roads involved in that dispute. Any reduction in the roads should be passed to the new developers.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ITEM

ACTION

Z-0057-00 - HARMON-KOVAL, LIMITED LIABILITY

10. The final layout of this subdivision shall be determined at the time of approval of the Tentative Map.

CHERI EDELMAN, Public Works, said she was aware of the survey problems in that area, but not aware of any agreements to reduce the street standards. She will check into that prior to this item going before the City Council.

MR. WALSH appeared in rebuttal to state that the biggest concern is Mello Avenue. They will change their site plan to eliminate access to Mello Avenue and have that access moved to Thom Boulevard. However, there may be an emergency access. They prefer to have the R-1 zoning because an R-PD would require open space inside the community resulting in smaller lots and a gated community. They are trying to have this development as rural as possible.

CHAIRMAN BUCKLEY asked if there could be a covenant on the property. DEPUTY CITY ATTORNEY STEVE GEORGE said previous applicants were requested to record certain conditions with the deed primarily to give future purchasers notice of that encumbrance on the property.

MR. WALSH said the applicant would like to meet with the neighbors in regard to the details of the decorative wall. He noted that the size of the homes does not include the garages.

NOTE: See Item No. C-43, U-0087-00, for related discussion.

To be heard by the City Council on October 4, 2000.

(10:09 – 10:41) 3 - 1829

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ITEM

ACTION

C-43.

**U-0087-00 - HARMON-KOVAL, LIMITED
LIABILITY COMPANY ON BEHALF OF D. R.
HORTON**

Request for a Special Use Permit FOR THIRTY-SEVEN FOOT (37') WIDE PRIVATE STREETS WITHIN A PROPOSED SINGLE-FAMILY SUBDIVISION, on 30.07 acres on the southeast corner of the intersection of Bradley Road and Deer Springs Way (APN: 125-24-701-001, 003 and 125-24-701-027 thru 030), R-E (Residence Estates) Zone, [PROPOSED: R-1 (Single-Family Residential) Zone], Ward 6 (Mack).

NOTICES MAILED 124 [Mailed with Z-0057-00]

APPROVALS 0

PROTESTS 1 [Within Notification]
8 Speakers
1 Letter

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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.

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.

Public Works

3. Site development to comply with all applicable Conditions of Approval for Z-57-00.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH ADDITIONAL CONDITION OF 39 FOOT WIDE STREETS WITH ROLLED CURB AND GUTTER

**Motion carried with Goynes voting NO and Truesdell not voting
(Quinn excused)**

JOEL McCULLOCH, Planning and Development Department, stated this request for private streets is consistent with the configuration of local streets in most new residential subdivisions in Las Vegas. He noted that 37-foot wide private streets require L curbs instead of the rolled curbing. Staff recommended approval, subject to the conditions.

BRIAN WALSH, D.R. Horton Homes, 6845 Escondido Street, Suite #105, appeared to represent the application. They prefer to have 39-foot wide streets with rolled curb and gutter.

NOTE: See Item No. C-42, Z-0057-00, for related discussion.

The City Council will set a date for a Public Hearing on this item at their 9/20/00 meeting. The Public Hearing will be heard by the City Council on 10/4/00.

(10:09 – 10:41) 3 - 1829

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ACTION

U-0087-00 - HARMON-KOVAL, LIMITED
LIABILITY COMPANY ON BEHALF OF D. R.
HORTON.

APPROVED

4. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, multi-use trails, 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.

5. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

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ITEM

ACTION

C-44.

Z-0065-00 - RODNEY D. AND JUDY A. LOKKEN FAMILY TRUST, ET AL

Request for a Rezoning From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] To: PD (Planned Development) for 7.04 acres on the south side of the Craig Road alignment, approximately 660 feet east of the future Spine Road alignment (APN: 137-01-301-007, 008 and 009), PROPOSED USE: SINGLE FAMILY RESIDENCES, Ward 4 (Brown).

NOTICES MAILED 15 [Mailed with Z-0065-00(1) & Z-0024-99(7)]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

2. A Site Development Plan Review application shall be approved by the City Council prior to approval of issuance or any permits, any site grading, and all development activity on this site.

Public Works

3. Submit an Application to vacate the existing public right-of-way in conflict with this plan on Craig Road, Marla Street, and Helena Avenue prior to the submittal of a Final Map for this site. The Order of Vacation shall record prior to the issuance of any building permits or the recordation of any Final Maps overlying the area to be vacated.

4. The Final Map for the development to the west, Concordia at Lone Mountain West, must record prior to or concurrent with the recordation of a Final Map for this site to provide legal access to this site.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 2 DELETED AND THE FIRST SENTENCE IN CONDITION NO. 5 DELETED

**Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning and Development Department, stated the request to PD (Planned Development) conforms with the land use designation of PCD [Planned Community Development] as indicated on the General Plan. The proposed PD zoning will allow planned development applicable to the standards of the Lone Mountain West Master Plan. Staff recommended approval, subject to the conditions.

MIKE VIALAPANDO, CVL Consultants, 6280 South Valley View Boulevard, appeared to represent the applicant. In regard to Condition No. 5, he requested that be revised from Coordination with the Collection Systems Planning Section to be removed from the extension on the oversizing.

CHERI EDELMAN, Public Works, said the first sentence of Condition No. 5 could be deleted.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

GIDGET GRAY, Concordia Homes, 6360 South Pecos, Suite G, appeared to represent the applicant. The products in Phases 1 and 2 have already been submitted with the approved Tentative Map. They do not have the room or access to create another model for a new product.

ROBERT GENZER, Deputy Director, Planning and Development Department, interjected prior to the vote being posted that Condition No. 2 could be deleted because it is included in the Site Development Plan Review.

NOTE: See Item Nos. C-45, Z-0024-99(7), and C-46, Z-0065-00(1), for related discussion.

To be heard by the City Council on October 4, 2000.

(10:41 - 10:58) 3 - 3355

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ITEM

ACTION

Z-0065-00 - RODNEY D. AND JUDY A. LOKKEN FAMILY TRUST, ET AL

APPROVED

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

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ITEM

ACTION

C-45.

Z-0024-99(7) - RODNEY D. AND JUDY A. LOKKEN FAMILY TRUST, ET AL

Request for a Major Modification of the Lone Mountain West Master Development Plan to add 7.04 acres located on the south side of the Craig Road alignment, approximately 600 feet east of the Spine Road alignment (APN: 137-01-301-007, 008 and 009), U (Undeveloped) Zone [(PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

NOTICES MAILED 15 [Mailed with Z-0065-00(1) & Z-0024-99(7)]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL

Galati –
APPROVED
Unanimous
(Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated this request is to be included in the Lone Mountain West Master Plan with a land use designation of Low Density Residential, which allows up to six dwelling units per acre and is appropriate and the intent of the Lone Mountain West Master Plan. Staff recommended approval.

MIKE VIALAPANDO, CVL Consultants, 6280 South Valley View Boulevard, appeared to represent the applicant.

NOTE: See Item Nos. C-44, Z-0065-00, and C-46, Z-0065-00(1) for related discussion.

To be heard by the City Council on October 4, 2000.

(10:53) 4 - 231

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ITEM

ACTION

C-46.

Z-0065-00(1) - RODNEY D. AND JUDY A. LOKKEN FAMILY TRUST, ET AL-

Request for a Site Development Plan Review FOR A PROPOSED 33 LOT SINGLE-FAMILY DEVELOPMENT on 7.04 acres located south of the Craig Road alignment, approximately 660 feet east of the future Spine Road alignment (APN: 137-01-301-007, 008 and 009), U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone] Ward 4 (Brown).

NOTICES MAILED 15 [Mailed with Z-0065-00 & Z-0024-99(7)]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The site plan and landscape plan shall be revised to depict within the site at least the minimum amount of open space (0.54 acres) required by the Lone Mountain West Master Development Plan, prior to approval of issuance or any permits, any site grading, and all development activity on this site.

Galatl -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 2 AMENDED TO ADD "ADJACENT TO THE BELTWAY TRAIL" IN PLACE OF "WITHIN THE SITE," AND CONDITION NO. 4 AMENDED TO STATE THAT THE APPLICANT SHALL HAVE AN EQUITABLE AGREEMENT WITH STAFF REGARDING SETBACKS TO MEET THE INTENT OF THE LONE MOUNTAIN MASTER PLAN.

Unanimous

(Quinn excused)

JOEL McCULLOCH, Planning and Development Department, stated the applicant is proposing 33 lots on 7.04 acres for a density of 4.68 units per acre, which is an allowable density under the Low Density land use designation of the Lone Mountain West Master Plan. However, the proposed site plan is not in conformance with Section 2.3.7 of the Lone Mountain West Master Plan, which requires this development to provide 23,552 square feet of open space. The applicant has only provided 15,037 square feet of open space.

Staff recommended a Condition of Approval requiring a revised site plan containing a minimum of 23,552 square feet of open space.

Another condition would require submission of elevations and floor plans demonstrating variations, garage orientation and single story plans on corners.

Staff also recommended a condition requiring that the landscape plans be revised to depict pedestrian connections to the Beltway trail.

Condition No. 2 should be amended to read: The landscape plan shall be revised to depict the Beltway trail ADJACENT TO THIS SITE.....

Staff recommended approval, subject to the conditions.

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ACTION

Z-0065-00(1) - RODNEY D. AND JUDY A. LOKKEN FAMILY TRUST, ET AL

2. The landscape plan shall be revised to depict the Beltway Trail within the site, in compliance with the Lone Mountain West Master Development Plan Typical Multi-Purpose Cross Section, and pedestrian connections to the Beltway Trail.

3. The setbacks for this development shall be 18 feet in the front (16 feet when on a cul-de-sac), five feet on the side, 10 feet on a corner side yard, and 15 feet in the rear.

4. Prior to approval of a Tentative Map, the applicant shall submit revised elevations and floor plans for the proposed residences demonstrating variation in garage orientations and configurations, and single-story plans on corner and open space lots, and compliance with all requirements of the Lone Mountain West Development Plan for exterior materials, as required by the Planning and Development Department.

Public Works

5. Site development to comply with the Conditions of Approval for Rezoning Application Z-0065-00 and all other site-related actions.

6. The final layout of this subdivision shall be determined with the approval of the Tentative Map.

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

MIKE VIALAPANDO, CVL Consultants, 6280 South Valley View Boulevard, appeared to represent the applicant. They will provide the .54 acre of open space. In Condition No. 4 he was concerned that the garages are not just a suggestion but a requirement. Secondly, this project is a continuation of Phase 1 and 2, which are immediately west and southwest. They will be using the same product in Phase 3. Therefore, he does not want to change the garage orientations.

CHRIS GLORE, Planning and Development Department, was concerned that the wording for the conditions is taken from the Lone Mountain West development standards but the applicant does not wish to comply with those standards. If the recommendations are in conflict with what the developers feel they wish to provide in terms of a product, then the Lone Mountain West Plan should be revised, instead of the piecemeal approach.

COMMISSIONER GALATI commented that staff indicated they incorporated the language from the Lone Mountain West Master Plan into this application, but the applicant's representative has indicated that is not the case. He wondered if the first two phases were in conformance with the Lone Mountain West Master Plan.

CHRIS GLORE, Planning and Development Department, responded that the first two phases were not in conformance with the Lone Mountain West Master Plan.

CHAIRMAN BUCKLEY commented that master plans are submitted, but wondered if what is built is in conformance with those plans.

COMMISSIONER GORDON suggested holding this item in abeyance until it is determined by staff whether the applicant is correct or staff is correct. CHAIRMAN BUCKLEY did not see a need to have this item continued to a future meeting.

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ITEM

ACTION

Z-0065-00(1) - RODNEY D. AND JUDY A.
LOKKEN FAMILY TRUST, ET AL

COMMISSIONER GALATI thought the intent was to incorporate the requirements of the Lone Mountain West Master Plan into this application. However, he noted that the developer has built a number of homes already and this is the final phase, so they should be consistent. He pointed out that the intent of the Lone Mountain West Master Plan was to have some variations.

MR. GLORE explained that the alignment of the streets has been made to curve slightly and there have been varied setbacks on the front of the structures, which is not the intent of the language, but will provide some variation in street frontage for the individual structures. Perhaps the applicants would be willing to work with staff toward some kind of arrangement that would not necessitate a redesign of the floor plans.

MIKE VIALAPANDO responded that they would not oppose a variation in the setbacks. They will have to rearrange the open space so they will also work on some variations.

NOTE: See Item Nos. C-44, Z-0065-00, and C-45, Z-0024-99(7) for related discussion.

To be heard by the City Council on 10/4/2000.

(10:53 – 10:58) 4 – 249

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ITEM

ACTION

C-47.

Z-0066-00 - JOHN MILK, LIMITED LIABILITY COMPANY

Request for Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) of 0.95 acre at 622 Sunny Place (APN: 139-28-304-006), PROPOSED USE: COMMERCIAL, Ward 5 (Weekly).

NOTICES MAILED 36 [Mailed with Z-0073-85(1)/Z-0066-00(1), V-0057-00, U-0130-00 & U-0131-00]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Site Development Plan Review shall be approved prior to the issuance of any permits for development on this site.

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

Public Works

3. Dedicate an additional 10 feet of right-of-way adjacent to this site for a total half street width of 50 feet for Martin L King Boulevard prior to the issuance of any permits.

4. Construct all incomplete half-street improvements on Martin L King Boulevard and Sunny Place 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.

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

MATT PINJUV, Planning and Development, stated this is a request to rezone the northern portion of this site to C-1. The West Las Vegas Plan designates this site as SC (Service Commercial), which will support the C-1 land use designation. Additionally, properties on the west side of Martin L. King Boulevard in this area up to Washington Boulevard are also designated as SC (Service Commercial) that would support C-1 uses. Staff recommended approval, subject to the conditions.

GREG BORGEL, 300 South 4th Street, appeared to represent the applicant, Ray Shapiro, who is an operator of similar facilities in Las Vegas. The southern portion of this site currently exists as an Arco facility. Mr. Shapiro proposes to invest in excess of one million dollars to upgrade the site, add the car wash, substantially remodel and improve the convenience store and construct additional retail.

In regard to the landscaping along Sunny Place, which is Condition Nos. 1 and 2 under Item 51, staff would like to have 15 feet of landscaping. The southern half of the property is already fully developed with paving, curb, gutter, sidewalk, parking, fence, etc. with zero landscaping. The blacktop runs directly up to the back edge of the sidewalk. That is not modern design and the applicant is willing to put in landscaping continuous along the Sunny Place frontage. However, because the front half of the property is already mostly developed, there will be some limitations. Therefore, the applicant would like the landscaping plan to be approved as submitted, including along Sunny Place. At the extreme southern end where Sunny Place reaches Bonanza there is a point where the landscaping is a minimum of 7 feet 10 inches. Next to the car wash the landscaping is 10 feet. The next phase north is 15 feet and by the retail there will be 20 feet of landscaping, which exceeds the code. In lieu of Condition

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Z-0066-00 - JOHN MILK, LIMITED LIABILITY COMPANY

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

6. 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.

7. Obtain an Encroachment Agreement for all landscaping and private improvements in the Martin L. King Boulevard public rights-of-way adjacent to this site as required by the Department of Public Works.

8. Landscape and maintain all unimproved right-of-way on Martin L. King adjacent to this site as required by the Department of Public Works.

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

Nos. 1 and 2 they would like the landscaping plan as shown which ranges from 7 feet 10 inches to 20 feet. One of the difficulties with this property involves frontage on three streets; and the City has requested additional dedication on one street, and possibly more dedication, which would compress the property further and create some hardship; therefore, consideration of the waiver of landscaping along Sunny Place is warranted. Therefore, he requested that condition be changed by the Planning Commission in the motion.

Secondly, there is some legal hardship on this property as a result of being squeezed with all the additional dedications, as well as there needs to be some visibility from the nearby expressway, which will increase business. The flag pole would be helpful in making this project a success. This is in an area where there are existing billboards which are 55 and 60 feet high. There is a major power line to the west that is in excess of 100 feet high. There are on-premise signs of about 80 feet. The Cox Communications building is high and has several antennas on the top.

In addition, the waiver along Sunny Place dealing with the setback did not appear on this agenda. They would like to have the landscaping reduced on Sunny Place to 10 feet between the car wash and Sunny Place that did not constitute a request to reduce the setback.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

NOTE: See Item Nos. C-48, U-0130-00, C-49, U-0131-00, C-50, V-0057-00 and C-51, Z-0073-85(1) - Z-0066-00(1) for related discussion.

To be heard by the City Council on October 4, 2000.

(10:58 – 11:26) 4 – 402

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Z-0066-00 - JOHN MILK, LIMITED LIABILITY COMPANY

APPROVED

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.

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.

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ACTION

C-48.

U-0130-00 - JOHN MILK, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A PROPOSED FULL-SERVICE CARWASH at 1500 West Bonanza Road (APN: 139-28-304-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 36 [Mailed with Z-0073-85(1)/Z-0066-00(1), Z-0066-00, V-0057-00 & U-0131-00]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review Z-0073-85(1) and Z-0066-00(1).

2. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

3. All City Code requirements and all City departments' design standards shall be met.

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

MATT. PINJUV, Planning and Development, stated this request is an accessory use to the existing convenience store with the gasoline sales on this site. It can be conducted in a manner that is harmonious and compatible with the land uses in the area. Staff recommended approval, subject to the conditions.

NOTE: See Item Nos. C-47, Z-0066-00, C-49, U-0131-00, C-50, V-0057-00 and C-51, Z-0073-85(1) - Z-0066-00(1) for related discussion.

The City Council will set a date for a Public Hearing on this item at their 9/20/2000 meeting. The Public Hearing will be heard by the City Council on 10/4/2000.

(10:58 – 11:26) 4 – 402

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ACTION

C-49.

U-0131-00 - JOHN MILK, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A PROPOSED 1,000 GALLON LIQUID PETROLEUM GASOLINE TANK (PROPANE) at 1500 West Bonanza Road (APN: 139-28-304-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 36 [Mailed with Z-0073-85(1)/Z-0066-00(1), Z-0066-00, V-0057-00 & U-0131-00]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review Z-0073-85(1) and Z-0066-00(1).

2. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

3. All City Code requirements and all City departments' design standards shall be met.

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

MATT PINJUV, Planning and Development, stated this liquid petroleum gasoline tank is an accessory use to convenience stores that have gasoline sales. Staff recommended approval, subject to the conditions.

GREG BORGEL, 300 South 4th Street, noted that this tank will be located behind the front landscaping on Bonanza Road.

NOTE: See Item Nos. C-47, Z-0066-00, C-48, U-0131-00, C-50, V-0057-00 and C-51, Z-0073-85(1) - Z-0066-00(1) for related discussion.

The City Council will set a date for a Public Hearing on this item at their 9/20/2000 meeting. The Public Hearing will be heard by the City Council on 10/4/2000.

(10:58 – 11:26) 4 – 402

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ITEM	ACTION
C-50. <u>V-0057-00 - JOHN MILK, LIMITED LIABILITY COMPANY</u> Request for a Variance TO ALLOW A 100 FOOT HIGH FLAG POLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.80 acre located at 1500 West Bonanza Road (APN: 139-28-304-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). <u>NOTICES MAILED</u> 36 [Mailed with Z-0073-85(1)/Z-0066-00(1), Z-0066-00, U-0130-00 & U-0131-00] <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> DENIAL. If Approved, subject to: <u>Planning and Development</u> 1. If this Variance is not exercised within two years of approval, this Variance shall be void unless an Extension of Time is granted.	Goynes – DENIED BECAUSE THERE WAS INSUFFICIENT JUSTIFICATION TO WARRANT A DEVIATION FROM THE CODE Unanimous (Quinn excused) MATT PINJUV, Planning and Development, stated the applicant has failed to demonstrate a hardship that would restrict development on this site by putting a 40-foot high flag pole that the code allows. Staff recommended denial. NOTE: See Item Nos. C-47, Z-0066-00, C-48, U-0131-00, C-49, U-0131-00, and C-51, Z-0073-85(1) – Z-0066-00 for related discussion. The City Council will set a date for a Public Hearing on this item at their 9/20/2000 meeting. The Public Hearing will be heard by the City Council on 10/4/2000. (10:58 – 11:26) 4 – 402

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ITEM	ACTION
C-51. <u>Z-0073-85(1) AND Z-0066-00(1) - JOHN MILK, LIMITED LIABILITY COMPANY</u> Request for a Site Development Plan Review TO ADD 10,075 SQUARE FEET OF COMMERCIAL DEVELOPMENT WITH A WAIVER OF THE 15 FOOT LANDSCAPE PLANTERS ALONG MAJOR STREET FRONTAGES on 1.75 acres at the northwest corner of the intersection of Martin L King Boulevard and Bonanza Road (APN: 139-28-304-006 and 007), C-1 (Limited Commercial) and R-E (Residence Estates) Zones, [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). <u>NOTICES MAILED</u> 36 [Mailed with Z-0066-00, V-0057-00, U-0130-00 & U-0131-00] <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. The Site Plan shall be revised to provide a minimum 15-foot setback from Sunny Place and provide the minimum number of required parking spaces prior to the issuance of any permits for this site as required by the Planning and Development Department. 2. The landscape plan shall be revised to depict a minimum 15-foot planter along Sunny Place and provide the minimum number and size of required trees and other plantings within the planter, prior to the issuance of any permits for this site as required by the Planning and Development Department	Gordon – APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITIONS THAT THE SECURITY WALL ALLOW NO PEDESTRIAN TRAFFIC TO CUT THROUGH ONTO SUNNY PLACE; THAT THE SHOP BUILDING BE MOVED AS FAR NORTH AS POSSIBLE WHERE THE STORES ARE FACING THE SOUTH, SUBJECT TO FURTHER REVIEW BY STAFF ON THE ELEVATIONS; AND THAT THE LANDSCAPING BE REDUCED TO FILL THE SETBACK WHEN THE ISSUE IS RESOLVED Unanimous (Quinn excused) MATT PINJUV, Planning and Development, stated the proposed retail building and commercial uses would be allowed in the C-1 zoning district as it exists and is proposed. However, staff has a concern that the car wash building west of the convenience store shows a 10-foot setback from Sunny Place where the code would require 15 feet and the site plan depicts 57 parking spaces where 60 would be required. There is a condition that the applicant submit a revised site plan that depicts compliance with the zoning code. Staff is supporting the request for a landscaping waiver in this area due to the existing structures on the site. Martin L. King and Bonanza could be widened. Public Works has made a request that the buildings along these two segments be a minimum of 20 feet from the property lines. The widening of these streets could ultimately result in the elimination of all landscaping. Staff recommended approval, subject to the conditions. GREG BORGEL, 300 South 4th Street, appeared to represent the applicant. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ITEM

ACTION

Z-0073-85(1) AND Z-0066-00(1) - JOHN MILK, LIMITED LIABILITY COMPANY

3. Building elevations for the proposed multi-tenant retail building shall be submitted for administrative review and approval prior to the issuance of any permits for that structure as required by the Planning and Development Department.

4. Approval of and conformance to all Conditions of Approval for Rezoning Z-0066-00 and Special Use Permits U-0130-00 and U-0131-00.

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

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

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

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

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

COMMISSIONER GORDON felt this design would make it difficult for the spaces to be rented and be profitable to businesses. He suggested moving the building all the way to the north, reverse it and have it face south so it will not be hidden from the street. He also suggested the driveway from Martin L. King Boulevard to Sunny Place would run in front of the stores, giving good access to the stores as well as the retail in the center. MR. BORGEL responded that they were reluctant to have a driveway on Sunny Place because it is residential when going north. They will take into consideration the direction the shops should be facing. COMMISSIONER GORDON felt the driveway on Sunny Place is located towards the commercial along Bonanza so it should not adversely affect the residential and the fact that there is commercial on Martin L. King Boulevard. MR. BORGEL thought a new Site Development Plan Review could be done.

COMMISSIONER GOYNES noted that the residents would prefer a block wall in place of the landscaping along Sunny Place. MR. BORGEL responded that an open look as opposed to a block wall that would attract graffiti would be better and not create dead spaces. However, there is a possibility of security fencing. COMMISSIONER GOYNES responded that the residents feel that opening Sunny Place would subject the neighborhood to more traffic. There is high visibility at Martin L. King Boulevard and Bonanza Road.

ROBERT GENZER, Planning and Development Department, interjected that recently there was an application that was approved at the southwest corner of Washington and Martin L. King backing to Sunny Place. There was a condition imposed on that application because fencing was required. In working with the City Council's Office it was their preference to continue that same fence all the way to Bonanza. That can be resolved prior to the hearing on this item at the City Council meeting. Secondly, it was indicated at that time that there would not be any access to Sunny Place from these parcels at the request of the residents. MR. BORGEL agreed to putting in a fence consistent with the City's policy.

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ITEM

ACTION

Z-0073-85(1) AND Z-0066-00(1) - JOHN MILK, LIMITED LIABILITY COMPANY

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.

Public Works

11. Dedicate 10 feet of right-of-way adjacent to this site for a total half street width of 50 feet for Martin L. King Boulevard and an additional 29 feet of right-of-way for a total radius of 54 feet on the northwest corner of Martin L. King Boulevard and Bonanza Road prior to the issuance of any permits.

12. 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.

13. Provide a copy of a recorded Joint Access and Parking Agreement between these two parcels comprising this site prior to the issuance of any permits for this site.

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

COMMISSIONER TRUESDELL clarified with MR. BORGEL that the west driveway onto Bonanza is existing. MR. BORGEL thought Public Works is satisfied with the traffic circulation.

MR. GLORE explained that since the car wash building would have to be relocated to meet the setback requirement of 15 feet that it was appropriate that landscaping would occupy that setback area. Therefore, staff would not agree to any change in landscaping that is indicated in Condition Nos. 1 and 2. MR. BORGEL pointed out that at the extreme south end of the property there is an existing driveway with only 7 feet 10 inches left. It was always the intent of the applicant to have a 10-foot setback for the car wash which would be landscaped. Staff indicates that has to be 15 feet. They will have to file a Variance for 10 feet of landscaping with a 10-foot setback. If that Variance is denied, they will have to provide the 15 feet of landscaping. He requested Condition Nos. 1 and 2 be modified to indicate: Landscape the entire setback area between the car wash and Sunny Place so that whatever setback remains will be landscaped.

MR. GENZER agreed to wording that the applicant provide the 15 foot setback unless a Variance is approved to reduce it.

GREG BORGEL, 300 South 4th Street, appeared to represent the applicant.

NOTE: See Item Nos. C-47, Z-0066-00, C-48, U-0131-00, C-49, U-0131-00, and C-50, V-0057-00, for related discussion.

To be heard by the City Council on October 4, 2000.

(10:58 – 11:26) 4 – 402.

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ITEM

ACTION

**Z-0073-85(1) AND Z-0066-00(1) - JOHN MILK,
LIMITED LIABILITY COMPANY**

APPROVED

15. Obtain an Occupancy Permit and submit an Encroachment Agreement, as appropriate, for all landscaping and private improvements in the Bonanza Road and Martin L. King Boulevard public rights-of-way adjacent to this site as required by the Department of Public Works.

16. Landscape and maintain all unimproved right-of-way on Bonanza Road and Martin L. King adjacent to this site as required by the Department of Public Works.

17. 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 traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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. Install all appurtenant

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ACTION

**Z-0073-85(1) AND Z-0066-00(1) - JOHN MILK,
LIMITED LIABILITY COMPANY**

APPROVED

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

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.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of 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.

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ITEM	ACTION
C-52.	<u>Z-0067-00 - MICHELAS, LIMITED LIABILITY COMPANY</u> Request for Rezoning FROM: R-E (Residence Estates) TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 19.98 acres at the southeast corner of the intersection of Iron Mountain Road and Fort Apache Road (APN: 125-08-101-001), PROPOSED USE: 137 LOT SINGLE FAMILY SUBDIVISION, Ward 6 (Mack). <i>ON AUGUST 11, 2000 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.</i> Truesdell – WITHDRAWN WITHOUT PREJUDICE Motion carried with Buckley and Gordon abstaining inasmuch as the Principal of Astoria Homes is a partner on numerous projects with them (Quinn excused) CHAIRMAN BUCKLEY announced that the applicant requested that this item and related Items C-53, V-0058-00 and C-54, Z-0067-00(1) be Withdrawn Without Prejudice in order to submit a different design layout for the proposed subdivision. CHRIS ARAMBULA, VTN Nevada, 2727 South Rainbow Boulevard; appeared on behalf of Astoria Homes. VICE CHAIRMAN GALATI declared the Public Hearing open. There was no one present wishing to speak on this item. VICE CHAIRMAN GALATI declared the Public Hearing closed. (6:16 – 6:18) 1-314

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ITEM

ACTION

C-53.

V-0058-00 - MICHELAS, LIMITED LIABILITY COMPANY

Request for a Variance TO ALLOW 82,315 SQUARE FEET OF OPEN SPACE WHERE 97,138 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A PROPOSED 137-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION at the southeast corner of the intersection of Iron Mountain Road and Fort Apache Road (APN: 125-08-101-001), R-E (Residence Estates) Zone, [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone], Ward 6 (Mack).

ON AUGUST 11, 2000 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

Truesdell –

WITHDRAWN WITHOUT PREJUDICE

Motion carried with Buckley and Gordon abstaining inasmuch as the Principal of Astoria Homes is a partner on numerous projects with them (Quinn excused)

NOTE: See Item C-52, Z-0067-00, for all related discussion.

(6:16 – 6:18) 1-314

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-54.

Z-0067-00(1) - MICHELAS, LIMITED
LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 137 LOT SINGLE FAMILY SUBDIVISION on 19.98 acres at the southeast corner of the intersection of Iron Mountain Road and Fort Apache Road (APN: 125-08-101-001), R-E (Residence Estates) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone], Ward 6 (Mack).

ON AUGUST 11, 2000 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

Truesdell -

WITHDRAWN WITHOUT PREJUDICE

Motion carried with Buckley and Gordon abstaining inasmuch as the Principal of Astoria Homes is a partner on numerous projects with them (Quinn excused)

NOTE: See Item C-52, Z-0067-00, for all related discussion.

(6:16 - 6:18) -- 1-314

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ITEM

ACTION

C-55.

Z-0068-00 - JACK RUGGLES

Request for a Rezoning FROM: R-E (Residence Estates) TO: C-M (Commercial/Industrial) on 2.58 acres located at 2133, 2135, and 2207 West Bonanza Road (APN: 139-29-802-001, 002, and 003), PROPOSED USE: LANDSCAPE MATERIALS SUPPLY YARD, Ward 5 (Weekly).

NOTICES MAILED: 130 [mailed with Z-0068-00(1)]

APPROVALS: 0

PROTESTS: 2 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

2. A Site Development Plan Review application shall be approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. This Rezoning to C-M (Commercial/Industrial) prohibits the future use of this site for any sexually oriented business.

Public Works

4. Dedicate 15 feet of right-of-way adjacent to this site for Bonanza Road, prior to the issuance of any permits for this site. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

5. Construct all incomplete half-street improvements (sidewalk) on Bonanza Road adjacent to this site concurrent with development of this site.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH ADDITIONAL CONDITION THAT REZONING IS CONTINGENT UPON FINAL APPROVAL OF GPA-0010-00
Motion carried with Truesdell voting NO.
(Quinn excused)

PHYLLIS GABB, Planning and Development Department, stated this rezoning is appropriate for this site and would be compatible with the surrounding area. A City initiated General Plan Amendment to LI (Light Industrial) will be heard by the City Council on September 6, 2000 and will make this zoning in conformance with the West Las Vegas Plan. This area is transitioning to a commercial and light industrial corridor and with its proximity to US95 this site is unlikely to be developed under the current Residence Estates zoning classification. Staff recommended approval, subject to the conditions with an additional condition that this rezoning is contingent upon final approval of GPA-0010-00.

BRUCE BILLEU, 1611 West Bonanza Road, appeared to represent the applicant. The hours of operation will be from 6:00 A.M. to 5:00 P.M. There is a sprinkler system to minimize the dust. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

CURTIS SANDERS, Bonanza Park Homeowners Association, 2221 West Bonanza Road, appeared in protest. The residents object to the noise and dust this project will create.

MICHELLE HENNEN, 2221 West Bonanza Road, appeared in protest.

CHAIRMAN BUCKLEY asked how the one lot on the end will be addressed since there is residential next door. MR. GLORE recommended a condition requiring larger trees along the property line. The applicant has agreed to that condition and revised the site plan accordingly. In addition, the applicant will be providing a dust control program for staff's approval. He declared the Public Hearing closed.

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ACTION

Z-0068-00 - JACK RUGGLES

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.

7. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site concurrent with development of this site.

8. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits for this site.

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. 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.

NOTE: See Item No. C-56, Z-0068-00(1), for related discussion.

To be heard by the City Council on October 4, 2000.

(11:28 – 11:45) 4 - 1440

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ACTION

Z-0068-00 - JACK RUGGLES

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.

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

APPROVED

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ITEM		ACTION
C-56.	<u>Z-0068-00(1) - JACK RUGGLES</u> Request for a Site Development Plan Review FOR A PROPOSED LANDSCAPE MATERIALS SUPPLY YARD; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 2.58 acres located at 2133, 2135, and 2207 West Bonanza Road (APN: 139-29-802-001, 002, and 003), R-E (Residence Estates) Zone, [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 5 (Weekly). <u>NOTICES MAILED</u> 130 [mailed with Z-0068-00] <u>APPROVALS:</u> 0 <u>PROTESTS:</u> 2 Speakers <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. The landscape plan shall be revised to depict a fifteen-foot landscape planter along the front property line with decorative boulders, shrubs, and rock as ground cover, and a minimum of four 24-inch box evergreen or deciduous trees. On the west property line, twelve 48-inch box trees shall be installed with the placement of the first tree in front of the southernmost rock storage bin and the remainder placed between every second bin. An eight-foot wide landscape planter containing a minimum of eleven 24-inch box trees shall be provided no later than six months following the completion of the US 95 widening project. 2. Irrigation shall be installed as required by the Las Vegas Guidelines and Standards, and landscaping shall be maintained in a satisfactory condition. Landscaping and irrigation along Bonanza Road and the west property lines shall be installed prior to final building inspection. Landscaping and irrigation along the south property line shall be installed within six months of completion of the US 95 expansion. Failure to maintain required landscaping and irrigation shall be cause for revocation of a business license.	Gordon – APPROVED, SUBJECT TO STAFF'S CONDITIONS Unanimous (Quinn excused) PHYLLIS GABB, Planning and Development Department, stated this use is allowed in C-M zoning. With the required landscaping buffer and dust mitigation, this is a compatible use for the area. Since the abutting land use to the east is commercial-industrial, a landscape buffer is unnecessary. Therefore, a waiver of the side yard landscaping along the east property line is appropriate. The applicant has submitted revised plans reflecting four 24-inch box trees along the front property line and twelve 48-inch box trees along the west property line. Therefore, Condition No. 1 can be deleted except for the last sentence. Condition No. 4 can also be deleted. Staff recommended approval, subject to the conditions. BRUCE BILLEU, 1611 West Bonanza Road, appeared to represent the applicant. COMMISSIONER GALATI suggested that along the west property line that there be a continuous planter so there can be a more regular canopy of trees rather than just trees interspersed amongst rocks. MR. BILLEU objected to have eight feet of landscaping behind the bins that no one will be able to see. ROBERT GENZER, Planning and Development Department, interjected that the way the site sits adjacent to the existing wall and row of mature oleanders it was not felt that the full length of trees along that property line would have any significant difference and staff felt this is a reasonable compromise. NOTE: See Item No. C-55, Z-0068-00, for related discussion. To be heard by the City Council on October 4, 2000. (11:28 – 11:45) 4 - 1440

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ITEM

ACTION

Z-0068-00(1) - JACK RUGGLES

APPROVED

3. The unpaved storage and loading areas shall be a compacted gravel surface with a system installed to water the area daily for dust control.

4. A revised site plan must be submitted showing the van accessible space to City standards.

5. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-0068-00, General Plan Amendment GPA-0010-00, and all other subsequent site-related actions.

Public Works

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, the proposed driveway accessing Bonanza Road shall receive approval from the Nevada Department of Transportation.

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ITEM

ACTION

C-57.

Z-0070-00 - SCHOOL BOARD OF TRUSTEES

Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 19.21 acres located at 825 Marion Drive (APN:140-29-701-001) PROPOSED USE: A 14,726 SQUARE FOOT ADDITION TO AN EXISTING MIDDLE SCHOOL (DELL H. ROBISON), Ward 3 (Reese).

NOTICES MAILED 287

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

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

2. A Site Development Plan Review shall be approved by the Planning and Development Department prior to the issuance of any permits, any site grading, and all development activity on this site.

3. A Variance for parking, if necessary, shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity on this site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Greenbrook Street and a 15-foot radius on the northwest corner of Harris Avenue and Greenwood Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Galati abstaining inasmuch as his architectural firm is under contract with the School District and Littlefield abstaining inasmuch as he is employed by the School District (Quinn excused)

PHYLLIS GABB, Planning and Development Department, stated the C-V (Civic) zoning is appropriate for this addition and will be in conformance with the existing Public Facilities General Plan designation. Staff recommended approval, subject to the conditions.

ROBB STEPPKE, Clark County School District, 4828 South Pearl Street, appeared to represent the application. This addition is a little over 14,000 square feet and will be located to the north of the site. This addition is due to an increase in population in this area. He concurred with staff's conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER LITTLEFIELD asked if this will be a single story addition. MR. STEPPKE answered that it will be single story. The majority of the addition will be around 21 feet high. They are putting the addition towards the back because they are utilizing the parking in the front for portables, but there will still be adequate parking.

MR. GLORE was unsure if there will be adequate parking on the site.

To be heard by the City Council on October 4, 2000.

(11:45 - 11:50) 4 - 2088

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-58.

V-0056-00 - HAROLD GIRON

Request for a Variance TO ALLOW A 15 FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK ALLOWED IN CONJUNCTION WITH A PROPOSED 760 SQUARE FOOT RESTAURANT; AND TO ALLOW A THREE FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED ACCESSORY STRUCTURE on 0.32 acre located at 302 North Maryland Parkway (APN: 139-35-211-107), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 110 [Mailed with SD-0047-00]

APPROVALS 58 Petition

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If APPROVED, subject to:

Planning and Development

1. Approval and conformance to the Conditions of Approval for Site Development Plan Review SD-0047-00.

2. If this Variance is not exercised within two years of the approval, this Variance shall be void unless an Extension of Time is granted.

3. All City Code requirements and all City departments' design standards shall be met.

Truesdell -

ABEYANCE ITEM NOS. C-58 AND C-59 TO THE SEPTEMBER 28, 2000 PLANNING COMMISSION MEETING IN AN EFFORT TO PROPERLY EVALUATE THE ACCOMPANYING SITE DEVELOPMENT PLAN REVIEW

Unanimous

(Quinn and Gordon excused)

MATT PINJUV, Planning and Development Department, stated the applicant is proposing to utilize a converted food service trailer for a kitchen facility for the proposed restaurant on this site and a separate building on the site for restroom facilities. There is adequate space on the site to place these structures and meet the setbacks as required by the Zoning Code. Staff recommended denial.

RICHARD THRELFALL, 711 South 9th Street, appeared to represent the applicant.

HAROLD GIRON, 100 Edelweiss, appeared to represent the application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed. He felt there is no legal basis for this Variance.

NOTE: See Item No. C-59, SD-0047-00, for related discussion.

To be heard by the Planning Commission on September 28, 2000.

(11:50 - 12:11) 4 - 2333

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-59.

SD-0047-00 - HAROLD GIRON

Request for a Site Development Plan Review FOR A PROPOSED 760 SQUARE FOOT RESTAURANT; AND FOR A WAIVER OF LANDSCAPING REQUIREMENTS on 0.32 acre located at 302 North Maryland Parkway (APN: 139-35-211-107), C-2 (General Commercial), Ward 5 (Weekly).

NOTICES MAILED 110 [Mailed with V-0056-00]

APPROVALS: 58 Petition

PROTESTS: 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The site plan shall be revised to depict compliance with the Title 19A.08.050 requirements for rear setback of twenty (20) feet, or a Variance application for setbacks shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

2. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for off-street parking for the site uses, or a Variance application for parking shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

3. The site plan shall be revised to depict compliance with the Title 19A.10.020 requirements for one off-street loading space on the site.

Truesdell -

ABEYANCE ITEM NOS. C-58 AND C-59 TO THE SEPTEMBER 28, 2000 PLANNING COMMISSION MEETING IN AN EFFORT TO PROPERLY EVALUATE THE ACCOMPANYING SITE DEVELOPMENT PLAN REVIEW

Unanimous

(Quinn and Gordon excused)

MATT PINJUV, Planning and Development Department, stated there are concerns regarding the setbacks. It is the intent of the Zoning Code to provide landscaping in order to insure that new development will contribute to the overall attractiveness of the city. The Urban Design Guidelines and Standards should be followed in this area. Only pictures were provided indicating the building elevations for these structures. The elevations should be enhanced in order to provide a more appropriate commercial building design. Staff recommended denial.

RICHARD THRELFALL, 711 South 9th Street, appeared to represent the applicant. It is his understanding that they will be required to provide seven (7) parking spaces under the Code.

MR. PINJUV felt that condition should be revised to require staff to work with the applicant to determine whether the commercial development is parking impaired as defined by the Zoning Code. If that is the case, there would be adequate parking provided for the restaurant facility.

MR. THRELFALL explained that his client would like to provide El Patio Grill, which would be a service to this community. Consequently, he purchased a mobile kitchen that was on wheels and had a hitch, which were removed. It was then stuccoed to the ground 15 feet from the adjacent property line and became a structure. However, there needs to be additional wiring and plumbing. They are requesting a five (5) foot compromise on the 20-foot setback requirement. There is a structure on the property that is being used for a restroom that has been there for many years. The restroom could be relocated to be closer to the proposed structure. In addition, they would like to install a five (5) foot wide landscape strip along Stewart Avenue, partially along Maryland Parkway, and maintain the parking lot. There is no landscaping in that area at the present time. They did not obtain a building permit. He submitted a petition with 58 signatures in approval.

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ITEM

ACTION

SD-0047-00 - HAROLD GIRON

4. The site plan shall be revised to depict compliance with the Title 19A requirements for a trash enclosure on the site.

5. The landscape plan shall be revised to depict compliance with the landscape requirements of Title 19A.12.030 for a planter of 15 feet in width, wholly within the site along the site frontage, or a waiver for landscaping shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

6. The building elevations shall depict stucco material texture and colors to reflect an appropriate commercial building design with façade articulation and horizontal ceramic tile bands. Stucco wall finish should be in tan or brown shades.

Public Works

7. Dedicate a 25-foot radius on the northwest corner of Stewart Avenue and Maryland Parkway prior to the issuance of any permits.

8. Construct full-width alley improvements adjacent to this site, tying into existing improvements on Stewart Avenue, concurrent with development of this site.

9. 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.

HAROLD GIRON, 100 Edelweiss, appeared to represent the application. This is a poor area and he has been attempting the renovate it. He thought a barbeque restaurant would not require a large kitchen, etc. The structure is 20' x 8'. Originally the mobile unit was utilized to sell cotton candy. It complies with the Fire Department codes. The surrounding businesses and residents feel this would provide a good service for the area. Most of his customers do not have vehicles, so they would either walk or take the bus, which would cut down on the parking requirement. He is willing to follow staff's requirements.

MR. THRELFALL was concerned that there is a requirement to provide half-street improvements on the alleyway, but they do not have access to the alleyway from this property. To provide new curbs and gutters would be costly so he requested relief from that requirement.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER TRUESDELL felt this item should be held in abeyance until more information could be obtained.

To be heard by the Planning Commission on September 28, 2000.

(11:50 – 12:11) 4 - 2333

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ITEM

ACTION

SD-0047-00 - HAROLD GIRON

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

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

ABEYANCE TO THE SEPTEMBER 28, 2000 PLANNING COMMISSION MEETING

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ITEM

ACTION

SD-0047-00 - HAROLD GIRON

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.

12. Landscape and maintain all unimproved right-of-way on the northwest corner of Stewart Avenue and Maryland Parkway.

13. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way at the northwest corner of Stewart Avenue and Maryland Parkway prior to the issuance of any permits.

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ITEM	ACTION
C-60. <u>V-0060-00 - STATE OF NEVADA - SOUTHERN NEVADA ADULT MENTAL HEALTH SERVICES</u> Request for a Variance TO EXPAND AN EXISTING LEGAL NON-CONFORMING USE (HOSPITAL) located on the west side of Jones Boulevard, approximately 800 feet south of Charleston Boulevard (APN: 163-02-502-001), R-E (Residence Estates) Zone, Ward 1 (M. McDonald). <u>NOTICES MAILED</u> 36 [Mailed with SD-0051-00] <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development</u> 1. Approval by the City Council of a Site Development Plan Review prior to the issuance of any building or grading permits. 2. City Code requirements and design standards of all City Departments, which are not affected by the approval of this Variance, must be satisfied.	Truesdell – APPROVED, SUBJECT TO STAFF'S CONDITIONS Unanimous (Quinn and Gordon excused) COMMISSIONER GALATI disclosed that he is involved in a lawsuit with the State, but did not believe there was a conflict in voting on this item. JOEL McCULLOCH, Planning and Development Department, stated this facility is considered a non-conforming use by virtue of a hospital no longer being an allowed use in the R-E [Residential Estates] zoning district. This Variance would not be necessary if the zoning change to C-V (Civic) were approved on the entire property. By virtue of this property being planned for PF (Public Facility) use it should be rezoned for C-V, thus making the property a conforming use in the Zoning Code. Staff recommended approval, subject to the conditions. DAVE SCHMIDT, Architect, State of Nevada, Public Works Board, 1724 Pacific Breeze, Las Vegas, Nevada, appeared to represent the application. Also present were Mike Keeler, a representative of the hospital, and Sandy Camus, with CAR Architects. MR. SCHMIDT concurred with the conditions. This is a hospital complex to serve the entire valley. They would like to expand this hospital. This property was zoned for this use until 1997. At that time the Zoning Code was changed and hospitals were no longer a permitted use in this zone. CHAIRMAN BUCKLEY declared the Public Hearing open. There was no one present wishing to speak on this item. CHAIRMAN BUCKLEY declared the Public Hearing closed. NOTE: See Item No. C-61, SD-0051-00, for related discussion. The City Council will set a date for a Public Hearing on this item at their 9/29/00 meeting. The Public Hearing will be heard by the City Council on 10/4/00. (12:11 – 12:17) 4 – 3404/5-1

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-61.

**SD-0051-00 - STATE OF NEVADA -
SOUTHERN NEVADA ADULT MENTAL
HEALTH SERVICES**

Request for a Site Development Plan Review for the expansion of a hospital on a 2.54 acre site located on the west side of Jones Boulevard, approximately 800 feet south of Charleston Boulevard (APN: 163-02-502-001), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 36 [Mailed with V-0060-00]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval by City Council of a Variance to allow the expansion of a non-conforming use, prior to issuance of any permits.
2. All development shall be in conformance with the Site Development plan and building elevations.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
5. Wallpack lighting shall utilize 'shoe-box' fixtures and shields, and parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and shields, to prevent glare to off-site locations.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous
(Quinn and Gordon excused)

COMMISSIONER GALATI disclosed that he is involved in a lawsuit with the State, but did not believe there was a conflict in voting on this item.

JOEL McCULLOCH, Planning and Development Department, stated the site plan presents an orderly placement of buildings, internal access roads, and parking and access driveways. The landscaping plan depicts attractive landscaping in the development. There is sufficient depth in the landscaping planters and the quantity of landscape material will be appropriate for this use. The proposed site access will not substantially impact adjacent roadways or neighborhood traffic. Staff recommended approval, subject to the conditions.

DAVE SCHMIDT, Architect, State of Nevada, Public Works Board, 1724 Pacific Breeze, Las Vegas, Nevada, appeared to represent the application. Also present were Mike Keeler, a representative of the hospital, and Sandy Camus, with CAR Architects. MR. SCHMIDT concurred with the conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

NOTE: See Item No. C-60, V-0060-00, for all related discussion.

To be heard by the City Council on 10/4/00.

(12:11 - 12:17) 4 - 3404/5-

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ITEM

ACTION

SD-0051-00 - STATE OF NEVADA -
SOUTHERN NEVADA ADULT MENTAL
HEALTH SERVICES

APPROVED

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

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

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

Public Works

10. Submit a plan for approval by the City Engineer showing the termination of Transverse Drive in a cul-de-sac or other means acceptable to the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Such plan may require additional public right-of-way dedications and or vacations. No construction of cul-de-sac improvements is required at this time.

11. Submit a plan for approval by the City Engineer showing the relocation or abandonment of the existing public sewer in the Transverse Drive alignment prior to the issuance of any building or grading permits, whichever may occur first. No building or other permanent structures may be constructed over existing sewer lines.

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ITEM

ACTION

**SD-0051-00 - STATE OF NEVADA -
SOUTHERN NEVADA ADULT MENTAL
HEALTH SERVICES**

APPROVED

12. Meet with the Traffic Engineer 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 accessing Jones Boulevard shall also require approval from the Nevada Department of Transportation.

13. Obtain an Occupancy Permit for all landscaping and private improvements (driveways) in the Jones Boulevard public right-of-way adjacent to this site.

14. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site as required by the Department of Public Works.

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

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ITEM

ACTION

C-62.

WVR-0001-00 - JEAN MILLER

Request for a Waiver TO THE REQUIRED 660 FOOT SEPARATION BETWEEN RESIDENTIAL CARE GROUP HOMES at 1812 Starbuck Drive and 1813 Starbuck Drive (APN: 138-23-412-022 and 045), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

NOTICES MAILED 347

APPROVALS 0

PROTESTS 1 [Within Notification]
1 Speaker
103 – 96 Within
Notification and 7
outside of notification
area
4 Petition

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. The waiver is granted for 1812 Starbuck Drive only, 1813 Starbuck Drive is only allowed to have the number of residents (four) that currently exist.
2. The facility must comply on an ongoing basis with all governmental licensing requirements.

Galati -

APPROVED, SUBJECT TO STAFF'S CONDITIONS FOR 1812 STARBUCK DRIVE ONLY AND 1813 STARBUCK DRIVE IS ONLY PERMITTED TO HAVE THE NUMBER OF RESIDENTS AS PRESENTLY EXISTS AT THE FACILITY AND THAT THE FACILITY MUST COMPLY ON AN ONGOING BASIS WITH ALL GOVERNMENTAL LICENSING REQUIREMENTS

Unanimous

(Quinn and Gordon excused)

JOEL McCULLOCH, Planning & Development Department, commented that the applicant did not appear to be present and suggested holding the item in abeyance. CHAIRMAN BUCKLEY countered that comment should at least be taken from those who had attended and stayed in order to speak on this item. ROBER GENZER, Deputy Director of Planning & Development, suggested that testimony could be taken, knowing that the Commission will hold the item in abeyance in order to avoid a complete staff presentation at this time. CHAIRMAN BUCKLEY pointed out that the issue is whether the City has discretion and questioned whether the staff report would address that issue.

MR. McCULLOCH explained that the City previously allowed residential care facilities up to six residents as a matter of right in all residential zoning districts. Any amount of residents in excess of six were not allowed within the City. Senate Bill 391, approved at the last State Legislature, changed how municipalities were to treat these uses. The City adopted Ordinance 5239 on July 27, 2000, which brought the City into compliance with the new State law. Under this ordinance, the first facility of up to ten residents must be approved in any given neighborhood. A neighborhood is thus defined as an area with a radius of 660 feet from the first approved residential care facility. If another such facility wants to locate within the 660 foot area, they must obtain approval of a waiver of the separation requirement by the Planning Commission and then the City Council. The purpose of the separation requirement is to prevent clusters of this use within residential neighborhoods, which would make the neighborhood more institutional rather than residential. This application is somewhat different in that both properties have existing facilities, which wish to be allowed to have the maximum of ten beds.

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ITEM

ACTION

WVR-0001-00 - JEAN MILLER

Staff noted that the property located at 1812 Starbuck Drive has applied with the City Business Licensing Division to increase the number of beds while the property located at 1813 Starbuck has not applied for this increase. Staff finds that by following the intent of the new City Ordinance, the property located at 1812 Starbuck should be considered as the first residential care facility in this neighborhood by virtue of being the first to ask for the increase in beds and, therefore, should be allowed the waiver of the separation required. Staff also finds that 1813 Starbuck Drive should be considered as the second facility and should not be allowed the separation waiver based on the potential for the neighborhood to become more institutional than residential. Staff recommended approval, subject to the conditions.

CHAIRMAN BUCKLEY confirmed with MR. McCULLOCH that the new State law, which is mirrored by City law is that, the first waiver requested for a maximum of ten must be approved. CHAIRMAN BUCKLEY declared the Public Hearing open.

BRIGITTE SOLVIE, 1721 Neptune Drive, appeared as a representative for the residents within the mailing area. Any home with a line through it at either 50% or greater to be a qualifying home for a signature base and that equates to 348 homes, condos or compact lots. Using a map, she identified those homes where the property owner lived on the property and was home. The green properties represent those supporting the waiver. She submitted a total of 105 signatures as a firm record. Therefore, 31% of the total homeowners represents a substantial number. She is not personally opposed to such a facility, but her understanding of the new law is that these facilities merely require Health District approval. The revision of the City law is evidence that there is an opportunity for public outcry.

CHAIRMAN BUCKLEY closed the Public Hearing closed.

COMMISSIONER GALATI discussed with DEPUTY CITY ATTORNEY STEVE GEORGE that the Commission has the discretion to act on the application in the applicant's absence so long as the applicant was notified of the date and time of the hearing. MR. McCULLOCH confirmed that the applicant was fully aware of the hearing.

CHAIRMAN BUCKLEY clarified with MR. McCULLOCH that the Commission is being requested to grant a waiver for both properties, but the law requires the granting of only one. Staff has taken the position that the waiver is permitted by right for 1812 Starbuck Drive.

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ITEM

ACTION

WVR-0001-00 - JEAN MILLER

CHAIRMAN BUCKLEY explained that the motion by COMMISSIONER GALATI for approval subject to conditions for 1812 Starbuck Drive only, and 1813 Starbuck Drive is only permitted to have the number of residents as presently exists at the facility and that the facility must comply on an ongoing basis with all governmental licensing requirements.

To be heard by the City Council on October 4, 2000.

(12:17 – 12:27) 5-51

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ITEM	ACTION
D.	<u>NON PUBLIC HEARING ITEMS:</u>
D-1.	<u>Z-0026-91(14) - ALLEN AND JANA LEA CRANDY</u> Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A 1,770 SQUARE FOOT RESIDENCE TO AN OFFICE; AND FOR A WAIVER OF LANDSCAPING REQUIREMENTS on 0.17 acre at 408 South Jones Boulevard (APN: 138-36-210-018), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Offices and Parking), Ward 1 (M. McDonald). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, subject to: <u>Planning and Development .</u> 1. The site plan shall be revised to eliminate one of the seven proposed parking spaces in the rear of the building and thereby widen the abutting landscape 'fingers' from three feet to a minimum of six feet each, and shall be revised to replace with landscaping the unidentified concrete area between the former garage and the sidewalk on Jones Boulevard. 2. The landscape plan shall be revised to depict compliance with the landscape requirements of Zoning Case Z-26-91 conditions of approval no. 4 and 5, 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 right-of-way. Alternatively, a Review of Condition shall be approved by the City Council prior to the issuance of any permits for the site.
	Galati APPROVED, SUBJECT TO STAFF'S CONDITIONS Unanimous (Quinn and Gordon excused) JOEL McCULLOCH, Planning & Development Department, advised that staff finds the proposed office to be within the range of permitted uses under the existing zoning of R-1, under Resolution of Intent to P-R. Staff noted that the proposed parking is in excess of code requirements. Therefore, staff recommended the site be revised to depict wider landscape planter fingers in the rear of the building and landscaping in an area of the front yard currently depicting concrete on the site plan. Staff noted the original rezoning approval under Z-26-91 of all properties along the east side of Jones Boulevard in this vicinity included conditions specific to landscaping upon conversion of residential uses to office uses. In order to comply with Z-26-91 Conditions of Approval Nos. 4 and 5, the landscape plan for this request must be revised to depict a planter of a minimum 10 feet in width with a minimum of two 24-inch box trees with shrubs and ground cover along the street right-of-way at Jones. Staff recommended approval. BRYAN SEARS, L. F. Harris & Company, 4330 West Desert Inn Road, appeared on behalf of the applicant and concurred with all conditions except Condition No. 7. He requested payment of the impact fee rather than performing an Impact Analysis Study. CHERI EDELMAN, Public Works, confirmed that the condition is written to make such payment acceptable at this time. MS. CRANDY requested that the application be heard at 9/20/2000 and ROBERT GENZER, Deputy Director of Planning & Development, agreed that the item could be moved forward. COMMISSIONER GALATI moved for approval, subject to conditions. To be heard by the City Council on September 20, 2000. (12:27 – 12:30) 5-386

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ITEM

ACTION

Z-0026-91(14) - ALLEN AND JANALEA CRANDY **APPROVED**

3. The landscape plan shall be revised to depict a planter of five (5) feet in width with a minimum of four 24-inch box trees with shrubs and ground cover along the south property line, between the alley and approximately 34 feet behind the edge of the sidewalk on Jones Boulevard.

4. Landscape and maintain all landscaping within the rear yard as depicted on the submitted landscape plan.

Public Works

5. The proposed driveway access, on-site circulation and parking lot layout shall meet the approval of the Traffic Engineering Representative in Land Development prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways should be designed, located and constructed to meet the intent of Standard Drawing #222a.

6. Remove all substandard public street improvements, alley 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.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0026-91(14) - ALLEN AND JANA LEA CRANDY

APPROVED

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

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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.

8. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Jones Boulevard adjacent to this site.

9. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.

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ITEM

ACTION

**Z-0026-91(14) - ALLEN AND JANALEA
CRANDY**

APPROVED

10. Hard Surface 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.

11. 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.

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ITEM	ACTION
D-2. <u>Z-0024-99(8) - STANPARK HOMES</u> Request for Site Development Plan Review FOR A PROPOSED 149-LOT RESIDENTIAL SUBDIVISION on approximately 20 acres at the northwest corner of the intersection of Spine Road and Gowan Road, (APN:137-12-201-002, 003, 008, and 009), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>STAFF RECOMMENDATION:</u> DENIAL. If Approved, subject to: <u>Planning and Development</u> 1. Prior to approval of a Final Map, the applicant shall submit revised elevations and floor plans for the proposed residences demonstrating variation in garage orientations and configurations, and single-story plans on corner and open space lots, and compliance with all requirements of the Lone Mountain West Development Plan for exterior materials, as required by the Planning and Development Department. 2. Prior to approval of a Final Map, the site plan shall be revised to depict the minimum amount of open space (0.94 acres), as required by the Lone Mountain West Master Development Plan Residential Design Standards located entirely within the subdivision, as required by the Planning and Development Department. 3. The site plan shall be revised to eliminate lots fronting directly to the Cedar Heights entrance from Spine Road into the subdivision.	Galati - APPROVED, SUBJECT TO STAFF'S CONDITIONS, DELETING CONDITION NOS. 3 AND 4, AMENDING CONDITION 5 TO PROVIDE A 20 FOOT FRONT SETBACK FOR EVERY THIRD LOT, MODIFYING CONDITION 12 FOR THE FIRST SENTENCE TO READ: CONSTRUCT HALF-STREET IMPROVEMENTS, INCLUDING APPROPRIATE OVERPAVING, ON SIEGFRIED AND ROY DRIVE, GOWAN ROAD AND GILMORE AVENUE ADJACENT TO THIS SITE, INCLUDING THE AREAS ON THE NORTH EDGE OF THIS SITE IDENTIFIED AS BLM OPEN SPACE AND DRAINAGE EASEMENT AND ENCOURAGING DEVELOPER AND STAFF TO RESOLVE CONDITION NO. 1 Unanimous (Quinn and Gordon excused) MATT PINJUV, Planning & Development Department, indicated that the Lone Mountain West Master Plan encourages building elevations and lot orientations that depict garage entrances in a staggered manner. The plans submitted by the applicant do not depict such, especially the elevations and essentially straight streets. Staff has met with the applicant since the original application was submitted and some modifications have been made to the site plan to make the streets more curvilinear to provide offsetting front setbacks. Progress is being made in that respect. Additionally, the Lone Mountain Plan West encourages single-story homes on corner lots and adjacent to the common areas. The plans submitted depict only two-story homes. With regard to the landscape plan and open space, staff has determined that a portion of the open space that was indicated for meeting the requirement of the minimum useable open space occurs in the entry feature and outside the subdivision. Therefore, staff finds the open space provided to be deficient based upon the requirements of the Lone Mountain West Master Plan. The recommendation is for denial for these reasons. Staff would note that Condition No. 3 should be deleted based on a reconsideration regarding the appropriateness of the lots fronting the entry street being eliminated.

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ITEM

ACTION

Z-0024-99(8) - STANPARK HOMES

4. The site plan and landscape plan shall be revised to depict gated pedestrian access, with a pathway and landscaping, between the cul-de-sac bulbs and the Spine Road cul-de-sac, and pedestrian access in a configuration compatible with the requirements of the Lone Mountain West Master Development Plan Residential Design Standards for pedestrian access between the residential subdivision and the multi-use trail adjacent to the east of the site prior to the approval of a Tentative Map as required by the Planning and Development Department.

5. The setbacks for this development shall be 18 feet in the front (16 feet in the front on cul-de-sacs), 5 feet on the side, 10 feet on a corner side and 10 feet in the rear.

6. A landscape plan shall be submitted, demonstrating compliance with requirements of the Lone Mountain West Development Plan for single-family lot landscaping, and for landscaping the required usable open space. All proposed landscape plans shall also demonstrate compliance with the Lone Mountain West Development Plan Plant Palette.

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

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

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

BRIAN PSIODA, VTN-Nevada, 2727 South Rainbow, appeared on behalf of the applicant. He concurred with all Public Works conditions. The conditions which are of concern are Condition Nos. 1, 2 and 4. The problem with Condition No. 3 has been resolved at this time. The requirement in Condition No. 1 regarding lot orientation creates a problem with the higher density subdivision which is permitted up to 12 units per acre. The garage orientation given the width of the lot does not provide for many options and eliminates side-loaded garages. The same higher density issues are involved with the one and two-story issue. One-story homes would be unmarketable because of the low square footage.

It is their position regarding Condition 2 that adequate credit has not been given for the open space provided which includes two internal parks and other useable open space. The minimum width for open space is 20 feet, which is provided as an entry feature and will incorporate pathways leading from the Spine Road into the subdivision. Credit has also not been given for the additional 1.2 acres of open space added to the trail system that has not been included in the original acreage for the trail system. Just adding the pathways and the additional trail system open space, this project exceeds the minimum requirement. In addition, there is approximately 16,000 square feet of BLM open space over and above the open space provided by this developer. Public Works has required that off-sites be provided by this developer around that open space which is contiguous to this project. Some type of consideration should be taken for that situation.

There is a question with regard to Condition No. 4 regarding the gated pedestrian access. The pathway was not depicted in the landscaping element, but such is intended which would hopefully comply with Condition No. 4. Gated access will also be provided for the rear.

In addition to alleviating staff's concern with the garage orientation, curvilinear streets have been provided. In addition, the applicant is willing to provide an increased front setback every third lot.

MR. PINJUV agreed that Condition No. 4 should be entirely deleted. Staff would like to continue working with the application regarding the landscape and open space issues in order to satisfy the requirements for the subdivision. CHAIRMAN BUCKLEY questioned different requirements given differing densities within the Lone Mountain West Master Plan. MR. PINJUV responded that the plan does not address densities with regard to garage orientation. All single-family developments are encouraged to follow the standards.

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ITEM

ACTION

Z-0024-99(8) - STANPARK HOMES

Public Works

10. Dedicate 40 feet or 80 feet of right-of-way, as appropriate, adjacent to this site for Siegfried and Roy Drive (AKA Spine Road, AKA Golden Reflection Drive), 40 feet for Gowan Road, and a 25 foot radius on the northeast corner of Siegfried and Roy Drive and Gowan Road. Also, dedicate appropriate right-of-way for Gilmore Avenue adjacent to this site.

11. Provide a plan for approval by the City of Las Vegas indicating how the triangular remnant of this parcel west of Siegfried and Roy Drive shall be maintained or otherwise incorporated into adjacent developments so as not to become an unmaintained "no-man's land" prior to the recordation of any Final Maps for this site.

12. Construct half-street improvements including appropriate overpaving on Siegfried and Roy Drive, Gowan Road, and Gilmore Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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.

13. Extend public sewer to the west edge of this site in Gowan Road and to the north edge of this site to a location and along an alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not in existing public right-of-way. 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.

14. 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.

CHERI EDELMAN, Public Works, clarified Condition No. 12 which should have the first sentence modified to read: Construct half-street improvements, including appropriate overpaving, on Siegfried and Roy Drive, Gowan Road and Gilmore Avenue adjacent to this site, including the areas on the north edge of this site identified as BLM open space and drainage easement. The purpose of the modification is to eliminate any sawtooth road problems which may occur.

CHAIRMAN BUCKLEY pointed out that only Condition No. 1 was left to be resolved. He suggested that a workable width would conclude the matter. MR. PSIODA indicated that he would work with staff to address that final issue. The developer would accept the recommendation amending Condition No. 5 that every third lot would provide a 20-foot setback. However, the square footage would not permit a marketable one-story model. Lastly, the plan encourages one-story or a mix but does not require such.

COMMISSIONER GALATI discussed with MR. PSIODA the 4 to 6% slope of the site. That will provide variation even with the orientation of the lots presently proposed. The design also tries to minimize huge retaining walls as much as possible.

COMMISSIONER GALATI confirmed with MR. PINJUV that the maximum density under the land use designation is 12 units per acre before moving for approval subject to the modified conditions.

To be heard by the City Council on October 4, 2000.

(12:30 – 12:43) 5-486

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Z-0024-99(8) - STANPARK HOMES

APPROVED

15. Provide a minimum of 2 lanes of paved legal access to this site along a logical route prior to final inspection of any units within this development.

16. An update to the approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, 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. In accordance with the Master Drainage Plan, no development (issuance of building/grading permits or recordation of final maps) shall be allowed within 300 feet of the Gilmore Channel until such channel is constructed.

17. Site development to comply with all applicable Conditions of Approval for Z-0024-99, the Lone Mountain West Master Plan, the approved Master Traffic Impact Analysis, the Master Drainage Plan, and all other site-related actions.

18. The final layout of this subdivision shall be determined at the time of approval of the Tentative Map.

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ITEM

ACTION

D-3.

**SD-0048-00 - SIMON, INC. ON BEHALF OF
UNITED PARCEL SERVICE**

Request for a Site Development Plan Review FOR A TEMPORARY EMPLOYEE PARKING LOT: AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS at 1505 West Bonanza Road (APN: 139-28-401-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).

STAFF REQUESTED THAT THIS ITEM BE STRICKEN FROM THE AGENDA AS THE APPLICANT MUST FIRST APPLY AND RECEIVE APPROVAL OF A REZONING TO A COMMERCIAL ZONING DESIGNATION TO ALLOW THIS USE.

Galati –
STRIKE

**Unanimous
(Quinn excused)**

CHAIRMAN BUCKLEY announced that staff requested this item be stricken from the agenda as the applicant must first apply and receive approval of the rezoning to commercial designation to allow this use.

The applicant was not present. However, JOEL McCULLOCH, Planning and Development Department, indicated that the applicant is aware of this action and is preparing to submit the rezoning request.

(6:18 – 6:20) – 1-400

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ITEM

ACTION

E.

CITIZENS PARTICIPATION:

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

ADJOURNMENT:

ac/dw/vd/lo

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

There being no further business to come before the City Planning Commission, the meeting adjourned at 12:43 A.M.

PLANNING AND DEVELOPMENT DEPARTMENT

J. V. McCall

CHRIS GLORE, SENIOR PLANNER

Thursday, August 24, 2000

City of Las Vegas Planning Commission
RE: Items C-42 and C-43

Craig Shirley
Charity Fechter
5901 Mello Avenue
Las Vegas, Nevada 89132

The following are our comments on these proposed actions:

- 1) The preferred course of action is that the planning commission table or deny this rezone, and direct staff to initiate a master plan amendment to change the designated land use preclude higher lot densities than the current zoning, Residents Estates, which is consistent with the current prevailing land use and local community desires.
- 2) If the commission feels the land must be rezoned at this time, a zone with lot sizes more compatible to the existing development should be considered. The rationales given for the R-1 zoning instead of the RD (Single Family restricted) zoning are that the developer "couldn't get the lot widths" or "couldn't build a single story house within the setbacks." These are wholly specious justifications. Fewer, larger lots or smaller houses could resolve both of these objections. Maximizing a developer's lot count or profit per lot should NOT be a consideration for the zoning decision, especially at the expense of an established neighborhood. This higher density development does not include a single square inch of public space merely transfers cost from the developer to current and future residents.
- 3) If the commission feels the requested zoning is appropriate, the following changes to the proposed development should be required.
 - a) Route traffic to preferred direction of travel. Directing traffic to Mello as shown in the submitted plan is not acceptable, since the purpose of Mello is to serve local residential traffic. It is not a collector or arterial. Mello would become a dangerous short cut, increasing the likelihood of pedestrian accidents and serious collisions at the intersection with Jones. These problems can be avoided by moving the entrances to the development to Deer Springs and Thom. Deer Springs connects directly to both Jones and Decatur, which are designed to carry traffic. Thom would direct the traffic away from the low-density residential development to the south and west. Pedestrian only access to Bradley would be desirable and would fit well with the planned trail.
 - b) If an entrance on Bradley is deemed necessary, align it with an 80' right of way or offset it from Mello so that traffic is discouraged from using Mello as a preferred route.

C-42-C43

- c) If an entrance must be aligned with Mello, install a vehicle barrier with pedestrian/horse access at the eastern terminus of Mello to prevent direct vehicular access to Jones.
- 4) Finally, since the rationale for higher lot density being advanced is that Bradley is the dividing line on the current master plan, make it a part of this rezone that the land west of Bradley shown in the proposed second phase shall remain as Residents Estates, thereby preventing higher density development.

Sincerely,

Craig Shirley
Charity Fechter

Handwritten signatures of Craig Shirley and Charity Fechter. The signature for Craig Shirley is written above the signature for Charity Fechter.

PLAZA GIRON

Escuela para Conducir/Licencias*Identificaciones Legales*Agencia de Turismo*Divorcios*Notaria*Fotos
Passaporte*Tarjetas Tel

(702) 382-6227
302 N. MARYLAND PKWY
LAS VEGAS, NV. 89101

Dear neighbor my name is Harold Giron I am the owner of the property on the corner of Maryland and Stewart (300 N. Maryland).

In the past 4 years I have tried to make our neighborhood look more attractive by remodeling, fencing, planting trees and posting lights etc.

The next thing I'd like to do is to open a small BBQ grill for us.

The city has requested some setbacks on the small kitchen building as well as a planter along Stewart. Since the property is rather small I would like to negotiate with our city fathers and request variances to be able to accommodate our dream and make " El Patio Grill" our neighborhood pride .

Please sign this petition to show support for this little neighborhood project.

Thank You

Harold H. Giron

C-58 & C-59

NAME	ADDRESS	Phone
Silvino Marconi Mendoza	1215 Stwars 711	386-09
Consuelo Artcaga GARCIA	372 N 13th St	382-70
Benjamin Artcaga	1200 Stwars "Chop"	385 801
Steve Ortiz	1200 STEWART AVE.	385-60
Jose Villanueva	1234 STEWART AVE	386-60
JOHAN W. Lopez	225 O. playdon ^{Trailer} ^{PAGE}	474-75
Geriton HALL	1109 STEWART / E-Z MARK	384-44
Guadalupe Melgarejo	3335 Covey Ln. #3 ^{work address} ^{LU NV} ^{3231 Maryland}	382-625
Maria A. Ubamea	401 N 28th St 416 ^{work} ^{NALA}	382-625
Roberto Prince	1306 W Craig Rd ^{N.L.V.} ^{NU} ⁸⁹⁰³² ^{work}	219-6125
Elvira Guerrero	2215 Stanley LV NV 89030 ^{work} ^{NALA}	399-6426
Sandra Henderson	1216 Stanley NLV 89030 ^{NALA}	633-6211
Dora Rubio	302 N Maryland Pkwy #2 89101	385-2025
Sandra S. Regino	302 N. Maryland #5 LV NV 89101	385-1914
Alicia Gomez	1201 E STEWART	380-483
Martha Lopez	302 N. Maryland 3	
SANDRA GOMEZ	308 N. MARYLAND PKWY #4	PH 471-68
Cesar A Gomez	308 N. Maryland Pkwy #4	471-68
BERTHA LOZANES	308 N. MARYLAND PKWY #3	366-113
Silvia Flores	308 N. MARYLAND PKWY #3	366-113
Ana Acces	308 N. Maryland Pwy No. 1	598083
Rodrigo Garcia	308 N. Maryland Pwy No. 1	598083
Alfonsina Mancera	308 N. Maryland Pwy No. 1	598083
Rosario Navarro Medina	302 N Maryland Pwy No 6	474-302
Filiberto Rosts Paz	302 N. Maryland Pwy No 6	474-302
Rafael Perdomo	1212 15 ST LU. NU.	384608
Fanny Perdomo	1212 15 ST LU NU	384608
Yulianita Melin Capillo	12161 STEWART	474-992
Senior Community	230 STEWART	
8 Stewart Arms.	230 STEWART	
We need a Rest in the Neighborhood.		

NAME	ADDRESS	Phone
1 RAFAEL R 4/10	843 8833	
2 Elsa Pacillos	277 56 50	
3 MAR GARITA GARCIA	2301 MESQUITE 598 1708	
4 NORMA TORREZ	4231 CLEVELAND 64 8741	
5 MARTHA LOPEZ	262-9765	
6 RAMON DIAZ	184-14 STREET - 460 8596	
7 MIGUEL MEDINA	453 8656	
8 ANGELICA MONTAÑA	642 9157	
9 SONIA OCHOA	474 7044	
10 LUIS PENA	806 57-45	
11 JAIME GONZALEZ	383 6996	
12 JOSE QUIROS 701	MESQUITE 384 5583	
13 DANY BLAK	356 GARDEN 239 0186	
14 ORLANDO COBELLER	2301-1 MESQUITE 380 409	
15 ALICIA FERNANDEZ	420 BRUCE	
16 DORA LOPEZ	2116 MESQUITE 383 5125	
17 RICHARDO PENA	435 1085	
18 ALFONSO JIMENEZ	235 W PHILADELPHIA 380-826	
19		
20		

HOWARD W. CANNON CENTER



340 North 11th Street
Las Vegas, NV 89101
Phone: (702) 366-1522
TDD: (702) 386-0789

Persons age 60 and older can access the following services at the Howard W. Cannon Center between 9:00 a.m. and 4:00 p.m. Monday through Friday

Administrative Office: **Phone: 366-1522**

Eligibility and Benefits Assistance * Assessment Screening * Community Outreach Social Worker * Public Housing Social Workers * Food Bank * Medical Equipment Loan Program

American Association of Retired Persons **Phone: 386-8661**

Las Vegas Information Center
Volunteer Tax Service – *by appointment please.*
Hours: 9:00 a.m. – 12:00 Noon and 1:00 p.m. – 4:00 p.m.

Cannon Medical Center (Suite 100) **Phone: 384-7888**
Medical Services for Seniors

Nevada Division for Aging Services (Suite 203) **Phone: 486-3545**
Administer Federal Grants for Nutrition and Social Services Programs for persons age 60 and over * Nursing Home Ombudsman * Community Home Based Initiatives Program (CHIP) * Office Elder Rights

Nevada State Welfare (Suite 103) **Phone: 486-3600**
Food Stamps * Medical Assistance for the Aged (MAABD)

Patient Billing Specialists (Suite 102) **Phone: 384-1987**
Processing of insurance claims, including Champus, Medicare Supplemental Insurance Claims, problems solving and insurance counseling.

Senior Citizens Law Project (Suite 206) **Phone: 229-6596**
Legal counsel and assistance on a range of matters such as simple wills, living wills, powers of attorney, long-term health care planning, social security problems, homesteads and more - *by appointment please.*

Available in alternative format upon request.

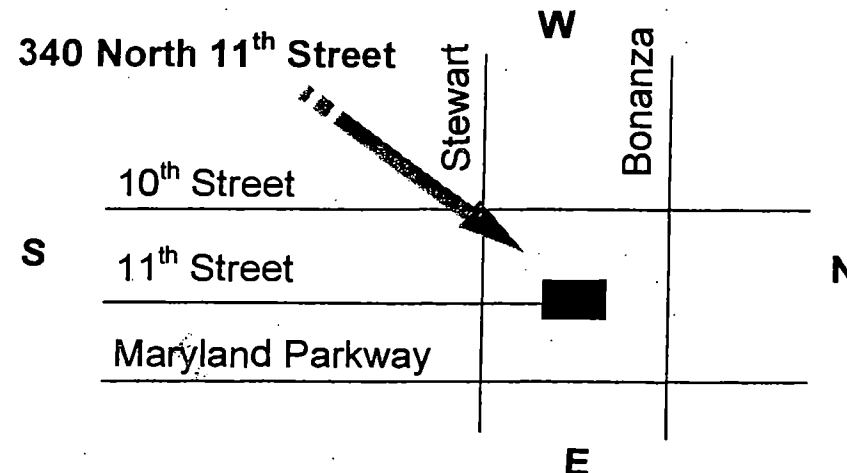
CANNON CENTER REFERRALS

Important Points to Remember

Appointments: Recommended for all offices
Call individual office directly.

Location:

340 North 11th Street



Other Resources:

Opticare 2000

2nd and 4th Thursday from 9:00 a.m. – 10:30 a.m. Vision Screening (Call 369-1555 for schedule)

Please call 366-1522 for an appointment.

Hearing Screening

2nd and 4th Thursday – 9:00 a.m. to 10:00 a.m.

Please call 366-7060 for an appointment.

Catholic Charities

Wednesdays – 9:00 a.m. to 12:00 Noon

Clark County Medical Assistance

Mondays – 9:00 a.m. to 12:00 Noon

Special Service:

CAT Vendor

Monthly pass, CAT coins available for purchase with a CAT picture identification.

NOTE: Individuals under-aged and/or disabled, do not meet the requirements set by our federal funding.



**DEVELOPMENT SERVICES CENTER
CENTRAL PERMITS
RECEIPT**

Receipt # 52889 Pg ____ of ____

07/19/00 14:02

=====

DESCRIPTION

AMOUNT

ADDED: TMT 07/19/00 14:02

LAST UPD: DAI 07/19/00 14:13

SITE DEVELOPMENT PLAN (PC)
NOTIFICATION/ADVERTISING COSTS
VARIANCE
NOTIFICATION/ADVERTISING COSTS

\$250.00
\$150.00
\$250.00
\$150.00

\$800.00

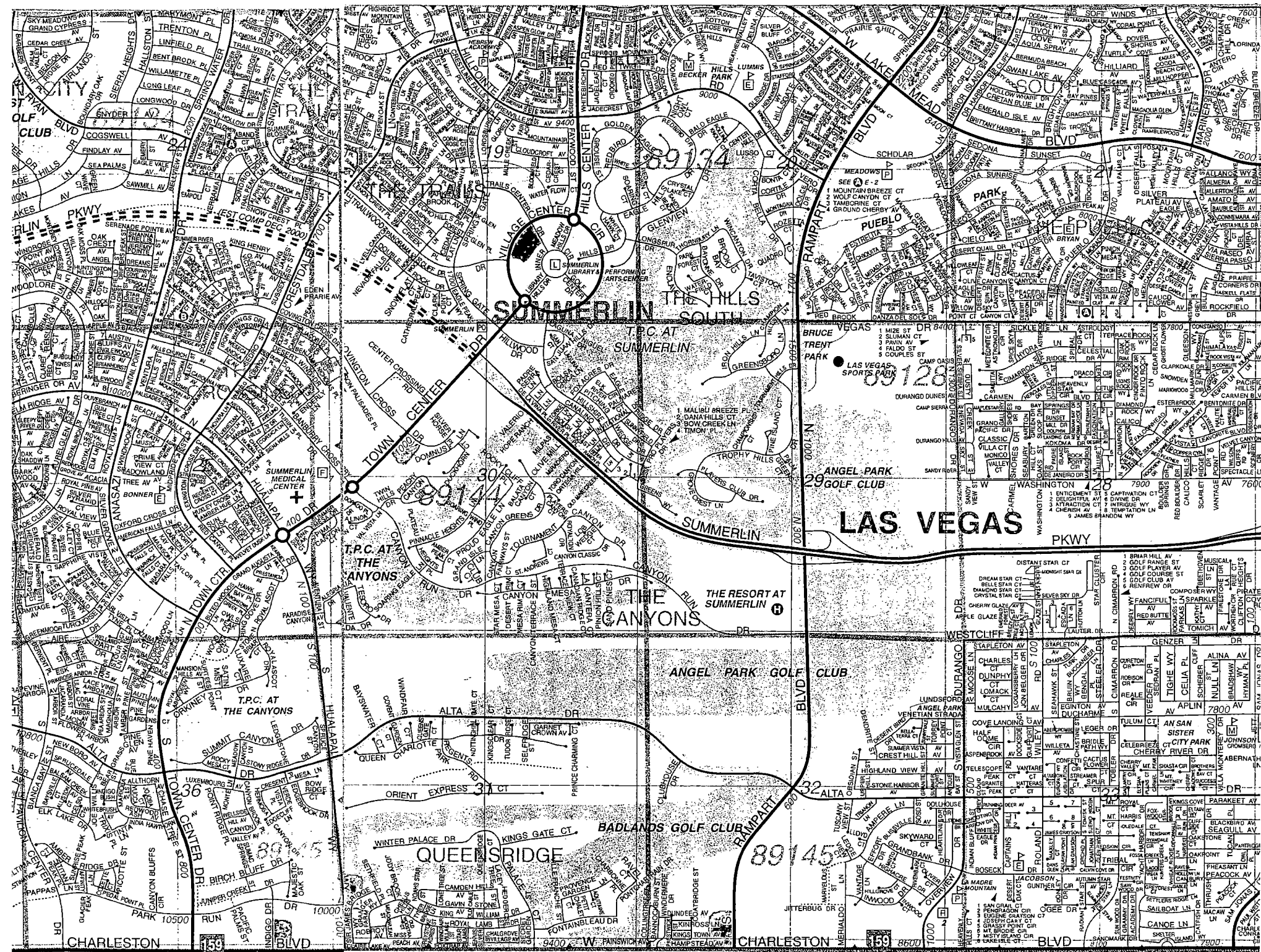
CHECK NBR: 4256 \$800.00

REFERENCE:

RICHARD THRELFALL
SAME
711 S 9TH ST
LAS VEGAS

NV 89109

PHONE: 702-388-0716



C-32 - C-35

Permitted Uses - Service Commercial District (TC)

Antique & Collectibles Store	Transit Stops
Art Supply Store	Parking Lots/Structures
Barber/Beauty Store	Police Stations
Bank/Financial Institution	Commercial Recreation uses (Indoor)
Bowling Centers/Lanes	Open Space & Open Space Easements
Business & Professional Offices	Plant Nursery (Indoor only)
Child Care (1-6, 1-12, commercial)	Post Office/Annexes
Clothing Store	Professional/Government Offices
Convenience Store (no fuel pumps)	Public Clubs
Dance/Gymnastics/Exercise Studio	Non-Profit Private Clubs
Drug Store	Rental Stores (small tools & household items)
Dry Cleaner/Laundry	Theaters, movie
Florist	Emergency Medical Facilities
Furniture Store, indoor sales	Fire Stations
General Merchandise/Wholesale	Hospitals (Including Related Facilities)
Gift Shops	Owner Association Buildings & Facilities
General Retail	Pedestrian Trails & Paths
Health Food Store	Martial Arts Studio
Mortgage Company	Medical Offices
Laundromats (coin operated)	Swimming Pools (public)
Colleges & Universities	Satellite Campus of Colleges & Universities
Art Galleries	Libraries
Religious Facilities	Museums, public
Vocational Trade Schools	Health Spa/Athletic Clubs/Fitness Centers
Hardware Store/Building Supplies (Indoor only)	Offices, other than listed
Grocery Stores	Golf Cart Sales (Indoor only)
Office Supply Store	Print Shop/Copy Center
Restaurants (without drive up)	Recreation Centers
Storm Drainage Structures, Retention & Detention Areas	
Specialty shops (such as art supply stores, beauty salons, florists, Specialty food & all other similar retail shops)	
Ancillary Eating Facilities & Specialty Shops associated with Recreational Facilities)	
Recreation Fields, Courts & Other Sports Facilities (public)	

Conditional Uses for Service Commercial District (TC)

Mortuary, Funeral Homes	Pet Shop	Museums, private	Solar Energy Systems
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C-11=C-23

Monarica MCN PARICA
HOMEOWNER SIGNATURE NAME : PRINTED NAME

6508 CAPRICORN DR.
HOMEOWNER ADDRESS

John Rourty Jr. John Rourty Jr.
HOMEOWNER SIGNATURE NAME : PRINTED NAME

6513 Capricorn Dr.
HOMEOWNER ADDRESS

Rogelio Reyes ROGELIO REYES
HOMEOWNER SIGNATURE NAME : PRINTED NAME

1700 NEPTUNE DR
HOMEOWNER ADDRESS

Arthur Ronald Torres ARTHUR RONALD TORRES
HOMEOWNER SIGNATURE NAME : PRINTED NAME

1712 STARBUCK DR.
HOMEOWNER ADDRESS 106

HOMEOWNER SIGNATURE NAME : PRINTED NAME

HOMEOWNER ADDRESS

HOMEOWNER SIGNATURE NAME : PRINTED NAME

HOMEOWNER ADDRESS

HOMEOWNER SIGNATURE NAME : PRINTED NAME

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HEARTLAND AUTOMOTIVE SERVICES, INC.

4716 W. Craig Rd. #2
North Las Vegas, NV 89030
(702) 878-2006
FAX (702) 878-2260

To whom it may concern:

This letter is in reference to the block wall between jiffy Lube and Mr. Milton N. Betts home at 4429 Lookout Peak. Jiffy Lube does not have a problem with Mr. Betts increasing the height of his wall to 8 ft. If there are any questions concerning this matter feel free to contact me at anytime.

Thank you,

**Bernie Meister
Regional Manager
Jiffy Lube, Las Vegas
702-878-2006**

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