

Agenda

City of Las Vegas PLANNING COMMISSION MEETING

November 16, 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 October 26, 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.

2/16/01 8:35 AM

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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 them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

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A. CONSENT ITEMS:

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

- A-1. ABEYANCE - TM-0031-99(1) - MOUNTAIN SPA PARCEL 4 - MOUNTAIN SPA RESIDENTIAL DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Tentative Map for 12 lots on 7.71 acres adjacent to the north side of Grand Teton Drive, west of Rainbow Boulevard, R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).
- A-2. ABEYANCE - TM-0032-99(1) - MOUNTAIN SPA PARCEL 5 - MOUNTAIN SPA RESIDENTIAL DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Tentative Map for 20 lots on 11.56 acres adjacent to the west side of Rainbow Boulevard, north of Grand Teton Drive, R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- A-3. TM-0052-00 - PECOS & OWENS (A COMMERCIAL SUBDIVISION) - WPI-OWENS, LIMITED LIABILITY COMPANY - Request for a Tentative Map for 1 lot on 4.35 acres on the southwest corner of the intersection of Owens Avenue and Pecos Road (APN: 139-25-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- A-4. TM-0053-00 - SOLANA DEL MAR - EDNA ROSE CRANE FAMILY TRUST - Request for a Tentative Map for 150 condominium units on 12.00 acres located adjacent to Painted Mirage Road, approximately 750 feet south of Ann Road (APN: 125-34-110-010), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
- A-5. TM-0055-00 - MEISTER PARK NORTH - UNIT 2 - D.R. HORTON - Request for a Tentative Map for 73 lots on 31.74 acres located on the northwest corner of the intersection of Centennial Parkway and Bradley Road, and on the east side of Bradley Road approximately 300 feet north of Centennial Parkway, R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residence)], Ward 6 (Mack).

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- A-6. **TM-0056-00 - THE RESORT AT QUEENSRIDGE - PECCOLE NEVADA CORPORATION** - Request for a Tentative Map for 300 condominium units on 16.87 acres on the southwest corner of the intersection of Alta Drive and Clubhouse Drive, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 2 (L.B. McDonald).
- A-7. **TM-0057-00 - PORTOFINO - KAUFMAN & BROAD OF NEVADA, INC.** - Request for a Tentative Map for 216 lots on 33.6 acres on the southeast corner of the intersection of Park Vista Drive and Alta Drive, P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
- A-8. **FM-0077-00 - STONE MOUNTAIN - UNIT FOUR - PLASTER DEVELOPMENT COMPANY, INC.** - Request for a Final Map for 42 lots on 16.07 acres at the southwest corner of the intersection of Racel Street and Buffalo Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).
- A-9. **FM-0078-00 - CHEYENNE/BELTWAY (A COMMERCIAL SUBDIVISION) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Final Map for 3 lots on 11.22 acres located at the northwest corner of the intersection of Cheyenne Avenue and the Beltway alignment, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- A-10. **TM-0022-98(2) - QUAIL RUN AT ELKHORN SPRINGS - CONCORDIA QUAIL RUN, LIMITED LIABILITY COMPANY** - Request for an Extension of Time on an approved Tentative Map for 120 lots on 28.43 acres located on the southwest corner of the intersection of Grand Teton Drive and Cimarron Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development- 4 Units Per Acre), Ward 6 (Mack).
- A-11. **TM-0056-99(1) - CONCORDIA @ LONE MOUNTAIN WEST - CONCORDIA HOMES NEVADA, INC.** - Request for an Extension of Time on an approved Tentative Map for 70 lots on 16.54 acres located adjacent to the south side of Craig Road, east of "Spine" Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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- A-12. VAC-0028-99(1) - BOTT 1983 TRUST - Petition for an extension of time to vacate Rowland Avenue and Smithsonian Way generally located south of Tropical Parkway, east of Jones Boulevard, Ward 6 (Mack).
- A-13. A-0019-00(A) - ANN/DURANGO HOLDING, LIMITED LIABILITY COMPANY - Petition to Annex approximately 5.0 acres of land generally located on the northwest corner of the intersection of Ann Road and Durango Drive (APN: 125-29-808-009), Ward 6 (Mack).
- B. DIRECTOR'S BUSINESS:
- B-1. ABEYANCE - TA-0023-00 - CITY OF LAS VEGAS - Discussion and possible action to amend title 19A.12.050 STREETSCAPE BUFFERING to add a section regarding the placement of utility boxes.
- B-2. ABEYANCE - TA-0025-00 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19A.04.010 LAND USE TABLES to add a new category entitled Auto Broker and to allow that use by Conditional Use Permit in C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) Zoning Districts, and to Amend Title 19A.04.040 CONDITIONAL USES to establish the conditions under which AUTO BROKERS can be approved, also to Amend Title 19A.10.010 ON-SITE PARKING STANDARDS to establish the required parking for AUTO BROKERS, AND TO AMEND TITLE 19A.20.020 WORDS AND TERMS DEFINED to establish a definition for AUTO BROKERS.
- B-3. DB-0005-00 - Discussion and possible action to approve the Planning Commission meeting dates for the calendar year 2001.
- C. PUBLIC HEARING ITEMS:
- C-1. ABEYANCE - GPA-0032-00 - EDMON HADDAD - Request to Amend a portion of the Southeast Sector of the General Plan FROM: L (Low Density Residential) TO: SC (Service Commercial) on 0.51 acres at 1724, 1726, and 1728 Lewis Avenue (APN: 139-35-413-114 through 116), Ward 5 (Weekly).

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- C-2. ABEYANCE - Z-0090-00 - EDMON HADDAD - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) on 0.51 acres at 1724, 1726, and 1728 Lewis Avenue (APN: 139-35-413-114 through 116), PROPOSED USE: COMMERCIAL, Ward 5 (Weekly).
- C-3. ABEYANCE - Z-0093-00 - GT 2000, INC. AND STANPARK HOMES - Request for a Rezoning FROM: R-E (Residence Estates) TO: PD (Planned Development) Zone on 89.3 Acres located at the northeast corner of the intersection of Grand Teton Drive and Grand Canyon Drive (APN: 125-07-601-001, 701-001, and 801-001), PROPOSED USE: MIXED USE DEVELOPMENT, Ward 6 (Mack).
- C-4. ABEYANCE - U-0238-91(3) - UNION PACIFIC RAILROAD COMPANY ON BEHALF OF GENERAL OUTDOOR ADVERTISING COMPANY - Required One Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign on the south side of the Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN: 139-27-401-025), M (Industrial) Zone, Ward 5 (Weekly).
- C-5. Z-0100-97(2) - CITY OF LAS VEGAS - Required Review for 13 EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15, and Grand Central Parkway (APN: 139-33-710-001, 139-33-610-002, 139-33-511-002, and 139-33-410-002), PD (Planned Development) Zone, Ward 5 (Weekly).
- C-6. U-0001-84(3) - CLARK COUNTY - Request for a Review of Condition TO ADD THE FOLLOWING TO ALLOWED USES AT CASHMAN CENTER: ANIMAL SHOWS, AUCTIONS, BANQUETS, GUN AND KNIFE SHOWS AND SALES, LIQUOR SALES FOR ON-PREMISE CONSUMPTION, OPEN-AIR VENDING/TRANSIENT SALES, RELIGIOUS EVENTS, SECONDHAND SALES, AND THRIFT SHOP/NON-PROFIT SALES at 850 North Las Vegas Boulevard (APN: 139-26-301-004), C-V (Civic) Zone, Ward 5 (Weekly).
- C-7. U-0178-00 - SHAI ENTERPRISES LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE at 4371 North Rancho Drive (APN: 138-02-701-005), C-2 (General Commercial) Zone, Ward 6 (Mack).

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- C-8. U-0179-00 - WEST SAHARA ASSOCIATES - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 6352-6354 West Sahara Avenue (APN: 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (McDonald).
- C-9. U-0180-00 - HENRI AND ROSIE TEVA - Request for a Special Use Permit, Site Development Plan Review and Waiver of Landscaping Requirements FOR THE PROPOSED CONVERSION OF AN 1,890 SQUARE FOOT RESIDENCE TO A CHURCH on 0.142 acres located at 222 South Bruce Street (APN: 139-35-413-100), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
- C-10. U-0181-00 - ROME 13.75, 11.15, AND 7.5 - Request for a Special Use Permit FOR PACKAGED LIQUOR SALES IN CONJUNCTION WITH A PROPOSED GROCERY STORE on 22 acres located at the southwest corner of the intersection of Buffalo Drive and Rome Boulevard (APN: 125-21-801-003, 012, 015, and 017), T-C (Town Center) Zone, Ward 6 (Mack).
- C-11. Z-0095-91(3) - BUREAU OF LAND MANAGEMENT - Required Two Year Review on an approved Review of Condition for 20 acres on the northwest corner of the intersection of Decatur Boulevard and Iron Mountain Road (APN: 125-01-701-001) which allowed the delay of the installation of the required landscaping, C-V (Civic) Zone, Ward 6 (Mack).
- C-12. Z-0097-00 - ASTORIA IRON MOUNTAIN LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 5.15 acres on the south side of O'Hare Avenue, approximately 620 feet east of Fort Apache Road (APN: 125-05-402-001), PROPOSED USE: 22 LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
- C-13. Z-0097-00(1) - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 22 LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION on 6.56 acres on the south side of O'Hare Avenue, approximately 620 feet east of Fort Apache Road (APN: 125-05-402-001, 401-001, 403-001, & 404-003), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

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- C-14. Z-0100-64(175) - 528 CASINO CENTER TRUST - Request for a Site Development Plan Review FOR A PROPOSED 7,800 SQUARE FOOT OFFICE BUILDING; FOR A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE DESIGN AND LANDSCAPE STANDARDS; AND FOR A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on 0.16 acres on the northwest corner of the intersection of South Casino Center Boulevard and Bonneville Avenue (APN: 139-34-311-048), C-2 (General Commercial) Zone, Ward 3 (Reese).
- C-15. Z-0052-00(1) - MERIDIAN NEUROCARE, LIMITED LIABILITY COMPANY ON BEHALF OF MILLENNIUM PROPERTIES & DEVELOPMENT - Request for a Site Development Plan Review FOR A PROPOSED 35,132 SQUARE FOOT, TWO-STORY OFFICE COMPLEX on 2.45 Acres on the northwest corner of the intersection of Buffalo Drive and Carmen Boulevard, (APN: 138-28-501-007), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 2 (L.B. McDonald).
- C-16. SD-0045-00(1) - TOM WIESNER - Request for a Waiver of Landscaping Requirements TO ALLOW A THREE-FOOT WIDE LANDSCAPE PLANTER WITH TREES PLANTED FIFTY FEET ON-CENTER ALONG THE NORTH PROPERTY LINE WHERE AN EIGHT-FOOT WIDE LANDSCAPE PLANTER CONTAINING TREES PLANTED 30 FEET ON-CENTER IS REQUIRED; TO ALLOW NO LANDSCAPE PLANTER AND TREES PLANTED FROM 20 TO 90 FEET ON-CENTER ALONG THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT WIDE LANDSCAPE PLANTER CONTAINING TREES PLANTED 20 FEET ON-CENTER IS REQUIRED; AND TO ALLOW A EIGHT-FOOT WIDE LANDSCAPE PLANTER CONTAINING TREES PLANTED 35 FEET ON-CENTER ALONG THE FRONT PROPERTY LINE WHERE A FIFTEEN-FOOT WIDE PLANTER CONTAINING TREES PLANTED 20 FEET ON-CENTER IS REQUIRED IN CONJUNCTION WITH AN APPROVED 9,715 SQUARE FOOT ADDITION TO AN EXISTING TAVERN (DRAFT HOUSE) at 4543 North Rancho Drive (APN: 138-02-202-014), C-2 (General Commercial), Ward 6 (Mack).
- D. NON PUBLIC HEARING ITEMS:
- D-1. ABEYANCE - SD-0062-00 - RONALD AND LYNN FOGLIA - Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A 2,580 SQUARE FOOT OFFICE BUILDING on 0.21 acres located on the north side of Transverse Drive, approximately 160 feet west of Jones Boulevard (APN: 163-01-101-008), R-E (Residence Estates) Zone under Resolution of Intent to O (Office), Ward 1 (M. McDonald).

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- D-2. SD-0067-00 - PATRICK O'DONNELL REVOCABLE TRUST - Request for a Site Development Plan Review FOR A PROPOSED 2,400 SQUARE FOOT BUS SERVICE CENTER on 2.5 acres at the northern terminus of Industrial Road (APN: 162-04-507-009), M (Industrial) Zone, Ward 3 (Reese).

E. CITIZENS PARTICIPATION:

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

PLANNING COMMISSION

MEETING OF

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

Michael Buckley – Chairman
Craig Galati - Vice Chairman
Hank Gordon
Byron Goynes
Lanny Littlefield
Stephen Quinn
Richard Truesdell

STAFF PRESENT:

Chris Glore - Planning & Development Dept.
Sean Robertson - Planning & Development Dept.
Joel McCulloch – Planning & Development Dept.
Phyllis Gabb – Planning & Development Dept.
Cheri Edelman - Public Works
Rick Schroder - Public Works
Roger Bailey – Public Works
Steve George - City Attorney's Office
Angela Crolli – City Clerk's Office
Linda Owens - City Clerk's Office

Joel McCulloch, Planning and Development Department, called the Briefing to order at 5:32 P.M.

Item No. A-1, TM-0031-99(1) and Item A-2, TM-0032-99(1):

Mr. McCulloch explained that the applicant requested that these items be held in abeyance until the 12/21/00 Planning Commission meeting in order that a related site development plan item can be considered by the City Council on 12/20/00.

Item No. A-7, TM-0057-00:

Cheri Edelman, Public Works, explained that the applicant submitted a revised map on 11/7/00.

Item No. A-9, FM-0078-00:

Mr. McCulloch stated that staff requested this item be held in abeyance until the December 21, 2000 Planning Commission meeting in order to resolve issues with regard to the intersection of Cheyenne Avenue with Siegfried and Roy Parkway.

Item No. B-1, TA-0023-00:

Mr. McCulloch noted that staff requested that this item be held in abeyance until the 12/7/00 Planning Commission meeting to give staff additional time to work with utility companies.

Item No. C-1, GPA-0032-00, and C-2, Z-0090-00:

Mr. McCulloch stated that staff would be recommending denial of these two related items, mainly because of the incompatibility of a commercial development in the middle of a residential area. City Attorney Steve George added that the applicant might request to withdraw one item and hold in abeyance the other.

Item No. C-3, Z-0093-00:

Mr. McCulloch noted that staff's recommendation would be approval of this item subject to conditions. The northwest representatives will probably be at the meeting to protest based on allowing commercial uses outside of the Town Center area. Staff believes that the office park portion of this project is not an expansion of commercial uses and will enhance the Town Center Development.

Item No. C-4, U-0238-91(3):

Mr. McCulloch stated that staff is recommending approval of these items subject to another review in one year.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. C-6, U-0001-84(3):

MR. GLORE noted that he had several discussions with the legal counsel for the Las Vegas Convention and Visitors Authority and asked to add the words unsecured storage to Condition #3 relating to outdoor displays.

Item No. C-7, U-0178-00:

Mr. McCulloch pointed out that this property had a previous Special Use Permit for gasoline sales. However, that Special Use Permit has expired; therefore, the applicant needs to reapply. The gas station has been closed for over a year.

Item No. C-9, U-0180-00:

Mr. McCulloch explained that staff recommended denial of this Special Use Permit based on the small lot size that cannot accommodate the needed parking for a church. The applicant might request that the item be withdrawn.

Item No. C-11, Z-0095-91(3):

Mr. McCulloch explained that the applicant and staff requested that this item be held in abeyance until the December 21, 2000 Planning Commission meeting to allow for proper notification of the item.

Item No. C-14, Z-0100-64(175):

Mr. Glore stated that the applicant is willing to comply with standards conditions, which require that palm trees be installed along Casino Center Drive. The applicant is also willing to comply with the off site parking requirements and will be asking for 15 parking spaces. Additionally, the City Council is concerned about a potential problem of insufficient parking in the downtown area.

Item No. C-15, Z-0052-00(1):

Mr. Glore explained that the City Council approved a General Plan Amendment and rezoning on 9/6/00 and remanded the Site Development Plan Review back to the Planning Commission. The applicant has revised the elevation to give the proposed project a residential look with roof tiles, stucco and landscaping. However, the neighbors still want the building set back to retain the mountain view.

Item No. C-16, SD-0045-00(1):

Mr. Glore stated that the Draft House requested the waiver of the landscaping requirements. Leni Skaar from Councilman Mack's office told staff that the applicant could propose a three-foot wide planter along the property line adjacent to single family residences.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

ITEM

COMMISSIONERS BRIEFING:

Item No. D-2, SD-0067-00:

Mr. McCulloch noted that staff requested that this item be stricken from this agenda. During the review process it was determined that this application was not needed.

Cheri Edelman, Public Works, introduced Roger Bailey who will be cross training and helping at tonight's meeting.

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

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION														
6:00 PM ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. CALL TO ORDER: 6:07 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ROLL CALL: <table> <tr> <td>Michael Buckley - Chairman</td><td>Present</td></tr> <tr> <td>Craig Galati - Vice Chairman</td><td>Present</td></tr> <tr> <td>Hank Gordon</td><td>Present - Excused at 8:30 p.m.</td></tr> <tr> <td>Byron Goynes</td><td>Present</td></tr> <tr> <td>Lanny Littlefield</td><td>Present</td></tr> <tr> <td>Stephen Quinn</td><td>Present</td></tr> <tr> <td>Richard Truesdell</td><td>Present</td></tr> </table> ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements. This meeting has been properly noticed and posted at the following locations: Clark County Government Center, 500 South Grand Central Parkway Senior Citizens Center, 450 East Bonanza Road. Clark County Courthouse, 200 East Carson Avenue Court Clerk's Office Bulletin Board, City Hall Plaza City Hall Plaza, Special Outside Posting Bulletin Board MINUTES: Approval of the minutes of the October 26, 2000 Planning Commission meeting.	Michael Buckley - Chairman	Present	Craig Galati - Vice Chairman	Present	Hank Gordon	Present - Excused at 8:30 p.m.	Byron Goynes	Present	Lanny Littlefield	Present	Stephen Quinn	Present	Richard Truesdell	Present	CHAIRMAN BUCKLEY called the meeting to order at 6:07 P.M. STAFF PRESENT: Chris Glore, Planning Supervisor, Planning and Development Department Joel McCulloch, Senior Planner, Planning and Development Department Phyllis Gabb, Planner I, Planning and Development Department Jody Donahue, Planning Technician, Planning and Development Department Cheri Edelman, Project Engineer, Public Works Rick Schroder, Project Engineer, Public Works Roger Bailey, Project Engineer, Public Works Steve George, Deputy City Attorney, City Attorney's Office Angela Crolli, Deputy City Clerk, City Clerk's Office Linda Owens, Deputy City Clerk, City Clerk's Office MR. GLORE announced this meeting is in compliance with the Open Meeting Law. CHAIRMAN BUCKLEY congratulated DEPUTY CITY ATTORNEY STEVE GEORGE for being elected Justice of the Peace for the City of Henderson and that he will be greatly missed. 6:08 - 6:09) 1- 52 Galati - ABEYANCE to 12/7/00 Unanimous CHAIRMAN BUCKLEY requested that the minutes of the 10/26/00 Planning Commission meeting be placed on the 12/7/00 Planning agenda as he did not get a chance to review them. (6:08 - 6:09) 1-55
Michael Buckley - Chairman	Present														
Craig Galati - Vice Chairman	Present														
Hank Gordon	Present - Excused at 8:30 p.m.														
Byron Goynes	Present														
Lanny Littlefield	Present														
Stephen Quinn	Present														
Richard Truesdell	Present														

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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.	
A-1.	
<u>TM-0031-99(1) - MOUNTAIN SPA PARCEL 4</u> <u>- MOUNTAIN SPA RESIDENTIAL</u> <u>DEVELOPMENT, LIMITED LIABILITY</u> <u>COMPANY</u>	Galati - ABEYANCE TO THE DECEMBER 21, 2000 PLANNING COMMISSION MEETING Motion carried with Buckley abstaining because the applicant is a client of his law firm
Request for an Extension of Time on an approved Tentative Map for 12 lots on 7.71 acres adjacent to the north side of Grand Teton Drive, west of Rainbow Boulevard, R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).	CHAIRMAN BUCKLEY stated staff is recommending this item be held in abeyance to the December 21, 2000 Planning Commission meeting pending City Council action on a related item.
<u>NOTICES MAILED</u> N/A	DEPUTY CITY ATTORNEY STEVE GEORGE asked whether the applicant submitted a letter requesting the abeyance.
<u>APPROVALS</u> 0	DICK BONAR appeared on behalf of Mountain Spa Residential and concurred with the abeyance.
<u>PROTESTS</u> 0	
<u>CONCERNS</u> 0	
<u>STAFF RECOMMENDATION:</u> APPROVAL, Subject to:	
<i>Planning and Development</i>	
1. The Tentative Map shall expire on July 22, 2001.	
2. Conform to all previous Conditions of Approval of the Mountain Spa Development Agreement, Rezoning, and Tentative Map.	
	To be heard by the Planning Commission on December 21, 2000.
	6:09 – 6:10 – 1-73

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-2.

**ABEYANCE - TM-0032-99(1) - MOUNTAIN
SPA PARCEL 5 - MOUNTAIN SPA
RESIDENTIAL DEVELOPMENT, LIMITED
LIABILITY COMPANY**

Request for an Extension of Time on an approved Tentative Map for 20 lots on 11.56 acres adjacent to the west side of Rainbow Boulevard, north of Grand Teton Drive, R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

1. The Tentative Map shall expire on July 22, 2001, unless a final Map is recorded on all or a portion of the area embraced by the Tentative Map or another Extension of Time is approved.

Public Works

2. Conform to all previous Conditions of Approval of the Mountain Spa Development Agreement, Rezoning, and Tentative Map.

Galati -

ABEYANCE TO THE DECEMBER 21, 2000 PLANNING COMMISSION MEETING

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

CHAIRMAN BUCKLEY stated staff is recommending this item be held in abeyance to the December 21, 2000 Planning Commission meeting pending City Council action on a related item.

DEPUTY CITY ATTORNEY STEVE GEORGE asked whether the applicant submitted a letter requesting the abeyance.

DICK BONAR appeared on behalf of Mountain Spa Residential and concurred with the abeyance.

To be heard by the Planning Commission on December 21, 2000.

6:09 - 6:10 - 1-73

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-3.

**TM-0052-00 - PECOS & OWENS (A
COMMERCIAL SUBDIVISION) - WPI-OWENS,
LIMITED LIABILITY COMPANY**

Request for a Tentative Map for 1 lot on 4.35 acres on the southwest corner of the intersection of Owens Avenue and Pecos Road (APN: 139-25-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

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

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

Public Works

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

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

Galati -

**APPROVED ITEM NOS. A-3 THROUGH A-6, A-8, A-10
THROUGH A-13 SUBJECT TO STAFF'S CONDITIONS
Unanimous**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:18- 6:19) 1 - 344

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**TM-0052-00 - PECOS & OWENS (A
COMMERCIAL SUBDIVISION) - WPI-OWENS,
LIMITED LIABILITY COMPANY**

APPROVED

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

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

4. In accordance with the intent of a commercial subdivision, this site shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on this Final Map.

5. Site development to comply with all applicable Conditions of Approval for Z-7-61(1) and all other applicable site-related actions.

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-4.

**TM-0053-00 - SOLANA DEL MAR - EDNA
ROSE CRANE FAMILY TRUST**

Request for a Tentative Map for 150 condominium units on 12.00 acres located adjacent to Painted Mirage Road, approximately 750 feet south of Ann Road (APN: 125-34-110-010), R-E (Residence Estates) and C-2 (General Commercial) Zones 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

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

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

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

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

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

Public Works

5. Extend public sewer through this site to the parcel to the north concurrent with development of this site.

Galati -

**APPROVED ITEM NOS. A-3 THROUGH A-6, A-8, A-10
THROUGH A-13 SUBJECT TO STAFF'S CONDITIONS**

Unanimous

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:18- 6:19) 1 - 344

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**TM-0053-00 - SOLANA DEL MAR - EDNA
ROSE CRANE FAMILY TRUST**

APPROVED

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

7. Gated entries shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

8. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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ITEM

ACTION

TM-0053-00 - SOLANA DEL MAR - EDNA
ROSE CRANE FAMILY TRUST

APPROVED

9. 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.

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

11. Site development to comply with all applicable conditions of approval for Z-23-92, Z-23-92(8) and all other applicable site-related actions.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-5.

**TM-0055-00 - MEISTER PARK NORTH - UNIT
2 - D.R. HORTON**

Request for a Tentative Map for 73 lots on 31.74 acres located on the northwest corner of the intersection of Centennial Parkway and Bradley Road, and on the east side of Bradley Road approximately 300 feet north of Centennial Parkway, R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residence)], Ward 6 (Mack).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

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

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

3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

4. The Common Element at the southeast corner of Bradley Road and Turkey Lane shall be a total of 30 feet wide and developed as a multi-use equestrian trail in accordance with the Northwest Sector Plan. Five (5) feet of the public street right-of-way may be used as a part of the total width as required above, if public sidewalk is not to be built at the back of the curb.

Galati -

**APPROVED ITEM NOS. A-3 THROUGH A-6, A-8, A-10
THROUGH A-13 SUBJECT TO STAFF'S CONDITIONS**

Unanimous

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:18- 6:19) 1 – 344

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ITEM

ACTION

**TM-0055-00 - MEISTER PARK NORTH - UNIT
2 - D.R. HORTON**

APPROVED

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

Public Works

6. Provide a public sewer stub in the Thom Boulevard alignment to the south edge of this site at a depth acceptable to the City Engineer concurrent with development of this site. Also, provide a public sewer stub in the Centennial Parkway alignment at the southwest corner of this site. Extend public sewer in the Turkey Lane alignment to the west edge of this development. Provide public sewer easements for all public sewers not located within existing public right-of-way prior to the issuance of any permits.

7. In accordance with Rezoning Application Z-56-00, Thom Boulevard adjacent to this site shall be constructed to full urban standards. Also in accordance with Rezoning Application Z-56-00, submit a plan showing how Centennial Parkway adjacent to this site will be incorporated into the abutting properties, or how this corridor will be improved so as not to create a "no-man's" land prior to the submittal of a Final Map for this site. Appropriate dedications and/or vacation applications may be required to implement the proposed plan.

8. Site development to comply with all applicable Conditions of Approval for Z-56-00.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-0055-00 - MEISTER PARK NORTH - UNIT
2 - D.R. HORTON

APPROVED

written approval for such is received from the City Planning Engineer or the Planning Commission prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

A-6.

**TM-0056-00 - THE RESORT AT
QUEENSRIDGE - PECCOLE NEVADA
CORPORATION**

Request for a Tentative Map for 300 condominium units on 16.87 acres on the southwest corner of the intersection of Alta Drive and Clubhouse Drive, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 2 (L.B. McDonald).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

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

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

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

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

Galati -

**APPROVED ITEM NOS. A-3 THROUGH A-6, A-8, A-10
THROUGH A-13 SUBJECT TO STAFF'S CONDITIONS
Unanimous**

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:18- 6:19) 1 – 344

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

TM-0056-00 - THE RESORT AT
QUEENSRIDGE - PECCOLE NEVADA
CORPORATION

APPROVED

Public Works

5. Construct all incomplete half-street improvements (sidewalk) on Alta Drive adjacent to this site concurrent with development of this site.

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

7. Site development to comply with all applicable Conditions of Approval for Z-43-98 and all subsequent site-development plan reviews.

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

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ITEM

ACTION

A-7.

TM-0057-00 - PORTOFINO - KAUFMAN & BROAD OF NEVADA, INC.

Request for a Tentative Map for 216 lots on 33.6 acres on the southeast corner of the intersection of Park Vista Drive and Alta Drive, P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

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

2. Street names must be provided in accordance with the City's Street Naming Regulations.

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

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

Quinn –

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION THAT THIS SITE SHALL COMPLY WITH THE REVISED MAP SUBMITTED NOVEMBER 7, 2000 TO PUBLIC WORKS SHOWING THE CUL-DE-SAC STREETS INSTEAD OF THE STUB STREETS Motion carried with Buckley abstaining because his law firm works for Kaufman & Broad

CHERI EDELMAN, Public Works, requested that a condition be added that the applicant comply with the map that was submitted to staff dated November 7, 2000.

MARY VESS, 750 Pilonone, appeared on behalf of Kaufman and Broad, and concurred with the added condition.

This is final action.

(6:19 – 6:21) 1-395

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**TM-0057-00 - PORTOFINO - KAUFMAN &
BROAD OF NEVADA, INC.**

APPROVED

Public Works

5. If not already constructed or guaranteed by the Master Developer at the time of development of this site, construct half-street improvements including appropriate overpaving on Alta Drive and on Park Vista Drive concurrent with development of this site.

6. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits 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.

8. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.

9. Site development to comply with all applicable Conditions of Approval for Z-119-96, SV-42-97, and all other subsequent site-related actions.

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, 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.

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ITEM

ACTION

**TM-0057-00 - PORTOFINO - KAUFMAN &
BROAD OF NEVADA, INC.**

APPROVED

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

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
A-8. FM-0077-00 - STONE MOUNTAIN - UNIT FOUR - PLASTER DEVELOPMENT COMPANY, INC. Request for a Final Map for 42 lots on 16.07 acres at the southwest corner of the intersection of Racel Street and Buffalo Drive, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>CONCERNS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, Subject to: <i>Planning and Development</i> 1. This Final Map shall be in conformance with the approved Stone Mountain Tentative Map (TM-0030-98). <i>Public Works</i> 2. Site development to comply with all previous Conditions of Approval for the Stone Mountain Tentative Map. 3. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all	Galati - APPROVED ITEM NOS. A-3 THROUGH A-6, A-8, A-10 THROUGH A-13 SUBJECT TO STAFF'S CONDITIONS Unanimous CHAIRMAN BUCKLEY stated this is a Consent item. This is final action. (6:18- 6:19) 1 - 344

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ITEM

ACTION

FM-0077-00 - STONE MOUNTAIN - UNIT
FOUR - PLASTER DEVELOPMENT
COMPANY, INC.

APPROVED

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-9. <u>FM-0078-00 - CHEYENNE/BELTWAY (A COMMERCIAL SUBDIVISION) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY</u> Request for a Final Map for 3 lots on 11.22 acres located at the northwest corner of the intersection of Cheyenne Avenue and the Beltway alignment, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). <u>NOTICES MAILED</u> <u>APPROVALS</u> <u>PROTESTS</u> <u>CONCERNS</u> <u>STAFF RECOMMENDATION:</u> ABEYANCE TO THE DECEMBER 21, 2000 PLANNING COMMISSION; If approved, subject to: <i>Planning and Development</i> 1. This Final Map shall be in conformance with the approved Cheyenne/Beltway Tentative Map (TM-0030-00). 2. Site development shall comply with all previous Conditions of Approval for the Tentative Cheyenne/Beltway Tentative Map (TM-0030-00), the Conditions of Approval for the Site Development Plan Review [Z-0033-97(17)/ Z-0024-99(6)], and all other site-related actions. <i>Public Works</i> 3. The Order of Vacation Application VAC-57-99 shall record prior to the recordation of this Final Map. 4. Prior to the recordation of this Final Map, the applicant shall submit to the City of Las Vegas a plan showing how Lot "C" will be landscaped or otherwise incorporated into the adjacent property owner's development.	Galati ABEYANCE TO THE DECEMBER 21, 2000 PLANNING COMMISSION MEETING Motion carried with Gordon abstaining because he has a business relationship with John Ritter, who is one of the principals of Southwest Desert Equities CHAIRMAN BUCKLEY announced that staff requested this item be held in abeyance. CHERI EDELMAN, Public Works, explained that staff has a meeting pending with the Council's office regarding issues as far as the location of the proposed intersection on the final map and requested that the item be held in abeyance. CHRISTINE ROTH, 2727 Rainbow Boulevard, appeared on behalf of the applicant and concurred with the abeyance request. COMMISSIONER GORDON verified with MS. ROTH that JOHN RITTER is one of the principals of Southwest Desert Equities and therefore would be abstaining on this item because he has a business partnership with him. To be heard by the Planning Commission on December 21, 2000. (6:10- 6:13) 1-118

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**FM-0078-00 - CHEYENNE/BELTWAY (A
COMMERCIAL SUBDIVISION) - SOUTHWEST
DESERT EQUITIES, LIMITED LIABILITY
COMPANY**

ABEYANCE TO 12/21/00 PLANNING COMMISSION

5. In accordance with MSH-0003-00, an update to the 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 permits or recordation of a Final Map for this site. The Traffic Impact Analysis Update shall address the proposed location of the intersection of Siegfried and Roy Parkway and the Spine Road, and shall consider methods to mitigate traffic in the event that the location cannot be signalized.

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

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

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ITEM

ACTION

A-10.

**TM-0022-98(2) – QUAIL RUN AT ELKHORN
SPRINGS – CONCORDIA QUAIL RUN,
LIMITED LIABILITY COMPANY**

Request for an Extension of Time on an approved Tentative Map for 120 lots on 28.43 acres located on the southwest corner of the intersection of Grand Teton Drive and Cimarron Road, R-E (Residence Estates) 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

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

1. This Tentative Map will expire on December 16, 2001.

2. Conformance to all Conditions of Approval of the original Tentative Map (TM-22-98).

Galati -
APPROVED ITEM NOS. A-3 THROUGH A-6, A-8, A-10
THROUGH A-13 SUBJECT TO STAFF'S CONDITIONS
Unanimous

CHAIRMAN BUCKLEY stated this is a Consent item.

This is final action.

(6:18- 6:19) 1 - 344

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ITEM	ACTION
A-11. TM-0056-99(1) - CONCORDIA @ LONE MOUNTAIN WEST - CONCORDIA HOMES NEVADA, INC. Request for an Extension of Time on an approved Tentative Map for 70 lots on 16.54 acres located adjacent to the south side of Craig Road, east of "Spine" Road, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>CONCERNS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, Subject to: <i>Planning and Development</i> 1. This Tentative Map will expire on December 16, 2001. 2. Conformance to all Conditions of Approval of the original Tentative Map (TM-0056-99).	Galati - APPROVED ITEM NOS. A-3 THROUGH A-6, A-8, A-10 THROUGH A-13 SUBJECT TO STAFF'S CONDITIONS Unanimous CHAIRMAN BUCKLEY stated this is a Consent item. This is final action. (6:18- 6:19) 1 - 344

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ITEM		ACTION
A-12.	<u>VAC-0028-99(1) - BOTT 1983 TRUST</u> Petition for an Extension of Time to vacate Rowland Avenue and Smithsonian Way generally located south of Tropical Parkway, east of Jones Boulevard, Ward 6 (Mack). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>CONCERNS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, Subject to: <i>Planning and Development</i> 1. If the Order of Vacation is not recorded by November 30, 2001, then approval will terminate and a new petition must be submitted, unless the Planning Commission approves another Extension of Time. 2. All previous Conditions of Approval for VAC-28-99 and all other site-related actions must be satisfied.	Galatl - APPROVED ITEM NOS. A-3 THROUGH A-6, A-8, A-10 THROUGH A-13 SUBJECT TO STAFF'S CONDITIONS Unanimous CHAIRMAN BUCKLEY stated this is a Consent item. This is final action. (6:18- 6:19) 1 - 344

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ITEM	ACTION
A-13. <u>A-0019-00(A) - ANN/DURANGO HOLDING, LIMITED LIABILITY COMPANY</u> Petition to Annex approximately 5.0 acres of land generally located on the northwest corner of the intersection of Ann Road and Durango Drive (APN: 125-29-808-009), Ward 6 (Mack). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>CONCERNS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL.	Galati - APPROVED ITEM NOS. A-3 THROUGH A-6, A-8, A-10 THROUGH A-13 SUBJECT TO STAFF'S CONDITIONS Unanimous CHAIRMAN BUCKLEY stated this is a Consent item. To be forwarded to the City Council in Ordinance form. (6:18- 6:19) 1 - 344

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ITEM

ACTION

B.

DIRECTOR'S BUSINESS:

B-1.

ABEYANCE - TA-0023-00 - CITY OF LAS VEGAS

Discussion and possible action to amend title 19A.12.050 STREETScape BUFFERING to add a section regarding the placement of utility boxes.

STAFF RECOMMENDATION: STAFF REQUESTS ABEYANCE TO THE DECEMBER 21, 2000 PLANNING COMMISSION MEETING

Galati

ABEYANCE TO THE DECEMBER 7, 2000 PLANNING COMMISSION MEETING

Unanimous

CHAIRMAN BUCKLEY announced that staff requested this item be held in abeyance.

To be heard by the Planning Commission on December 7, 2000.

(6:13) 1-186

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ACTION

ITEM

B-2.

ABEYANCE - TA-0025-00 - CITY OF LAS VEGAS

Discussion and possible action to amend Title 19A.04.010 LAND USE TABLES to add a new category entitled Auto Broker and to allow that use by Conditional Use Permit in C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) Zoning Districts, and to Amend Title 19A.04.040 CONDITIONAL USES to establish the conditions under which AUTO BROKERS can be approved, also to Amend Title 19A.10.010 ON-SITE PARKING STANDARDS to establish the required parking for AUTO BROKERS, AND TO AMEND TITLE 19A.20.020 WORDS AND TERMS DEFINED to establish a definition for AUTO BROKERS.

STAFF RECOMMENDATION: APPROVAL.

**Quinn-
APPROVED
Unanimous**

JOEL McCULLOCH, Planning and Development Department, explained that the request is to add a new land use category entitled Auto Broker and to allow this use by Conditional Use Permit in C-1, C-2, C-M and M. This use is for primarily the wholesale sale of used cars as opposed to the retail sale. This category of business will be allowed to store a maximum of two automobiles on the site. However, in most cases there will be no autos on the site. A typical wholesaler would go to an auction, purchase several autos and immediately ship those cars to a dealership. The location of the business will be primarily the administrative offices of the business. Currently, in most cases if the conditions cannot be met for the Conditional Use Permit, the applicant can apply for a Special Use Permit. Staff is precluding that opportunity. If the conditions cannot be met for this use, it is not allowed at the location.

There was no further discussion.

To be forwarded to the City Council in Ordinance form.

(6:21 – 6:23) 1-459

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ACTION

B-3.

DB-0005-00

Discussion and possible action to approve the Planning Commission meeting dates for the calendar year 2001.

Galati –

APPROVED

Motion carried with Gordon excused

The item was trailed to give an opportunity for COMMISSIONER LITTLEFIELD to review the dates, as he did not have the chance to review them prior to the meeting.

COMMISSIONER QUINN clarified that the meetings were changed to the first and third Thursdays for the months of September and October because of the Jewish Holidays.

(6:23 – 6:24) 1-530

(9:17 – 9:18) 3-383

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ITEM

ACTION

C.

PUBLIC HEARING ITEMS:

C-1.

ABEYANCE - GPA-0032-00 - EDMON HADDAD

Request to Amend a portion of the Southeast Sector of the General Plan FROM: L (Low Density Residential) TO: SC (Service Commercial) on 0.51 acre at 1724, 1726, and 1728 Lewis Avenue (APN: 139-35-413-114 through 116), Ward 5 (Weekly).

NOTICES MAILED 167 [Mailed with Z-0090-00]

APPROVALS 0 [11/16/00 PC]
0 [10/26/00 PC]

PROTESTS 5 [Speakers at 11/16/00 PC]
24 [23 Petitions, 1 Inside Notification, 10/26/00 PC]

CONCERNS 0

STAFF RECOMMENDATION: DENIAL

Gordon -

DENIED AND WITHDRAWAL WITHOUT PREJUDICE OF 1724 LEWIS AVENUE

Unanimously

SEAN ROBERTSON, Planning & Development Department, stated that this request is intended to amend the General Plan and convert three residential properties to commercial use. Although the General Plan of this area does allow commercial uses to be adjacent to residential uses, it does so in a manner that has the homes backing up to the commercial development. The subject properties, however, are situated between and across the street from other residential properties without any buffering. Neither the General Plan nor the Master Plan 2020 supports this type of intrusion to a residential neighborhood. No matter how well these properties are maintained or what conditions may be put in the proposed uses, staff feels that it is inappropriate to allow any type of non-residential uses to occur on properties situated as they are. If approved, this amendment could open the door for future uses of this property that could have an even greater impact than what is proposed here. Therefore, staff recommended denial of the request.

ATTORNEY OWEN NITZ, 601 South 10th Street, appeared on behalf of EDMON HADDAD, who is the applicant and owner of the Macayo Restaurants in Las Vegas and this particular restaurant has been in business since 1959. He stated a neighborhood meeting was held at the Macayo Restaurant and he recognized the area residents' concerns about changing to commercial. He asked that the application be amended and have the opportunity to discuss with ROBERT GENZER, Acting Director, Planning & Development Department, as well as the City Attorney, to achieve a solution where there would be no protests. He would like to change it from commercial to a suitable use and maybe put it on a Resolution of Intent with conditions and the PR zoning is a possibility. Therefore, he asked that the item be held in abeyance until December 7, 2000 Planning Commission meeting.

CHRIS GLORE, Planning & Development Department, pointed out that staff is concerned whether or not the best legal way to handle this request would be for the applicant to amend the request as indicated and actually renotice with the PR zoning and the Office General Plan designation rather than to hold these items in abeyance and change the request.

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ACTION

**ABEYANCE - GPA-0032-00 - EDMON
HADDAD**

DEPUTY CITY ATTORNEY STEVE GEORGE clarified that because it would be a more restrictive classification if the applicant amends this application, legally renotification is not required. However, it would certainly be within the Commission's prerogative to ask for or impose that as a condition.

CHAIRMAN BUCKLEY declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, stated that the applicant keeps on asking for abeyances and it seems like a ploy so that the residents would not appear again to protest this application. The item should be heard since many of the residents are present.

LEA ELIZABETH McMANN, 7114 Lewis Avenue, noted that this is the second time that the residents have appeared and she concurred with MR. FARLOW's statements.

JOANNE BONGIORNO, 3126 Trino, Henderson, owns property directly across from this application and asked that the issue be settled at this time.

ASSEMBLYWOMAN CHRIS GIUNCHIGLIANI, 706 Bracken Avenue, appeared representing residents of the area and objected to holding the item in abeyance again.

BEULAH BARRON, 1729 East Lewis Avenue, appeared in opposition of the rezoning and that if the item is held in abeyance she would appear again.

COMMISSIONER GALATI commented that the use is going on in those residences now and asked whether there would be any sentiment by the residents to not opposing this application if it would be amended to downgrade the request. ASSEMBLYWOMAN GIUNCHIGLIANI replied that there would still be objections because one home has had the Variance for approximately 30 years solely for dry goods storage. The residents believe it has been illegally converted and being used to actually prepare food. There is some discomfort from the neighborhood to even consider that type of a change as well.

COMMISSIONER GORDON moved to hold this application in abeyance and for the applicant to go back to the Planning Department and make a change in zone or in the General Plan. However, CHAIRMAN BUCKLEY stated that he does not believe a motion to hold this item in abeyance would pass. Therefore he asked ATTORNEY NITZ to make his presentation.

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**ABEYANCE - GPA-0032-00 - EDMON
HADDAD**

ATTORNEY NITZ discussed with COMMISSIONER QUINN that he is willing to meet with the neighbors again. He reiterated that he is willing to accept a Resolution of Intent condition, such that if the property were sold to a third party, that any action that was subject to the Resolution of Intent would disappear.

MR. GLORE clarified that based on staff's record the applications before the Commission affect three properties and records indicate only one property has been the subject to the Variance to allow the storage of food and the other two properties have no legal permits to be used in any commercial manner whatsoever. MR. GLORE clarified for COMMISSIONER GALATI that staff is not certain what the two other properties are being used for. They appear to be unoccupied and there is the possibility that they are being used as storage.

ATTORNEY NITZ indicated that he would like to amend the application for the purpose of removing 1724 Lewis Avenue from the application entirely. In 1970 a Variance was granted for food preparation on that property. He believes staff is looking at a map that they sent out in 1985, which indicates that 1724 and 1726 Lewis Avenue was used for dry storage. He referred to a flyer that was sent out pursuant to a zoning request in 1985 prepared by the City. He also presented a letter from HAROLD FOSTER, Deputy Director of Planning dated March 23, 1973 notifying EDMON HADDAD that the Board of Zoning Adjustment approved the request to allow the construction of walk-in coolers in conjunction with the existing food preparation facility on property located at 1724 East Lewis Avenue in land use RP. ATTORNEY NITZ also presented a Building Permit from the City of Las Vegas issued on June 4, 1970 for the food preparation area and construction was performed in accordance with the Code. Therefore, the issue of not being entitled to prepare food in that particular property is incorrect.

ATTORNEY NITZ further stated that the properties remaining in question are 1726 and 1728 Lewis Avenue and those houses are being utilized mainly for parking in the back. The 1726 Lewis Avenue has been used mainly for parking in the back and for dry food storage, which has been going on since 1973. However, there has been a tenant in the 1728 Lewis Avenue property. The main purpose MR. HADDAD is looking for is to be able to get the parking in the back of those houses because that is where his employees have been parking, since early 1980. He needs to have his employees park there so that he can have the parking lot in front for his customers.

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HADDAD

ATTORNEY NITZ continued that he would be willing to amend the application with regards to 1726 and 1728 Lewis Avenue to request that it be made subject to a Resolution of Intent to zone it PR with conditions and does not object to imposing a condition for a two year review. Additionally, he would be willing to accept a condition that in the event these two properties are sold by MR. HADDAD that the Resolution of Intent would come to an end.

ATTORNEY NITZ noted that MR. HADDAD has a gardener, who once a week manicures the lawns, the houses have been painted and a new roof has been replaced on two of the homes. As a matter of fact, no one has been aware of the activity in these homes until one resident drove down the alley, which is opened to Charleston Boulevard. In the event the application would be changed to PR, catering is permitted in PR zoning. The applicant would have no problem with a condition that there would be no entry or utilization of the property from the Lewis Avenue side. ATTORNEY NITZ pointed out that he had asked to meet with MR. GENZER for the purposes of analyzing this carefully to see what is best suited to fit within the law and yet put on enough conditions in order to eliminate the threat of changing the nature of the neighborhood. He requested to maintain the status quo and continue to use it for parking and for some uses in the middle house.

ATTORNEY NITZ concluded by stating that MR. HADDAD has been a good corporate citizen since 1959 in Las Vegas and owns restaurants throughout the Valley. He asked to withdraw without prejudice the 1724 Lewis Avenue property and that the two other properties be amended to be considered as General Plan Designation L and zoning Plan PR with the mentioned conditions. These requests would not change the character of the neighborhood.

COMMISSIONER GORDON verified with DEPUTY CITY ATTORNEY STEVE GEORGE that the code specifically provides that if the amendment to the zoning request makes it a more restrictive designation, then it can be heard without renouncing the application. COMMISSIONER GORDON further asked whether within the existing zoning the parking adjacent to commercial in a residential zone is allowed. MR. GLORE replied that it is not. The zoning that would be required for the parking use by itself for commercial parking would be the PR zone. He clarified that the L (Low Density Residential) designation under the General Plan would not be allowed with the PR zoning. If the Planning Commission wished to recommend the PR zoning on these parcels, the companion

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HADDAD**

item for the General Plan Amendment would have to be an O (Office) designation.

COMMISSIONER LITTLEFIELD stated that his understanding is that if the Commission were to give this application a PR zoning, simply selling the property would not change it back to R-1. DEPUTY CITY ATTORNEY STEVE GEORGE clarified that from a legal perspective the City has been advised not to do that. However, in this particular situation he believes the applicant and the applicant's representative offer that as a negotiating tool and they will accept that condition. If they accept that condition it would be on the record and that is something that can be imposed.

COMMISSIONER GALATI inquired whether staff would be prepared to give a report or make a recommendation based on the amendment of going to O and to PR. MR. GLORE replied that without the time to really consider the issue it would be difficult. But he believes that the same issues with the current applications, in terms of neighborhood intrusion, would be the same with the O General Plan designation, and staff recommendation would be for denial. COMMISSIONER GALATI verified with DEPUTY CITY ATTORNEY STEVE GEORGE that if the Planning Commission were to deny the application as written, it would not preclude the applicant from coming back tomorrow with another application for General Plan O and for PR zoning.

TODD FARLOW, 240 North 19th Street, stated that the applicant is using some of the homes as a non-conforming use. These homes are well built and located in an area where people can afford to buy them. The problem is when commercial zoning is allowed to encroach into the residential area forcing the low-income buyer out by taking housing that might be available to them. He asked that the zoning not be changed.

ASSEMBLYWOMAN CHRIS GIUNCHIGLIANI, 706 Bracken Avenue, indicated that the applicant was granted a Variance for one house. However, the issue is that there will be no buffer for the neighborhood. She referred to the City Council's adoption of the DCDC Downtown Plan for redevelopment and this area is contemplated as the next part of that. The City is looking to upgrade and rebuild those older neighborhoods. But if commercial or PR is allowed to come in on the one and only block that is the last buffer to that area the intent of what the residential area is supposed to be would be lost. Additionally, she mentioned that the John S. Park Neighborhood Association wrote a letter in opposition and that SKIP ALLAN secured a petition from 30 additional residents

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opposing this application. However, both the letter and the petition were not made part of the record.

ASSEMBLYWOMAN GIUNCHIGLIANI added that this request is not the right use. The property has not been kept up as directed by the original Variance, which required that the residential décor were to be maintained and the Variance should have been lost at that point in time. The property was cleaned up, the lawns were mowed and some upgrade work done when this issue came forward. No one objects to the fact that MR. HADDAD has been a wonderful community member. The residents are only trying to maintain the value of their properties, as well as their neighborhood.

JOANNE BONGIORNO, 3126 Trino, Henderson, stated that as a Real Estate Broker for 23 years she has never seen anything like this selective rezoning, and any properties within that vicinity would depreciate. She presented pictures of the alley that acts as the buffer area. In fact, she drove through this alley after she was told by someone in the neighborhood that someone was cooking in a residential area, carrying it across the infested alley for the consumption at Macayo Vegas. After that she called Code Enforcement to report as to the conditions of the homes, especially the roofs. Finally, the applicant repaired the roof and upgraded the front of the properties. She owns a home in the rear of this property and asked that the area retain the same residential character.

LEA ELIZABETH McMANN, 7114 Lewis Avenue, noted that she and her husband moved into this area seven years ago and has seen young families moving in improving their properties with fences and landscaping. It has become a neighborhood of young families, proud homeowners and it should remain that way. She is not unmindful that government has to balance the needs of the community and the needs of business. Business is integral to a community. She suggested that perhaps MR. HADDAD use the A-frame building he owns located on the other side of the parking lot next to his restaurant on Charleston Boulevard.

BEULAH BARRON, 1729 East Lewis Avenue, resides across from MR. HADDAD's property and has lived there for 26 years. She opposes the properties being zoned commercial as it would lower the property values of many homes.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

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ATTORNEY NITZ responded that if the application would be amended to PR there would be no commercial zone. Nobody can tell whether there is any activity in there other than residential. He reiterated that a map published by the City of Las Vegas in 1985 indicates that 1726 Lewis Avenue is being used for dry storage and has been ever since. In fact, the utilities are not hooked up in that house and if the zoning would be changed to PR, an ADA bathroom would have to be put in and all the utilities hooked up. He asked that the applicant be allowed to continue using the parking in the back, which is being used by MR. HADDAD's employees. The applicant agrees to a condition that in the event MR. HADDAD sells the property that the PR Resolution of Intent ceases.

COMMISSIONER QUINN asked whether the applicant has a certificate of occupancy. ATTORNEY NITZ clarified that he was not able to find any other documents other than the Variance. COMMISSIONER QUINN pointed out that the Variance letter appears not to have been signed by MR. FOSTER or by the Planning Technician. MR. NITZ assured COMMISSIONER QUINN that the applicant received that letter in the mail and it was retrieved from the Macayo's file. He discussed with COMMISSIONER QUINN that he will address the unsightliness of the large commercial trash dumpster located in the alley. He reiterated that all the improvements were made this year.

MR. GLORE discussed with COMMISSIONER QUINN that the Building Code requires that anything that is to be occupied as a residence must have all the utilities connected. However, he deferred to CITY ATTORNEY STEVE GEORGE who stated that the residence ought to be declared as inhabitable. However, he does not believe that the applicant is trying to use that home as a residence. ATTORNEY NITZ indicated that the home is not being used as a residence and therefore there is no need for the water.

COMMISSIONER GORDON stated that approval of this application would set a very dangerous precedent in zoning. Allowing dumpsters and cars parked beyond the property is in total violation of the zoning code. Therefore, he moved to deny the applications.

COMMISSIONER GALATI echoed COMMISSIONER GORDON's statement adding that the issue is not about MR. HADDAD and his character. The issue is the land use decision, which is whether to allow commercial property to encroach into a residential neighborhood. In this case it should not be allowed. Additionally, he could not support an amendment that he was not properly briefed on.

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**ABEYANCE - GPA-0032-00 - EDMON
HADDAD**

ATTORNEY NITZ responded that that was one of the reasons why he requested an abeyance.

DEPUTY CITY ATTORNEY STEVE GEORGE clarified for COMMISSIONER GORDON that his motion for denial includes the acceptance of the withdrawal without prejudice by the applicant of that portion that deals with 1724 Lewis Avenue. He further clarified that this application would go on to City Council excluding the 1724 Lewis Avenue property.

COMMISSIONER GORDON instructed Code Enforcement to make sure that the property comes under the proper zoning code and not be in violation of any of them.

To be heard by the City Council on January 3, 2001.

(6:43 - 7:37) 1 - 1229

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ACTION

C-2.

ABEYANCE - Z-0090-00 - EDMON HADDAD

Request for a Rezoning FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) on 0.51 acre at 1724, 1726, and 1728 Lewis Avenue (APN: 139-35-413-114 through 116), PROPOSED USE: COMMERCIAL, Ward 5 (Weekly).

NOTICES MAILED 167 [Mailed with GPA -0032-00]

APPROVALS 0 [11/16/00 PC]
0 [10/26/00 PC]

PROTESTS 5 [Speakers at 11/16/00 PC]
24 [23 Petition, 1 Inside Notification 10/26/00 PC]

CONCERNS 0

STAFF RECOMMENDATION: DENIAL

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review before the Planning Commission and City Council at a Public Hearing shall be required prior to any permits being issued for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

Gordon -

DENIED AND WITHDRAWN WITHOUT PREJUDICE 1724 LEWIS AVENUE

CHRIS GLORE, Planning & Development Department, noted that staff finds the proposed C-1 (Limited Commercial) Zone will represent a commercial intrusion into a stable residential area and will result into spot zoning in that there are no non-residential zoning districts contiguous to the north, east or west of this site. Staff also notes that the existing residential structures on this site do not currently meet commercial building requirements to the Building Code and if altered to do so will lose the residential character. Staff recommends denial of the request for rezoning.

NOTE: See Item No. C-1 for related discussion.

To be heard by the City Council on January 3, 2001.

(6:43 - 7:37) 1 - 1229

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-3.

ABEYANCE - Z-0093-00 - GT 2000, INC. AND STANPARK HOMES

Request for a Rezoning FROM: R-E (Residence Estates) TO: PD (Planned Development) Zone on 89.3 Acre located at the northeast corner of the intersection of Grand Teton Drive and Grand Canyon Drive (APN: 125-07-601-001, 701-001, and 801-001), PROPOSED USE: MIXED USE DEVELOPMENT, Ward 6 (Mack).

NOTICES MAILED 19

APPROVALS 1 (Speaker)

PROTESTS 2 (Speakers)

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

1. Permitted commercial and service uses shall occupy a maximum of eight percent (8%) of total floor area within the Business Park land use designation, including all storage, back-office, and back of house space related to the individual businesses. The permitted uses subject to this percentage of total floor area include: bank, child care (commercial); copy center, dry cleaning office; electronic equipment sales and service; health fitness training center; insurance sales; locksmith; party planning; postal services; real estate services; restaurants; tailors; travel agencies; watch/clock repair; and water sales.

2. The Commercial Uses table within the Grand Canyon Village Master Development Plan shall be revised such that in the P-D (Planned Development) zone, the following use be permitted as a Conditional Use: Bank, with or without drive-through. The Commercial Uses table within the Grand Canyon Village Master Development Plan shall be revised such that in the P-D (Planned Development) zone, any uses not listed within the Table are not permitted.

Quinn -

APPROVED SUBJECT TO CONDITIONS

Motion carried with Gordon abstaining because the Attorney representing the applicant is the same land use law firm that represents his company

JOEL McCULLOCH stated that the request is for the rezoning of approximately 90 acres located adjacent to Town Center for a planned development consisting of about a 30-acre business park, 20 acres of multi-family development and about 40 acres of single family detached development. The PD zoning request has included a Master Development Plan, which includes standards with regard to allowable uses, lot coverage, landscaping and parking. All of the standards contained in the City of Las Vegas Municipal Code Title 19A and the Urban Design Guidelines will be applicable to this project. Staff recommended that a condition be placed on this application that allows 8% of the business park be for retail ancillary uses. Staff also recommended that a condition be placed on this application that requires the setback in the front yard be 10 feet to the front of the house and 18 feet to the garage face in the single family detached portion of the project. Further, staff recommends a condition be placed on this application that requires that a Master Site Development Plan Review be submitted and reviewed by the Planning Commission and City Council prior to any development on the site. Staff recommended approval subject to conditions.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo Drive, Suite #205, and GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. ATTORNEY FIORENTINO thanked the Planning staff for all of the time they gave to this item. This master planned community is located west of US95 and north of Grand Teton Drive in the P-CD area of the adopted Northwest Area Master Plan. This 90-acre master planned community conforms to that plan and is exactly what has been encouraged in the northwest area, instead of piecemeal development.

The project contains three elements; a single-family element, multi-family element and a business park where the intended use is primarily flex space. ATTORNEY FIORENTINO presented photographs of similar projects that exist throughout the Valley. The entire project would be subject to very stringent guidelines and he concurred with all those conditions.

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ABEYANCE - Z-0093-00 - GT 2000, INC. AND STANPARK HOMES

3. Section 3.5.3, Vehicular and Building Setbacks, shall be revised to incorporate the following:

For all residential structures, the minimum front setback shall be ten (10) feet and to the garage door shall be eighteen (18) feet from the back of sidewalk where sidewalks are provided, and eighteen (18) feet from the back of curb where sidewalks are not provided. The minimum setback shall be fifteen (15) feet.

4. 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.

5. A detailed Master Site Development Plan Review application shall be approved for the overall site at a public hearing before the Planning Commission and City Council prior to approval of issuance or any permits, any site grading, and all development activity on this site.

6. The Master Development Plan standards shall incorporate the City approved design standards for multi-purpose pathways including conceptual landscaping of pathway right-of-way areas, and cross-sections of the pathways.

7. The Master Development Plan standards shall incorporate specific limitations on signage including freestanding signage limited to monument signs at maximum height of eight feet and a maximum area of 75 square feet, and wall signage limited to a maximum of 50 square feet per sign, per façade, per business. The signs shall utilize materials and colors reflecting the building design.

CHAIRMAN BUCKLEY declared the Public Hearing open.

LOUISE RUSKAMP, 8500 Log Cabin Way, Vice President of the Tule Springs Community Association, as well the President of the Northwest Network of Neighborhoods. She and a group of residents met with the developer to look at the proposed plan and came to a consensus that the plan does not constitute a Master Planned Community. The only criterion that it meets is that it is at least 80 acres. A section of single family, apartments and a business park do not represent a Master Planned Community. There is no balance between the commercial and the housing and there is no buffering. Commercial within a Master Planned Community within P-CD, which is allowed, is to serve the area and this is not the intent of the applicant. Their intent is to provide services for the people who work in the business park. The business park should really be across the street in the area that is the employment center for the Town Center because those are the kind of uses that the residents are looking for in the Town Center. If it was more acreage and less than a business park out of the total 89.3 acres or set differently, the residents might support this application. This is not in any way a Master Planned Community and it does not meet the guidelines at all.

TODD FARLOW, 240 North 19th Street, appeared in opposition of the proposed project and the proposed landscaping.

BRIAN KASKIE, 8324 Fawn Meadow Court, President of the Timber Lake Association, appeared in support of the project. He met with the developer and agrees with the plan in that it will complement the area west of Town Center.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

ATTORNEY FIORENTINO responded that the statement that the proposed project is not a Master Plan and that it has no balance is not true. There is a booklet that sets forth specific standards that govern the development of this entire site and addresses how the different uses will inter relate with each other. This project will complement Town Center and will not be a detraction to Town Center. In fact, Mr. Shulman, who will be developing the business park portion, is one of the major stakeholders of Town Center.

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8. The Master Development Plan standards shall incorporate specific requirements for outdoor lighting prior to approval of any permits for site grading or construction. These requirements shall include wallpack lighting to utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings, and 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.

9. The Master Development Plan standards shall require building elevations reflecting varied rooflines, building roofline accent features and regularly spaced vertical facade elements. In addition, all building elevations shall provide consistent regularly spaced vertical facade elements.

10. Any development standards not specifically addressed by the PD (Planned Development) Development Standards shall be in compliance with Title 19A and the Urban Design Guidelines and Standards.

11. A Resolution of Intent with a three-year time limit.

Public Works

12. Appropriate right-of-way dedications and construction of public street improvements shall be required with future site development plan review or subdivision mapping actions.

13. A Master Traffic Impact Analysis for the overall 89.3 acres covered by this Rezoning Application shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the submittal of any Tentative Maps anywhere within this site as required by the Department of Public Works. The Master Traffic Impact Analysis shall identify roadway infrastructure that may be needed to ensure the continuity of paving and/or other

ATTORNEY FIORENTINO noted that he would continue to meet with MS. RUSKAMP and any other representatives in the northwest to address any remaining concerns they may have.

CHAIRMAN BUCKLEY asked what it is about this that is unique to a planned development from just three pieces of property coming in and limiting the uses. MR. McCULLOCH replied that the single family dwellings, the multi-family and the business park would be interconnected with some type of pedestrian pathways so that if someone wants to walk to work they would have that opportunity. ATTORNEY FIORENTINO added that those pathways are provided in the plan. In fact, this is what makes it a planned development. It requires a certain set of architectural standards that everybody must comply with. It requires interconnection between the different uses. It requires a certain type of streetscape and landscaping standards and public improvements standards, which would not be acquired if developed in small five-acre parcels.

CHAIRMAN BUCKLEY verified with MR. McCULLOCH that approval of this application would approve the plan as written and that there are several conditions that are placed on the application and will modify the development standards as they currently exist. He believes that the applicant is planning on making those changes prior to Council. MR. McCULLOCH pointed out that what makes this a planned development, as opposed to coming in piecemeal, is that this is very specific that the only uses that are primarily allowed are offices with some very ancillary retail, basically to support the office park and not to support the residential.

COMMISSIONER GALATI verified with MR. McCULLOCH that this will have to come for a Site Development Plan Review for the business park and that the booklet would be the actual basis for review of the Site Development Plan. Whatever was not addressed in the development standards would be subject to the Urban Design Guidelines in Title 19A. COMMISSIONER GALATI further asked that when it does come back that staff provide a copy of the booklet with the changes. ATTORNEY FIORENTINO agreed to provide copies of the final booklet after the City Council takes action in the event that changes are made at that time.

COMMISSIONER TRUESDELL asked if these design standards are of a character that they repeat themselves and whether they are easily accessible to the adjacent properties similar to what Summerlin does with their villages within the community.

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improvements, and Traffic Signalization requirements created by the proposed PD (Planned Development) zone, and shall propose an implementation program for the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are needed. The Master Traffic Impact Analysis shall clearly identify the parties responsible for each phase of construction and shall establish a Master Traffic Signal Participation Schedule defining each individual development's responsibility on a per-acre or per-development basis. The Master Traffic Impact Analysis shall also identify possible noise mitigation measures due to the close proximity to U.S. Highway 95.

14. Submit an application to amend the Master Plan of Streets and Highways to comply with the overall street network as approved in the Master Traffic Impact Analysis prior to the issuance of any permits or the submittal of any maps proposing to subdivide this site, other than an initial Parcel Map establishing large lot development pods. Grand Canyon Drive shall be realigned to intersect the US95 Frontage Road at approximately a 90-degree angle.

15. A Master Drainage Plan for the 89.3 acres covered by this Rezoning Application shall be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the submittal of any Tentative Maps anywhere within this site as required by the Department of Public Works. The Master Drainage Plan shall identify necessary drainage infrastructure improvements within the proposed PD (Planned Development) Zone, and shall propose an implementation program for the construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of

ATTORNEY FIORENTINO replied that the Lone Mountain and the Lone Mountain West were used as a template to put this project together. Therefore, many of the standards are the same, as well as incorporating many of the relative Town Center Standards. The booklet can be easily duplicated.

CHAIRMAN BUCKLEY asked how the development standards for this project compare to the development standards of the adjacent Town Center, including the uses. ATTORNEY FIORENTINO replied that the uses are more restrictive than what will be allowed in the adjacent Town Center. In general, the architectural and landscaping standards are comparable, if not exceeding the Town Center Standards.

To be heard by the City Council on December 20, 2000.

(6:24 - 6:43) 1 - 561

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**ABEYANCE - Z-0093-00 - GT 2000, INC.
AND STANPARK HOMES**

APPROVED

units built or building within certain geographical locations) that will trigger when improvements are needed. The Master Drainage Plan shall clearly identify the parties responsible for each phase of construction and those parties responsible for future maintenance thereof; subsequent maintenance agreements may be required.

16. Site-specific Drainage Plans and Traffic Impact Analyses may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.

17. Coordinate with the Collection Systems Planning Section of Public Works to determine appropriate public sewer paths to service this site and on the extension and oversizing of the public sewer servicing this site prior to the submittal of any sewer-related construction drawings. Extend public sewer to the north and west edges of this site along alignments and to locations acceptable to the City Engineer. Offsite public sewer improvements may be required to address capacity issues associated with this project.

18. Each "pod" site within this development shall have paved, legal access along a logical route prior to the final inspection of any units in that "pod" site.

19. The final layout of each development within the Planned Development Area shall be determined at the time of approval of individual Tentative Maps and/or Site Development Plan Reviews for each pod site.

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ITEM	ACTION
C-4. <u>ABEYANCE - U-0238-91(3) - UNION PACIFIC RAILROAD COMPANY ON BEHALF OF GENERAL OUTDOOR ADVERTISING COMPANY</u> Required One Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign on the south side of the Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN: 139-27-401-025), M (Industrial) Zone, Ward 5 (Weekly). <u>NOTICES MAILED</u> 37 <u>APPROVALS</u> 0 <u>PROTESTS</u> 1 (Speaker) <u>CONCERNS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, Subject to: <i>Planning and Development</i> 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 is removed. 2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.	Truesdell- APPROVED SUBJECT TO CONDITIONS Motion carried with Galati abstaining because Union Pacific is a client of his firm JOEL McCULLOCH, Planning & Development Department, stated that staff finds that the area around this sign has not changed substantially since the last review. Therefore, staff recommended approval, subject to another review in one year primarily because of the potential for new development in the parkway center. Rvan Nostrand, Eller Outdoor, 1211 West Bonanza, explained that he is not the applicant or the owner of the application, but has an interest in Item C-5, Z-0100-97(12). He spoke with Union Pacific Railroad and was given permission to represent this application. He concurred with staff's conditions, but asked that a two-year review be considered. The PD zoning was approved two years ago and there has been no change in this area since that time. Any development that might happen would still be two years down the road. CHAIRMAN BUCKLEY declared the Public Hearing open. TODD FARLOW, 240 North 19th Street, appeared to protest the applicant's request for a two-year review and asked that the application be reviewed in one year. CHAIRMAN BUCKLEY declared the Public Hearing closed. COMMISSIONER TRUESDELL noted that the PD area west of the tracks is scheduled for development for a City project and these billboards are appropriate at this location with a one-year review. To be heard by the City Council on January 3, 2001. (8:05 - 8:08) 2 - 980

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ITEM

ACTION

C-5.

Z-0100-97(2) - CITY OF LAS VEGAS

Required Review for 13 EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15, and Grand Central Parkway (APN: 139-33-710-001, 139-33-610-002, 139-33-511-002, and 139-33-410-002), PD (Planned Development) Zone, Ward 5 (Weekly).

NOTICES MAILED 95

APPROVALS 0

PROTESTS 1

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

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

2. The off-premise advertising (billboard) signs 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.

Truesdell-

APPROVED SUBJECT TO CONDITIONS

Motion carried with Galati abstaining because Union Pacific is a client of his firm and they own the property in question and Gordon abstaining because ATTORNEY FIORENTINO's law firm represents his firm in land use matters

JOEL McCULLOCH, Planning & Development Department, explained that staff finds the area around these 13 billboard signs has not changed substantially since the last review. Therefore, staff recommended approval subject to another review in one year based on the potential for new development in the parkway center.

Rvan Nostrand, Eller Media, 1211 West Bonanza, appeared on behalf of Eller Media who owns 11 billboards located on this property.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared to represent Infinity Outdoor who owns two of the structures on this property

MR. NOSTRAND clarified that the property borders east of I-15 and south of US95 and that the Union Pacific Railroad has not had any offer for purchase of this particular property. Therefore, he asked that a two-year review be imposed. ATTORNEY FIORENTINO stated that a two-year review would be acceptable to him as well.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the City Council on January 3, 2001.

(8:08 - 8:11) 2 - 1079

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ACTION

C-6.

U-0001-84(3) - CLARK COUNTY

Request for a Review of Condition TO ADD THE FOLLOWING TO ALLOWED USES AT CASHMAN CENTER: ANIMAL SHOWS, AUCTIONS, BANQUETS, GUN AND KNIFE SHOWS AND SALES, LIQUOR SALES FOR ON-PREMISE CONSUMPTION, OPEN-AIR VENDING/TRANSIENT SALES, RELIGIOUS EVENTS, SECONDHAND SALES, AND THRIFT SHOP/NON-PROFIT SALES at 850 North Las Vegas Boulevard (APN: 139-26-301-004), C-V (Civic) Zone, Ward 5 (Weekly).

NOTICES MAILED 744

APPROVALS 0

PROTESTS 0

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, this Special Use Permit shall be void unless an Extension of Time is granted by the City Council.

2. Any outdoor animal pens shall be screened from view of adjacent streets and adjoining properties, and pens shall not be placed immediately adjacent to or within 100 feet of any residential use.

3. Outdoor display, sales or storage of any merchandise is prohibited in association with proposed auctions, gun and knife shows and sales, secondhand sales, and thrift shop/non-profit sales.

Quinn-

APPROVED SUBJECT TO CONDITIONS AND AMENDING CONDITION #3 INDICATING THAT OUTDOOR DISPLAY FOR UNSECURED STORAGE OF ANY MERCHANDISE IS PROHIBITED; AND ADDING THE FOLLOWING SENTENCE TO CONDITIONS #4, 5 AND 6: THIS RESTRICTION DOES NOT APPLY TO THE INSIDE OF CASHMAN FIELD STADIUM; AND AMENDING CONDITION #6 THAT THE HOURS OF OPERATION SHALL BE BETWEEN THE HOURS OF 7:00 AM AND 12:00 AM SUNDAY THROUGH THURSDAY, AND BETWEEN THE HOURS OF 8:00 AM AND 1:00 AM FRIDAY AND SATURDAY

Unanimous

CHRIS GLORE, Planning & Development Department, stated that staff finds Title 19A is silent regarding the range of uses permitted with Special Use Permit approval in the existing C-V (Civic) zone. The proposed uses are not in themselves public or quasi-public uses and will be temporary in nature and operated under the Las Vegas Convention and Visitors Authority oversight. Staff notes that an existing tavern license has been used in the concession area for Cashman Center and still remains in effect. Staff finds the proposed uses can be compatible with the adjacent existing residential uses with certain conditions regarding screening, noise control and hours of operation. Staff recommended approval.

ATTORNEY LUKE PUSCHNIG, Legal Counsel for the Las Vegas Convention and Visitors Authority, 3150 Paradise Road, appeared together with VAL JONES, Director of Facility for Cashman Center. MR. PUSCHNIG explained that in 1984 there was some mix-up on what exactly was approved and at this time they need to comply and get the use permit for the actions that are taking place at Cashman Center. He noted that in discussion with staff it was agreed that Condition #3 be modified that outdoor display for unsecured storage of any merchandise is prohibited. He also asked that a sentence be added to Conditions #4, 5 and 6 stating that the restriction does not apply to Cashman Field Stadium because it would be difficult to have Triple A baseball games. Cashman Field was established in 1983 at the request of the City and the Las Vegas Convention Authority has been running the facility since then.

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U-0001-84(3) - CLARK COUNTY

4. Doors to the exterior, if directly accessing meeting hall space where a banquet or religious event is being held, shall remain closed during the duration of every banquet and religious event with amplified sound, except for loading/unloading and other immediate access needs.
5. Permanent outdoor seating is prohibited in association with the proposed open air vending business.
6. The hours of operation of any open-air vending / transient sales shall be limited to between the hours of 7:00 AM and 7:00 PM Sunday – Thursday, and between the hours of 8:00 AM and 10:00 PM Friday and Saturday.

ATTORNEY PUSCHNIG indicated that Cashman Center has been a good neighbor to the surrounding residential neighborhoods. There is a substantial amount of space between the operation of Cashman Center and these neighborhoods. Therefore, he asked that Condition #6 be deleted or have the ability to have a little bit more time on the closures of these conventions and trade shows and/or public events. He pointed out that at Cashman Center last year there were four conventions, 177 events, 266 meetings and 72 Stars Baseball games, including events such as Stand Down From the Homeless and craft festivals.

MS. JONES added that on the hours of operation, besides the events that are held in the stadium, events are also held in the halls that might go beyond the 10:00 p.m. timeframe or that go beyond the Sunday night 7:00 p.m. restriction. ATTORNEY PUSCHNIG pointed out that the Jaycee State Fair has been held at Cashman Center for 15 years realizing that the center is surrounded by residential neighborhoods making sure that their concerns are taken care of. In fact, this is demonstrated by the fact that there are no protests related to this application.

CHAIRMAN BUCKLEY declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, asked that the Planning Commission approve the Special Use Permit request.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

COMMISSIONER GALATI discussed with ATTORNEY PUSCHNIG that wording be added to Conditions #4, 5 and #6 referring to the inside of Cashman Field Stadium. He further discussed with MR. GLORE that the intent of Condition #6 referring to the hours of operation was to address open air vending that would occur outside the exhibit hall, such as in the parking lots. Staff feels strongly that that condition is reasonable to impose on the true open air vending activities. Anything that were to occur within the exhibit halls themselves would not be affected by the condition as it is in fact not under the definition of open air vending transient sales. ATTORNEY PUSCHNIG asked whether a compromise could be reached of closing at 10:00 p.m. on Sunday through Thursday and closing on 12:00 a.m. on Friday and Saturday. COMMISSIONER BUCKLEY indicated that this is a reasonable request. MR. GLORE reiterated that staff feels that in a neighborhood that is primarily residential adjacent to these parking lots, to be conducting business with the accompanying amplified music, conversation and general noise, midnight on weekends and 10:00 p.m. on weeknights would be too late.

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U-0001-84(3) - CLARK COUNTY

COMMISSIONER TRUESDELL noted that Cashman Center is a great facility for downtown Las Vegas and asked why this facility does not participate in conventions such as Comdex in order to bring those people downtown. MS. JONES replied that in the past a portion of Comdex was held at Cashman Center. However, Cashman Center has changed in that it does not have the room available for many of the conventions. In fact, it is full every weekend this year for other conventions. But hopes to get Comdex at some point in time. ATTORNEY PUSCHNIG commented that the Las Vegas Convention and Visitors Authority has begun to market Cashman Center to those conventions and trade shows to bring them to Cashman Field. In addition, they have been looking in expanding Cashman to be able to bring even more conventions and trade shows and consequently money into downtown Las Vegas.

COMMISSIONER QUINN moved to approve this request and added that he feels very comfortable with Cashman Field and the Convention Center and that they would police themselves very well. He does not feel that extending the hours of operations would be a detriment to the surrounding neighborhood.

To be heard by the City Council on January 3, 2001.

(8:11 - 8:27) 2 - 1192

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ITEM

ACTION

C-7.

**U-0178-00 - SHAI ENTERPRISES LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE at 4371 North Rancho Drive (APN: 138-02-701-005), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 246

APPROVALS 0

PROTESTS 1 (Speaker)

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

1. Underground fuel storage tanks and associated pipelines shall be of double-wall construction or shall incorporate a form of "secondary containment" to limit the potential releases of fuel to the environment.

2. The gas station shall also incorporate a continuous leak detection system to monitor for potential fuel releases.

Planning and Development

3. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless an Extension of Time is granted.

Quinn-
APPROVED SUBJECT TO CONDITIONS
Motion carried with Gordon excused

JOEL McCULLOCH noted that staff finds the gasoline sales would be an appropriate ancillary use to the existing convenience store. This property originally had gasoline sales. However, the property was closed for a longer period of time that would be allowed for grandfathering the use in. Thus, the Special Use Permit was required for gasoline sales, which can be conducted in a manner that is harmonious and compatible with the existing and planned land uses. Therefore, staff recommended approval.

JOSEPH SHY, 3509 Leor Court, concurred with staff's recommendations and conditions.

CHAIRMAN BUCKLEY declared the Public Hearing open.

TODD FARLOW, 240 North 19 Street, expressed concern about whether this gasoline station would have double-wall tanks as required by State law.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

CHARIMAN BUCKLEY indicated that Condition #1 requires that double-wall tanks be constructed. DEPUTY CITY ATTORNEY STEVE GEORGE verified that this is mandated under State law, as well as under Federal law.

To be heard by the City Council on January 3, 2001.

(8:28 - 8:30) 2 - 1817

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ACTION

C-8.

U-0179-00 - WEST SAHARA ASSOCIATES

Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 6352-6354 West Sahara Avenue (APN: 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (McDonald).

NOTICES MAILED 212

APPROVALS 0

PROTESTS 2 [At Meeting]

CONCERNS 1 [At Meeting]

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

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

2. This Special Use Permit requires maintenance of seating for a minimum of 45 people at all times.

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

4. The sale of alcoholic beverages shall be limited to the sale of beer and wine.

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code which states that a restaurant service bar license authorizes alcoholic beverages to be sold for consumption only in connection with meals served at tables on the premises of the restaurant where the same are sold.

6. All City Code Requirements and all City Departments' design standards shall be met.

Galati-

APPROVED SUBJECT TO CONDITIONS AND APPROVAL IS CONTINGENT ON A STAFF REVIEW OF PARKING
Motion carried with Gordon excused

PHYLLIS GABB, Planning & Development Department, stated that staff finds the proposed service bar in conjunction with an existing restaurant is permitted in the C-1 Limited Commercial Zoning District with approval of a Special Use Permit. Section 19A of the Las Vegas Municipal Code requires a restaurant service bar to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children or City park. In this case there is no protective use known to be within the required separation distance. Staff finds that the proposed restaurant service bar use is less intense than many of the surrounding uses and is compatible with the existing uses and future land uses as projected in the General Plan. Therefore, staff recommended approval subject to conditions, including that the sale of alcoholic beverages be limited to beer and wine only.

FRED PARENT, Property Manager of West Sahara Town Plaza, which is owned by West Sahara Associates, appeared on behalf of the applicant. He noted that the request is for a beer and wine license for a pizza type sit down restaurant in a shopping center that has 66,800 square feet of space. The only large restaurant located in this area is Big Dog.

CHAIRMAN BUCKLEY declared the Public Hearing open.

EUGENE BADAME, 6340 Vicuna Drive, resides behind the shopping center and does not object to the restaurant. However, he is concerned about parking. The owner of Desert GMC dissolved his employee parking and they currently park on Torrey Pines. When the residents protested he leased the rear parking lot of the shopping center for his employees. Some of them park on the east side of Torrey Pines all the way to Peppermill Drive. He further stated that Desert GMC is violating the Special Use Permit.

MARTY GLEN, 38 Alpine Way, Bid Dog Hospitality Group, expressed concern regarding the proximity of an establishment that serves alcohol. His understanding is that there is a 1500-foot separation from property line to property line. Another concern is the amount of additional parking that would be required in an already restricted parking lot.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-0179-00 - WEST SAHARA ASSOCIATES

CHAIRMAN BUCKLEY asked staff whether there would be any change in the parking requirements for this shopping center based on this Special Use Permit. JOEL McCULLOCH, Planning & Development Department, replied that it would make a difference whether this is an existing restaurant or one that is still in the proposal stage. Generally, a restaurant use requires more parking than a retail user within that space. That should have been addressed during the Business Licensing portion of this application.

As far as the 1500-foot separation, MS. GABB clarified that that is between taverns and this is within a restaurant, therefore there is no similar limitation. The only distance separation is the 400 feet from protected uses. DEPUTY CITY ATTORNEY STEVE GEORGE further clarified that there is no distance separation requirement between locations with a Special Use Permit for beer and wine. The distance separation requirement only deals with tavern to tavern.

DON FABBI, 6304 Peppermill Drive, appeared in opposition of this project. There are already loud noises coming from the Big Dog restaurant and would add to the already parking problem. The residents want to retain their quality of life.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

MR. PARENT indicated that within the last year a movie theater located in this shopping center has closed, which had a parking requirement of 100 spaces. It was replaced with a Goodwill Superstore, reducing the parking requirement. The entire shopping center has more than adequate parking to service the proposed restaurant and still remain within code. MR. PARENT clarified for CHAIRMAN BUCKLEY that when the movie theater was closed Desert GMC requested that approximately 40 employees be allowed to park in the rear on a monthly lease that could be cancelled within 30 days if parking ever became a problem. As far as MR. FABBI's concern, a mini storage unit is located between the shopping center and his residence. Therefore, he should not hear any noise coming from the restaurant.

CHAIRMAN BUCKLEY asked whether staff took into consideration the lease of 60 spaces for this application. MS. GABB replied that parking was not looked at for this request and that it would be looked at when the applicant will apply for a business license. If there is a deficit it will be addressed at that time. CHAIRMAN BUCKLEY pointed out that there should be a record in this use permit that there is a parking lease at this location.

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ITEM

ACTION

U-0179-00 - WEST SAHARA ASSOCIATES

COMMISSIONER GALATI requested that Neighborhood Services look into addressing the parking problem that is being created by the GMC Dealership.

MR. BADAME further commented that the City does not provide nighttime street sweeping services, therefore that portion of the street that is being used for employee parking never receives street sweeping services. If additional vehicles would be parking there the same situation will occur. MR. BADAME indicated that he called Neighborhood Services to report this concern.

To be heard by the City Council on January 3, 2001.

(8:30 - 8:42) 2 - 1942

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-9.

U-0180-00 - HENRI AND ROSIE TEVA

Request for a Special Use Permit, Site Development Plan Review and Waiver of Landscaping Requirements FOR THE PROPOSED CONVERSION OF AN 1,890 SQUARE FOOT RESIDENCE TO A CHURCH on 0.142 acre located at 222 South Bruce Street (APN: 139-35-413-100), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

NOTICES MAILED

APPROVALS

PROTESTS

CONCERNS

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Galati

WITHDRAWN WITHOUT PREJUDICE

Unanimous

CHAIRMAN BUCKLEY announced the applicant requested that the item be withdrawn.

The applicant, HENRI TEVA, 222 South Bruce Street, was present.

(6:13 – 6:14) 1-206

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-10.

U-0181-00 - ROME 13.75, 11.15, AND 7.5

Request for a Special Use Permit FOR PACKAGED LIQUOR SALES IN CONJUNCTION WITH A PROPOSED GROCERY STORE on 22 acres located at the southwest corner of the intersection of Buffalo Drive and Rome Boulevard (APN: 125-21-801-003, 012, 015, and 017); T-C (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 75

APPROVALS 0

PROTESTS 0

CONCERNS 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. 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.

Quinn -

APPROVED SUBJECT TO CONDITIONS

Motion carried with Gordon excused

JOEL McCULLOCH, Planning & Development Department, stated that staff finds that the sale of packaged liquor in conjunction with the proposed grocery store is an appropriate use within the Town Center Zoning District. It will be adequately accessed to the site and use can be conducted in a manner that is harmonious and compatible with future development within Town Center. There are no protective uses within 400 feet of this proposal.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the application together with CALVIN CHAMPLAIN and concurred with staff's recommendations.

CHAIRMAN BUCKLEY declared the Public Hearing open.

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

CHAIRMAN BUCKLEY declared the Public Hearing closed.

To be heard by the City Council on January 3, 2001.

(8:42 - 8:45) 2 - 2460

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-11.

**Z-0095-91(3) - BUREAU OF LAND
MANAGEMENT**

Required Two Year Review on an approved Review of Condition for 20 acres on the northwest corner of the intersection of Decatur Boulevard and Iron Mountain Road (APN: 125-01-701-001) which allowed the delay of the installation of the required landscaping, C-V (Civic) Zone, Ward 6 (Mack).

NOTICES MAILED

APPROVALS

PROTESTS

CONCERNS

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Galati -

**ABEYANCE TO THE DECEMBER 21, 2000 PLANNING
COMMISSION MEETING**

Unanimous

JOEL McCULLOCH explained that the item has to be properly posted and requested that it be held in abeyance. The representatives for Nevada Power could not be present.

(6:14 – 6:15) 1-238

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-12.

**Z-0097-00 - ASTORIA IRON MOUNTAIN
LIMITED LIABILITY COMPANY**

Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 5.15 acres on the south side of O'Hare Avenue, approximately 620 feet east of Fort Apache Road (APN: 125-05-402-001), PROPOSED USE: 22 LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

NOTICES MAILED 42 [Mailed with Z-0097-00(1)]

APPROVALS 0

PROTESTS 0

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

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

2. Compliance with all applicable Conditions of Approval for SD-0033-00.

Public Works

3. Construct half-street improvements including appropriate overpaving if legally able on O'Hare Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works.

4. Provide a minimum of two lanes of paved, legal access to this site along a logical route prior to final inspection of any units within this development as required by the Department of Public Works. Additional paved access routes may be required if neighborhood traffic patterns so necessitate as determined by the Traffic Engineer and/or in the approved Traffic Impact Analysis.

Quinn -

APPROVED SUBJECT TO CONDITIONS

Motion carried with Buckley abstaining because his firm does work for Astoria Homes and Gordon excused

JOEL McCULLOCH, Planning & Development Department, noted that staff finds that the request conforms to the General Plan. It will be compatible with surrounding development and approved densities in the area. Therefore, staff recommended approval.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He explained that this is an infill that the applicant was able to acquire and incorporate into a subdivision plan. He concurred with staff's recommended conditions.

VICE CHAIRMAN GALATI declared the Public Hearing open.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in support of this application.

VICE CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item C-13 for related discussion.

To be heard by the City Council on January 3, 2001.

(8:45 - 8:47) 2 - 2555

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ACTION

**Z-0097-00 - ASTORIA IRON MOUNTAIN
LIMITED LIABILITY COMPANY**

APPROVED

5. Extend public sewer in the Fort Apache Road alignment from Iron Mountain Road north to O'Hare Avenue, unless the City Engineer approves an alternative alignment. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.

6. An update to the approved Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, 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 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 or the recordation of a Final Map for this site. The Traffic Impact Analysis shall address proposed access routes to 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.

7. 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, submittal of any construction drawings, 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

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**Z-0097-00 - ASTORIA IRON MOUNTAIN
LIMITED LIABILITY COMPANY**

APPROVED

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.

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

9. The final layout of this site shall be determined at the time of approval of the Tentative Map.

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ACTION

C-13.

**Z-0097-00(1) - ASTORIA IRON MOUNTAIN,
LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 22 LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION on 6.56 acres on the south side of O'Hare Avenue, approximately 620 feet east of Fort Apache Road (APN: 125-05-402-001, 401-001, 403-001, & 404-003), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 42 [Mailed with Z-0097-00]

APPROVALS 0

PROTESTS 0

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

1. Building setbacks shall be as follows:
Front = 18 feet with front-loaded garages, 14 feet with side-loaded garages; Rear = 15 feet; Side = 5 feet; and Corner Side = 10 feet.

2. Compliance with all applicable Conditions of Approval for Z-0097-00 and SD-0033-00.

Quinn -

APPROVED SUBJECT TO CONDITIONS

Motion carried with Buckley abstaining because his firm does work for Astoria Homes and Gordon excused

JOEL McCULLOCH, Planning & Development Department, noted that staff finds that the proposed site plan conforms to the intent of R-PD Zoning District and the Las Vegas Urban Design Guidelines and Standards. Therefore, staff recommended approval.

VICE CHAIRMAN GALATI declared the Public Hearing open.

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

VICE CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item C-12 for related discussion.

To be heard by the City Council on January 3, 2001.

(8:45 - 8:47) 2 - 2555

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ITEM	ACTION
C-14. <u>Z-0100-64(175) - 528 CASINO CENTER TRUST</u> Request for a Site Development Plan Review FOR A PROPOSED 7,800 SQUARE FOOT OFFICE BUILDING; FOR A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETScape DESIGN AND LANDSCAPE STANDARDS; AND FOR A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on 0.16 acre on the northwest corner of the intersection of South Casino Center Boulevard and Bonneville Avenue (APN: 139-34-311-048), C-2 (General Commercial) Zone, Ward 3 (Reese). <u>NOTICES MAILED</u> 95 <u>APPROVALS</u> 0 <u>PROTESTS</u> 2 <u>CONCERNS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, Subject to: <u>Planning and Development</u> 1. The Waiver of Parking approval is subject to the applicant working with Planning and Development Department staff and adjacent property owners toward obtaining an off-site parking agreement in compliance with the applicable requirements of Municipal Code Title 19A.10.010(H), demonstrating to the satisfaction of the Planning and Development Director that a minimum of fifteen (15) off-site parking spaces will be available for the employees on the subject site. 2. The landscape plan shall be revised to depict a double row of 36-inch box (48 inch box preferred) or greater trees placed 15 feet on center within the planters along the Bonneville Avenue site frontage, to the satisfaction of Planning and Development Department staff prior to the approval of any building permits.	Truesdell – APPROVED SUBJECT TO CONDITIONS AND APPROVING THE LANDSCAPE PLAN AS SUBMITTED AT THIS MEETING, INCLUDING THE FIVE OFF-SITE PARKING SPACES AND ONE ADDITIONAL HANDICAP SPACE Motion carried with Gordon excused CHRIS GLORE, Planning & Development Department, explained that staff finds that the proposed site plan shows consistency with certain Downtown Centennial Plan Development Standards goals and objectives, including the urban form objective to bring building facades to the property line, sidewalk edge along primary pedestrian streets and the urban form goals and objectives regarding requirements for landscape setbacks along primary vehicular streets. The proposed site plan also shows consistency with applicable Downtown Centennial Plan site planning standards, including orienting auto related facilities away from public view and oriented public entrances toward major street frontages. Staff notes that the Las Vegas Municipal Code Title 19A.10.010 requires the total of 26 off-street parking spaces for the proposed office use. The applicant is requesting a waiver to that standard and will be providing 11 parking spaces on the site, less than one half of the required spaces in Title 19A. Staff can support the waiver of the parking because this is evolving into a more pedestrian oriented district. However, staff is concerned that cumulative effects of on-street parking in the area could be significant if multiple new developments in the area come forward all with parking deficiencies. Therefore, staff finds the request for a waiver of the parking standards would be appropriate with a condition requiring the applicant to obtain an off-site parking agreement in compliance with the applicable requirements of the Municipal Code demonstrating a minimum of 15 off-site parking spaces will be available for the employees of the office uses. The submitted materials with this application do not indicate compliance with two of the applicable Downtown Streetscape Standards, which require that the use of arcades, awnings, canopies and other shade devices is strongly encouraged. East-west streets shall be designed thematically with shade trees as the primary landscape element. When shade trees are provided in lieu of a required arcade or other architectural shade device, a double row of 36-inch box or greater trees placed 15 feet on center is required.

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ACTION

Z-0100-64(175) - 528 CASINO CENTER TRUST

3. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

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

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

Public Works

6. Dedicate a 10-foot right-of-way radius on the northwest corner of Casino Center Boulevard and Bonneville Avenue prior to the issuance of any permits.

7. 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 concurrent with on-site development activities.

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

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

Staff finds the proposed building elevations will not incorporate an arcade or other shade device and proposed landscaping is not consistent with the double row tree planting required in lieu of shade design. Staff recommends a condition requiring the landscape plan be revised to depict a double row of 36-inch box or greater trees planted 15 feet on center within the landscape planter along Bonneville Avenue site frontage. Staff recommended approval.

DOM CAMBEIRO, 3555 Pecos-McLeod, appeared together with the applicant, ATTORNEY PAUL SCHOFIELD. MR. CAMBEIRO stated that the proposed 7800 square foot building will have full underground parking. This project falls within the Las Vegas Downtown Centennial Plan and the site is included in the office core overlay district. He commended the Planning Commission, City Council and staff in trying to attract new business to Downtown, which hopefully the Las Vegas Downtown Centennial Plan will do.

He addressed the landscaping and parking. He stated that 11 parking spaces would be provided with ample parking to be located in the underground parking. Two spaces were added for motorcycles in the underground parking. Additionally, the Downtown Centennial Plan Area indicates that Bonneville Avenue is intended to be somewhat pedestrian oriented and there will be plenty of parking, particularly when the Justice Center completes their massive parking structure.

As far as the landscaping, he would be providing sufficient landscaping according to the Centennial Plan with trees along Bonneville Avenue, in a canopy type. Palm trees will be provided along the Casino Center Boulevard corridor. He asked for the opportunity to work with staff to incorporate a comprehensive landscaping that includes some desert landscaping to bring out the building's southwest motif. However, the canopy concept will still be maintained along Bonneville Avenue.

MR. CAMBEIRO asked for clarification of Condition #6 regarding the 10-foot right-of-way on the northwest corner of Bonneville Avenue. CHERI EDELMAN, Public Works, replied that the right-of-way was never granted, even though the improvements were made. However, the applicant does not need to grant any further right-of-way.

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Z-0100-64(175) - 528 CASINO CENTER TRUST

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, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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. Landscape and maintain all unimproved right-of-way on Casino Center Boulevard and Bonneville Avenue adjacent to this site.

11. Submit an Encroachment Agreement for all landscaping and private improvements located in the Casino Center Boulevard and Bonneville Avenue public right-of-way adjacent to this site prior to occupancy of this site.

ATTORNEY SCHOFIELD indicated that he is proposing to put his law office at this location. He was the owner and occupant of a building, which was taken over by the County as an ancillary property for the Justice Center. In fact, the entire block where his building was located is designated for a parking garage for the Justice Center. To require 26 parking spaces for the proposed building is economically impossible and represented that the building is a copy of the old Clark Washoe Building; its size, interior, underground parking, and two stories. Street parking was provided with meters. His law office does not generate a large amount of traffic because at most times he goes to where his clients are. He truly wants to be downtown and indicated that he might be able to get five off-site parking spaces. He asked the Planning Commission to give consideration removing some of the restriction regarding the parking.

CHAIRMAN BUCKLEY declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, verified with ATTORNEY SCHOFIELD that there would not be a bus stop in front of the proposed office building as it would be too close to the intersection and be a hazard to traffic.

JAMES SUTER, 3543 Wild Cherry Court, owns property immediately adjacent to the proposed project, at 526 South Casino Center. He asked the setback of the proposed building from the north property line and the degree of the ramp coming off the alley going down into the underground parking. His concern is that a vehicle exiting at an upward degree into the small alley where it is impossible for two vehicles to pass going in opposite directions because the ability to see what is in the alley is probably minimal. This will cause a traffic hazard. His three renters have expressed concern about construction noise and dust and asked that measures be taken to ensure that construction noise and dust levels are kept at a minimum. MR. SUTER further stated that the parking provided is not sufficient and wonders whether the five off-site parking would be provided. Additionally, he does not want parking meters in front of his residential property.

CHAIRMAN BUCKLEY declared the Public Hearing closed.

MR. CAMBEIRO responded to MR. SUTER's questions by indicating that there would be a zero lot setback providing the required fire separation on the wall and the height of the parapet to comply with all Building Codes. The ramp leading to the underground parking is a standard normal ramp.

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Z-0100-64(175) - 528 CASINO CENTER TRUST

COMMISSIONER QUINN confirmed with MR. CAMBEIRO that he would provide an additional handicap parking space.

COMMISSIONER TRUESDELL noted that this is a unique site and buildings of this type are needed back downtown. While the parking variance is probably greater than staff would like on typical buildings, the long-term plan for downtown is more for centralized parking and pedestrian friendly.

MR. GLORE commented that staff was recommending denial of the landscape waiver. However, the applicant indicated that they are providing the landscape plan as discussed at this meeting, which appears to be in substantial compliance with the Downtown Centennial Plan Standards. Therefore, he suggested that the Planning Commission amend the motion to accept the landscape plan as submitted at this meeting.

COMMISSIONER QUINN suggested that one handicap space could be placed in front of the building on the street. MR. GLORE replied that Title 19A specifically prohibits required parking to be met on street, so that would not be feasible.

COMMISSIONER TRUESDELL moved to approve the application modifying the staff requirement that the landscape plan is as submitted at this meeting, including the five off-site parking space agreement and including the applicant's commitment to provide an additional handicap requirement for the project. The applicant concurred.

To be heard by the City Council on January 3, 2001.

(8:47 - 9:15) 2 - 2708

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ITEM

ACTION

C-15.

**Z-0052-00(1) - MERIDIAN NEUROCARE,
LIMITED LIABILITY COMPANY ON BEHALF
OF MILLENNIUM PROPERTIES &
DEVELOPMENT**

Request for a Site Development Plan Review FOR A PROPOSED 35,132 SQUARE FOOT, TWO-STORY OFFICE COMPLEX on 2.45 Acres on the northwest corner of the intersection of Buffalo Drive and Carmen Boulevard, (APN: 138-28-501-007), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 2 (L.B. McDonald).

NOTICES MAILED 536

APPROVALS 0

PROTESTS 1 [Outside Notification]

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

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

2. The landscape plan shall be amended to depict planters along Buffalo Drive and Carmen Boulevard to incorporate at least 36-inch box trees installed at a minimum of thirty feet on-center. The landscape plan shall also be amended to depict 36-inch high berms within the landscape planters along Buffalo Drive and Carmen Boulevard.

3. Freestanding signage shall be limited to one monument sign, with a maximum height of eight feet, on Buffalo Drive. The sign shall utilize materials and colors reflecting the building design. Wall signage shall not be allowed.

Galati -

APPROVED SUBJECT TO CONDITIONS

Motion carried with Gordon excused

CHRIS GLORE, Planning & Development Department, advised that this Site Development Plan Review was remanded back to the Planning Commission by City Council action on 9/6/00 due to a proposed revision to the site plan. Staff finds the revised elevations submitted depict building rooflines comparable to that of adjacent residential development. The elevations also depict horizontal step backs and various façade plans to reduce the appearance of bulk and façade finish with visual interest features. Staff recommends a condition to address signage that as such free standing signage be limited to one monument sign with the maximum height of eight feet on the Buffalo Drive street frontage and that wall signage not be allowed. Staff recommended approval.

JEFF CHANEY, 8665 West Flamingo, concurred with staff's conditions and thanked MR. GLORE and his staff for their assistance with this project.

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.

Final Action

(9:15 - 9:17) 3 - 316

PLANNING COMMISSION

MEETING OF

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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**Z-0052-00(1) - MERIDIAN NEUROCARE,
LIMITED LIABILITY COMPANY ON BEHALF
OF MILLENNIUM PROPERTIES &
DEVELOPMENT**

APPROVED

4. 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.

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

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

7. 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.

8. 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

9. Remove all substandard public street improvements, if any, on Buffalo Drive adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

10. 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. Construct the full width of all driveways servicing this site concurrent with development of this site.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0052-00(1) - MERIDIAN NEUROCARE,
LIMITED LIABILITY COMPANY ON BEHALF
OF MILLENNIUM PROPERTIES &
DEVELOPMENT

APPROVED

11. Site development to comply with all applicable Conditions of Approval for Z-52-00 and all other site-related actions.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-16.

SD-0045-00(1) - TOM WIESNER

Request for a Waiver of Landscaping Requirements TO ALLOW A THREE-FOOT WIDE LANDSCAPE PLANTER WITH TREES PLANTED FIFTY FEET ON-CENTER ALONG THE NORTH PROPERTY LINE WHERE AN EIGHT-FOOT WIDE LANDSCAPE PLANTER CONTAINING TREES PLANTED 30 FEET ON-CENTER IS REQUIRED; TO ALLOW NO LANDSCAPE PLANTER AND TREES PLANTED FROM 20 TO 90 FEET ON-CENTER ALONG THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT WIDE LANDSCAPE PLANTER CONTAINING TREES PLANTED 20 FEET ON-CENTER IS REQUIRED; AND TO ALLOW A EIGHT-FOOT WIDE LANDSCAPE PLANTER CONTAINING TREES PLANTED 35 FEET ON-CENTER ALONG THE FRONT PROPERTY LINE WHERE A FIFTEEN-FOOT WIDE PLANTER CONTAINING TREES PLANTED 20 FEET ON-CENTER IS REQUIRED IN CONJUNCTION WITH AN APPROVED 9,715 SQUARE FOOT ADDITION TO AN EXISTING TAVERN (DRAFT HOUSE) at 4543 North Rancho Drive (APN: 138-02-202-014), C-2 (General Commercial), Ward 6 (Mack).

NOTICES MAILED 541

APPROVALS 0

PROTESTS 5 [At meeting]

CONCERNS 0

STAFF RECOMMENDATION: APPROVAL,
Subject to:

Planning and Development

1. A revised landscaping plan shall be submitted which depicts a minimum five-foot wide landscape planter along the north property line; and depicts along the entire south property line a minimum five-foot wide planter with 36-inch box trees spaced 20 feet on center, shrubs and ground cover.

**Galati –
DENIED
Unanimous**

PHYLLIS GABB, Planning & Development Department, explained that on the north property line adjacent to undeveloped C-1 property the applicant is proposing a three-foot wide planter with trees 50-feet on center, shrubs and groundcover. Staff recommends for this portion that the landscaping proposed would provide adequate buffering. However, staff finds that a minimum width of five feet is the minimum required for tree development. Along the front property line, along Rancho Drive, the applicant is proposing an eight-foot wide planter with trees 65 feet on center, shrubs and groundcover. Staff finds that this existing landscaping is acceptable and recommends approval of this portion of the waiver request.

Along the south property line adjacent to single family homes the applicant is proposing 24 inch box trees, planted from 20 feet to 90 feet apart with no continuous landscape planter. Staff finds that the proposed expansion of the tavern would result in the doubling of an intensive use, which in its current size has been the cause of various problems for the adjacent homes. Staff finds that a buffering with adequate landscaping is necessary to mitigate the noise and nighttime lighting problems that the residents are currently experiencing. In this location staff is recommending a minimum five-foot wide planter with 36-inch box trees, 20 feet apart. Therefore, staff recommends approval.

BOB SHERMAN, Sherman Architecture, appeared on behalf of the applicant, TOM WIESNER, owner of the Draft House, who was also present. MR. SHERMAN thanked the Planning staff for meetings trying to mitigate the issues raised by the neighbors. The existing building has limited parking and the applicant is trying to maintain that parking. He clarified that the south property line is adjacent to residential. The existing configuration of the parking is adjacent to a wall and there is no existing landscape strip and it is physically impossible to put one in without losing about 20 cars. That is exactly the place where the cars need to be, adjacent to the entrance rather than several feet away. He is trying hard to find a way to provide tree landscaping and not build a planter because the planter would not provide sufficient room for parking. He proposed and requested that he be allowed to put trees in cutout planters within the existing asphalt and those trees being placed between cars, 18 feet on center.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

SD-0045-00(1) - TOM WIESNER

2. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and 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.

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

MR. SHERMAN added that they excluded landscape along the south boundary because over much of that boundary are significant trees. He presented a photograph reflecting the boundary wall with mature trees and if they are required to come in and place a five-foot planter strip, he is not sure which trees will die first. He is not sure whether good planting and trying to maintain trees on that boundary is going to satisfy the concerns of the neighbors. In previous meetings it was discussed that if they could find a way to plant trees centered on neighbors' parcels that it would be a move in the right direction. MR. SHERMAN added that he is not certain that adding trees will have any kind of effect. Trees could be added in areas that do not have trees and achieve the same effect.

On the north property line adjacent to existing undeveloped C-2, underneath power lines that service the neighborhood to the west, he proposes to do minimum screening and if they could find a way to put the three foot landscaping, add the trees where the screening needs to be, they could mitigate the neighbors. Again, if the planter is put in 15 parking spaces will be lost and then would have to come back and request a parking waiver.

CHAIRMAN BUCKLEY declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, stated that the landscaping is not enough and that the applicant should conform to the established landscaping requirements.

CAROL LeDUC, 7575 Rome Boulevard, stated that the residents deserve to have a proper buffer because they have to endure the applicant's doubling the size of the Draft House, and noise coming from the establishment. She suggested that the applicant get rid of the metal building and replace it with parking spaces and at the same time meet every neighborly landscape requirement.

JIM PRESLEY, 6416 Wheelbarrow Peak Drive, noted that he lives directly behind the Draft House. About three months ago his wall was knocked down from the top by a truck that had pipes sticking out of the back. His concern is that if the wall is knocked down again his children might be injured. An eight-foot planter box that the residents are requesting would stop vehicles hitting or knocking down the wall.

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ACTION

SD-0045-00(1) - TOM WIESNER

RUSSELL BRIDGES, 6420 Wheelbarrow Peak Drive, stated that he resides directly behind the Draft House and is also concerned about not having a buffer between the wall and the parking lot of the Draft House. He has small children that play in the backyard and is concerned for their safety. Other commercial sites in the same area all have buffers between the commercial and residential. MR. BRIDGES pointed out that the applicant agreed to put in the buffers at the last neighborhood meeting. The buffer is less than giving up some parking space.

KAREN DYKA, 6501 Wheelbarrow Peak Drive, submitted a petition with 48 signatures opposing a waiver of the landscaping requirement and photographs showing some of her concerns. The residents feel that the City Planning codes for landscaping are designed to protect private residential property from intrusion by an adjacent business. Currently, the Draft House has invasive lights from the parking lot, bottles are thrown over the fence, walls are broken, and the noise continues into the night. Additionally, with the new expansion these problems are expected to intensify. The required landscaping will help reduce the present intrusion this business has imposed on the neighbors and will become even more important after the expansion. MS. DYKA suggested that MR. WEISNER use the two lots that he owns located to the west for any additional parking.

MR. SHERMAN recognized that the concerns are adjacent to the south property line and offered to make the transfer of that planter bed to that side and plant the trees as Planning staff recommended mitigating the residents' concerns. In terms of the operation of that existing business, it is the wrong place to park the cars.

COMMISSIONER GALATI discussed that when a building is designed there needs to be a balance between the required setbacks, the required landscaping, the required parking and the square footage. That is what makes a project work. The Planning Commission made many concessions the first time this project came forward. In fact, the landscaping was one of those concessions that were not made because the neighborhood needed to be protected. The waiver of the landscaping would not provide an adequate buffer for that neighborhood.

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ITEM

ACTION

SD-0045-00(1) - TOM WIESNER

COMMISSIONER GORDON discussed with MR. SHERMAN that the distance between the metal building and the C-2 property at the beginning of the parking is 35 feet. He would only need about 25 feet to come out of there. He suggested taking that row of parking, moving it north, eliminating five parking spaces at the ends of the north/south aisle. Then he could bring that 10 feet that was saved in the parking space, add it to the south line and put an eight-foot planter in that area.

MR. SHERMAN stated that the calculation for parking is based upon shared parking of the common parking area. COMMISSIONER BUCKLEY asked staff whether they agreed with MR. SHERMAN's suggestion of taking the three-foot landscaping strip putting it adjacent to the south boundary residential, and filling in the trees as necessary to give the buffering that is needed. According to MR. SHERMAN doing this the parking would not be lost and there would be more than adequate trees without the planter bed. Additionally, bumpers would be installed to mitigate cars from hitting the wall. MS. GABB replied that staff prefers to have at least a five-foot planter for the development of the trees because the trees would not be able to survive in a three-foot planter. Staff also prefers a 20-foot on center planter. Staff feels it is appropriate to require the residents to maintain trees on their property.

Subsequent to the motion COMMISSIONER GORDON advised the Board that he pushed the wrong button when he voted no, but should have been voting yes. DEPUTY CITY ATTORNEY STEVE GEORGE advised that the motion could be reconsidered and a vote could be taken on the motion again. When COMMISSIONER QUINN expressed concern about his vote, CHAIRMAN BUCKLEY stated that the motion was for denial for the waiver of landscaping and that a yes vote would be an approval of the denial. Therefore, a motion by Gordon to reconsider carried unanimously, as well as a motion for denial.

To be heard by the City Council on December 20, 2000.

(7:37 - 8:05/8:27 - 8:28) 2 - 63/2-1805

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
D.	NON PUBLIC HEARING ITEMS:
D-1.	<u>ABEYANCE - SD-0062-00 - RONALD AND LYNN FOGLIA</u> Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A 2,580 SQUARE FOOT OFFICE BUILDING on 0.21 acre located on the north side of Transverse Drive, approximately 160 feet west of Jones Boulevard (APN: 163-01-101-008), R-E (Residence Estates) Zone under Resolution of Intent to O (Office), Ward 1 (M. McDonald). <u>NOTICES MAILED</u> N/A <u>APPROVALS</u> 0 <u>PROTESTS</u> 0 <u>CONCERNS</u> 0 <u>STAFF RECOMMENDATION:</u> APPROVAL, Subject to: <u>Planning and Development</u> 1. Submit for staff review a revised site plan indicating conformance to the approved Conditions for V-0005-00 which required the building be moved to the north to provide a minimum front yard setback of 8 feet-9 inches and a rear yard setback of 12 feet. 2. Submit for staff review a revised site plan indicating conformance to the site plan approved for V-0005-00 which required that the driveway adjacent to the west side of the building be reduced to 12 feet, and to provide a five foot wide landscape planter along the west property line with 24 inch box trees placed 30 feet on center. 3. 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.

Quinn –
APPROVED SUBJECT TO CONDITIONS
Motion carried with Gordon excused

JOEL McCULLOCH, Planning & Development Department, explained that the site plan submitted for this project does not conform to the plan approved by the City Council with regard to a Variance request [V-0005-00] for reduced setbacks. That approval required a five-foot wide landscape planter along the west property line. It also required reducing the driveway along the western edge of the proposed building to 12 feet and moving the proposed building to the north and west, thus increasing the front setback to a minimum of eight feet nine inches and reducing the rear yard setback to 12 feet. Staff recommends a condition requiring conformance to that approved site plan. Staff however, does recommend approval subject to conditions, with Conditions 1 and 2 requiring the submittal of revised plans for staff review indicating conformance with the City Council approved site plan.

RON FOGLIA, 8225 Caseo Court, concurred with staff's conditions.

To be heard by the City Council on January 3, 2001.

(9:18 – 9:20) 3-420

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - SD-0062-00 - RONALD AND LYNN FOGLIA

APPROVED

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

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

6. 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.

Public Works

7. Construct all incomplete half-street improvements on Transverse Drive adjacent to this site concurrent with development of this site.

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

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

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ITEM

ACTION

ABEYANCE - SD-0062-00 - RONALD AND LYNN FOGLIA

APPROVED

Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM	ACTION
D-2.	
<u>SD-0067-00 - PATRICK O'DONNELL REVOCABLE TRUST</u> Request for a Site Development Plan Review FOR A PROPOSED 2,400 SQUARE FOOT BUS SERVICE CENTER on 2.5 acres at the northern terminus of Industrial Road (APN: 162-04-507- 009), M (Industrial) Zone, Ward 3 (Reese). <u>NOTICES MAILED</u> <u>APPROVALS</u> <u>PROTESTS</u> <u>CONCERNS</u> <u>STAFF RECOMMENDATION:</u> APPROVAL, Subject to:	Galati - STRIKE Unanimous CHAIRMAN BUCKLEY noted that staff requested that the item be stricken from the agenda as the request has been determined to be obsolete. (6:15 – 6:16) 1- 271

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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.

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

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:21 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

/lo;ac


ANGELA CROLLI, DEPUTY CITY CLERK

V

Petition to deny a waiver for SD-0045-00(1)

We, the undersigned, request denial of this waiver. Mr. Wiesner should be required to follow the landscape recommendations and requirements set forth by the city planners at the Site Review in August 2000. The city planning codes for landscaping are designed to protect private residential property from intrusion by an adjacent business.

Mr. Wiesners' bar and restaurant, is a 24hour establishment with continual activity. Presently, his bar has invasive lights from the parking lot, bottles fly over the fence, walls are broken, and noise continues into the night. After the new expansion, when the bar -restaurant will double in size, the problems are expected to intensify.

The required landscape, eight foot wide planters with 30 foot centers on the north, eight foot wide planter with 20 foot centers on the south, and fifteen foot wide planter with 20 foot centers on the front will help reduce the present intrusion his business has imposed on his neighbors and the landscape will become even more important after the expansion.

Mr. Wiesner has his adjacent lots available, if needed, to meet the landscape requirements.

Name	Address	Signature
Kara Presley	6416 Wheelbarrow Peak	Kara Presley
Cheryl Ammon	6421 Wheelbarrow Peak	Cheryl Ammon
Harmon Price	6421 Wheelbarrow Peak	Harmon Price
James E. Price	6416 WHEELBARROW PEAK DRIVE	James E. Price
Robbie L. Harris	4433 Lookout Peak	Robbie L. Harris
Charles Harris	4433 Lookout PK.	Charles Harris
Sydney Bridge	6420 wheelbarrow PK	Sydney Bridge

ST-1111 91-10-11

RECEIVED

READ INTO RECORD

4 P.
within

November 15, 2000

Case # SD-0045-00 (1)

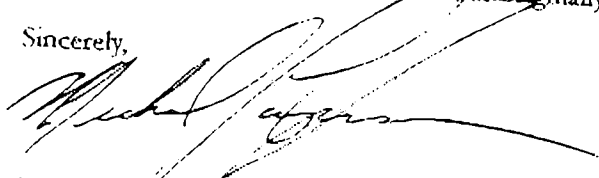
Planning and Development Dept Current Planning Division Development Service Center
731 South Fourth Street
Las Vegas, NV 89101

Attention: Carmen

Dear Carmen,

I strongly object to any waiver of landscaping requirements. Last year when this property owner who is always asking for a variance went in front of the City Council to construct a bigger sign then what was allowed staff and Planning Commission denied but City Council approved. I personally appeared in front of the City Council and asked if they would make a condition of approval that Mr. Tom Weisner be made to plant trees along the border of his property to help mitigate the nuisance he places on his neighbors in the form of lights and noise. Councilman Reese agreed with this and saw no reason why Mr. Weisner would not agree but at the time it was Councilman Brown's ward Councilman Brown also thought it was a good idea but would not make it a condition instead he would leave it up to Mr. Weisner to do the right thing. It has been over a year and still no trees. Now that you are making it a condition of his next variance he still says no. But everyone else including his neighbors still thinks it is a good idea. I live on the south side of his property where he wants no landscaping. I appreciate your concerns and efforts to make Mr. Weisner finally do the right thing and agree to all conditions as originally set forth.

Sincerely,



Michael Laughman
4425 Lookout Peak Way
Las Vegas, NV 89108

SD-0045-00(1)
P

READ INTO RECORD

Petition to deny a waiver for SD-0045-00(1)

We, the undersigned, request denial of this waiver. Mr. Wiesner should be required to follow the landscape recommendations and requirements set forth by the city planners at the Site Review in August 2000. The city planning codes for landscaping are designed to protect private residential property from intrusion by an adjacent business.

Mr. Wiesners' bar and restaurant, is a 24hour establishment with continual activity. Presently, his bar has invasive lights from the parking lot, bottles fly over the fence, walls are broken, and noise continues into the night. After the new expansion, when the bar -restaurant will double in size, the problems are expected to intensify.

The required landscape, eight foot wide planters with 30 foot centers on the north, eight foot wide planter with 20 foot centers on the south, and fifteen foot wide planter with 20 foot centers on the front will help reduce the present intrusion his business has imposed on his neighbors and the landscape will become even more important after the expansion.

Mr. Wiesner has his adjacent lots available, if needed, to meet the landscape requirements.

Name

Address

Signature

Kara Presley	6416 Wheelbarrow Peak	Kara Presley
Cheryl Ammon	6421 Wheelbarrow Peak	Cheryl Ammon
Hanson Pk	6421 Wheelbarrow Peak	Hanson Pk
Sam E. Lee Jr.	6416 WHEELBARROW PEAK DRIVE	Sam E. Lee Jr.
Robbie L. Harris	4433 Lookout Peak	Robbie L. Harris
CHARLES HARRIS	4433 Lookout PK.	Charles Harris
Sydney Bridge	6420 Wheelbarrow PK	Sydney Bridge

NOV 16 PM 1:15

Petition to deny a waiver for SD-0045-00(1)

We, the undersigned, request denial of this waiver. Mr. Wiesner should be required to follow the landscape recommendations and requirements set forth by the city planners at the Site Review in August 2000. The city planning codes for landscaping are designed to protect private residential property from intrusion by an adjacent business.

Mr. Wiesners' bar and restaurant, is a 24hour establishment with continual activity. Presently, his bar has invasive lights from the parking lot, bottles fly over the fence, walls are broken, and noise continues into the night. After the new expansion, when the bar -restaurant will double in size, the problems are expected to intensify.

The required landscape, eight foot wide planters with 30 foot centers on the north, eight foot wide planter with 20 foot centers on the south, and fifteen foot wide planter with 20 foot centers on the front will help reduce the present intrusion his business has imposed on his neighbors and the landscape will become even more important after the expansion.

Mr. Wiesner has his adjacent lots available, if needed, to meet the landscape requirements.

Name	Address	Signature
Sandy Walkershan	6512 Romance Cir	Sandy Walkershan
I am Mr. Wiesner's business's closest neighbor — if you can call him that! He has done absolutely NOTHING FOR THIS ADJACENT NEIGHBORHOOD in the 16 years I have lived here. I had a hole cut in the fence and he sent a fence crew 3 times to block it. He is self absorbed and cares only for his own agenda.		

Petition to deny a waiver for SD-0045-00(1)

We, the undersigned, request denial of this waiver. Mr. Wiesner should be required to follow the landscape recommendations and requirements set forth by the city planners at the Site Review in August 2000. The city planning codes for landscaping are designed to protect private residential property from intrusion by an adjacent business.

Mr. Wiesners' bar and restaurant, is a 24hour establishment with continual activity. Presently, his bar has invasive lights from the parking lot, bottles fly over the fence, walls are broken, and noise continues into the night. After the new expansion, when the bar -restaurant will double in size, the problems are expected to intensify.

The required landscape, eight foot wide planters with 30 foot centers on the north, eight foot wide planter with 20 foot centers on the south, and fifteen foot wide planter with 20 foot centers on the front will help reduce the present intrusion his business has imposed on his neighbors and the landscape will become even more important after the expansion.

Mr. Wiesner has his adjacent lots available, if needed, to meet the landscape requirements.

Name	Address	Signature
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GARY L. HOIT	6520 Romance Cir.	[Signature]
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Clyde Newton	6437 Wheelbarrow Rd	[Signature]
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DEAN MACK

Dean Mack	4416 Doby Pedc Pr.	Dean Mack
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Thelma Boykin	4452 Midway Ln.	Thelma Boykin
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Petition to deny a waiver for SD-0045-00(1)

We, the undersigned, request denial of this waiver. Mr. Wiesner should be required to follow the landscape recommendations and requirements set forth by the city planners at the site review in August 2000. The city planning codes for landscaping are designed to protect private residential property from intrusion by an adjacent business.

Mr. Wiesners' bar and restaurant, is a 24hour establishment with continual activity. Presently, his bar has invasive lights from the parking lot, bottles fly over the fence, walls are broken, and noisy continues into the night and early morning. After the new expansion, when the bar -restaurant will double in size, the problems are expected to intensify.

The required landscape, eight foot wide planters with 30 foot centers on the north, eight foot wide planter with 20 foot centers on the south, and fifteen foot wide planter with 20 foot centers on the front will help reduce the present intrusion his business has imposed on his neighbors and the landscape will become even more important in the future.

Mr. Wiesner has his adjacent lots available, if needed, to meet the landscape requirements.

Name	Address	Signature
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Karolyn Vorules	6429 Wheelbarrow Peak	Karolyn Vorules
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Lonnie Marshall	6424 Wheelbarrow Peak	Lonnie Marshall
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DAN OERSDORF	6524 ROMANCE CIR	Dan Oersdorf
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DEREK COLLAMAN	6528 ROMANCE CIR	Derek Collaman
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JAMES HOLLINS	6544 ROMANCE CIR	James Hollins
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Crystal Hollins	6544 Roman Cir	Crystal Hollins
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Mary Criselli	6545 Romance Cir	Mary Criselli
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Patty Hissell	6537 Romance Circle	Patty Hissell
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Ralph Taddeo	6505 Romance Circle	Ralph Taddeo
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Gloria Carrasquillo	6517 Romance Circle	Gloria Carrasquillo
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Ami Dem	6517 Romance Circle	Ami Dem
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original
owners

227-6405

FN 382-8558

Petition supporting the planning commissions recommendations on SD-0045-00 and V-0052-00.

Deny the expansion of the Draft House, N. Rancho Road.

'doubling the size of the tavern "is not in conformance with the overall intent or specific of the non-conforming provision of the Zoning Code.'

If approved, follow the recommendations from Planning and Development

'Any parking spaces lost by an increase in property-line buffering can be made up if this vacant property were to be developed as a parking lot.'

'the size of the building and intensity of use, the three foot wide planters shown along the remaining property lines do not provide adequate buffering, especially for the single-family dwellings immediately to the south'

Recommendation:

'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 groundcover. The planters along the south property line shall contain 24 -inch box trees spaced 20 feet on center, shrubs, and groundcover.'

Name	Address	Signature
Robert Owens	6509 WHEELBARROW	[Signature]
Robert STARKIER	6500 WHEELBARROW	[Signature]
18 JAMES E LYMAN	6432 WHEELBARROW PK DR	[Signature]
RHEA LYMAN	6432 WHEELBARROW PK DR	[Signature]
Brad Voyles	6428 WHEELBARROW PK DR	[Signature]
18 CHARLES R. HARRIS	4433 LOOKOUT PK	[Signature]
Milton R. Betts	4429 LOOKOUT Peak	[Signature]
Stacy Blomquist	4409 Lookout Peak Way	[Signature]
Bill CASSELL	4421 CARIBOU WAY	[Signature]
John Arnold	4413 Caribou Way	[Signature]
Teressa Struckhoff	4409 Caribou Way	[Signature]
15 Rob Seass	6417 Deby Peak Dr	[Signature]
Katrina Coffman	10421 WHEELBARROW PK DR	[Signature]

Submitted at City Council

Date 10/4/00 Item 11C 8/11

Petition supporting the planning commissions recommendations on SD-0045-00 and V-0052-00.

Deny the expansion of the Draft House, N. Rancho Road.

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Name	Address	Signature
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CARTER W. RUESS	6541 Romance Cir	[Signature]
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Patty Newell	6537 Romance	[Signature]
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Guy Fuson	6532 Wheelbarrow Park Dr	[Signature]
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Robert Engstrom	6529 Wheelbarrow Park	[Signature]
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JAMIE DAVIS	6524 Wheelbarrow pk	[Signature]
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Submitted at City Council

Date 10/4/00 Item 1108/11

001 0785
~~For 385-8558~~
 464-2621

Petition supporting the planning commissions recommendations on SD-0045-00 and V-0052-00.

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Name	Address	Signature
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Joseph F. Jones	6504 Wheelbarrow Dr.	Joseph F. Jones
JERRY Ray	6508 WHEELBARROW PK	Jerry Ray
Brian Davis	6516 WHEELBARROW PK	Brian Davis
Ronald Cortez	6521 wheelbarrow PK	Ronald Cortez
Rafael Taddio	6525 Romance Circle	Rafael Taddio
Amunio C. Brown	6525 Romance Cir	Amunio C. Brown
Bill White	6521 ROMANCE CIR.	Bill White
Richard L. Collins	6513 Romance Cir	Richard L. Collins
Shawn Wilkinson	6512 Romance Cir	Shawn Wilkinson
Michal Massey	6520 Romance Cir.	Michal Massey
Blanche Dennis	6532 Romance Circle	Blanche Dennis
Carl & Maria Jones	6536 Romance Circle	Carl & Maria Jones
Tahara + Margy Cristilli	6545 Romance Cir.	Tahara + Margy Cristilli

Submitted at City Council

Date 6/4/00 Item 1102/11

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Name	Address	Signature
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Hungerford 6436 wheelbarrow ~~Hubert~~
 Chris Bell 4413 Lookout Peak ~~Peak~~
 Bill Cassell 4421 Caribou ~~Bill Cassell~~
 Karen Dyke 6501 wheelbarrow Peak Karen Dyke

Submitted at City Council

Date 10/4/00 Item 1102/11





