

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 14, 2001

Council Chambers
Phone 229-6301

400 Stewart Avenue
TDD 386-9108

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

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN
RICHARD W. TRUESDELL, VICE CHAIRMAN
MICHAEL BUCKLEY
HANK GORDON
BYRON GOYNES
LANNY L. LITTLEFIELD
STEPHEN QUINN

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the May 10, 2001 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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A. CONSENT ITEMS:

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

- A-1. TM-0022-01 - BARRINGTON - HOWARD HUGHES CORPORATION ON BEHALF OF TOLL BROTHERS, INC. - Request for a Tentative Map for 73 lots on 27.85 Acres located at the southwest corner of Vista Run Drive and Sky Vista Drive, PC (Planned Community) Zone, Ward 2 (L.B. McDonald).
- A-2. TM-0023-01 - MYSTIC VALLEY II - DJI, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Tentative Map for 60 lots on 19.8 Acres on the southwest corner of Decatur Boulevard and Elkhorn Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- A-3. TM-0025-01 - IRON MOUNTAIN RANCH VILLAGE 4 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC. - Request for a Tentative Map for 156 lots on 28.5 Acres on the west side of Decatur Boulevard, approximately 620 feet north of Grand Teton Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
- A-4. Z-0023-99(2) - BERNHARD A. HARRIS - Request for an Extension of Time on an Approved Rezoning of 0.99 Acres From R-E (Residence Estates) To C-1 (Limited Commercial) on the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), PROPOSED USE: Professional Office Building, Ward 5 (Weekly).
- A-5. A-0036-01(A) - R. B. PETERSON CONSTRUCTION COMPANY - Petition to Annex property generally located on the southeast corner of Ackerman Avenue and Versimount Road, APN's: 125-08-806-001 and 002, containing approximately 7.09 acres of land, Ward 6 (Mack).

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- A-6. A-0037-01(A) - VINCENT MAGLIULO - Petition to Annex property generally located on the northeast corner of El Capitan Way and Grand Teton Drive, APN: 125-08-805-004, containing approximately 1.94 acres of land, Ward 6 (Mack).
- A-7. A-0038-01(A) - JOAN R. SOMMERS LIVING TRUST - Petition to Annex property generally located on the southeast corner of Log Cabin Way and Dapple Grey Road, APN's: 125-05-301-002 and 003, containing approximately 4.10 acres of land, Ward 6 (Mack).
- A-8. A-0039-01(A) - VISTA POINTE PLAZA, LIMITED LIABILITY COMPANY - Petition to Annex property generally located on the northeast corner of Ann Road and Rio Vista Street, APN: 125-27-802-011, containing approximately 0.92 acres of land, Ward 6 (Mack).
- A-9. A-0040-01(A) - CITY OF LAS VEGAS - Petition to Annex property generally located on the southwest corner of Azure Way and El Capitan Way, APN: 125-29-201-007, containing approximately 5.0 acres of land, Ward 6 (Mack).
- A-10. A-0041-01(A) - KEVIN M. PARKINSON SEPARATE PROPERTY TRUST, ET AL - Petition to Annex property generally located on the southeast corner of Grand Canyon Drive and Severance Lane, APN's: 125-18-801-001 through 004, containing approximately 15.00 acres of land, Ward 6 (Mack).
- A-11. A-0042-01(A) - COLEMAN-TOLL, LIMITED PARTNERSHIP - Petition to Annex property generally located on the southeast corner of Farm Road and Tenaya Way, APN's: 125-15-701-001 and 125-15-801-001, containing approximately 161.511 acres of land, Ward 6 (Mack).
- B. PUBLIC HEARING ITEMS:
- B-1. ABEYANCE - Z-0030-01 - CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [P (Park) General Plan Designation] TO: C-V (Civic) on approximately 10.78 acres on the west side of Campbell Road, approximately 330 feet south of Alexander Road (APN: 138-08-101-015), PROPOSED USE: PARK, Ward 4 (Brown).

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- B-2. ABEYANCE - Z-0030-01(1) - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A 10.78 ACRE CITY PARK on the west side of Campbell Road, approximately 330 feet south of Alexander Road (APN: 138-08-101-015), U (Undeveloped) Zone [P (Park) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 4 (Brown).
- B-3. ABEYANCE - RENOTIFICATION - Z-0033-01 - PARDEE CONSTRUCTION COMPANY NEVADA** - Request for a Rezoning FROM: U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation] TO: R-D (Single Family Residence Restricted) on 2.04 acres on the north side of the Farm Road alignment approximately 330 feet west of the Tee Pee Lane alignment (APN: 125-18-601-008); and FROM: U (Undeveloped) [L-TC (Low Residential) General Plan Designation] TO: R-D (Single Family Residence Restricted) on 17.49 acres on the west side of the Tee Pee Lane alignment between the Farm Road alignment on the north and approximately 660 feet north of the Dorrell Road alignment on the south (APN: 125-18-701-004, 010, 011; 125-18-801-012; and 125-19-501-005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).
- B-4. ABEYANCE - V-0008-01 - CITY OF LAS VEGAS ON BEHALF OF UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA** - Request for a Variance TO ALLOW FOR A 20 FOOT POLE SIGN WHERE A SECOND SIGN IS NOT PERMITTED ALONG THE SAME STREET FRONTAGE AND WHERE 5 FOOT IS THE MAXIMUM HEIGHT FOR A POLE SIGN located at 1700 Wheeler Peak Street (APN: 139-21-416-011), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
- B-5. ABEYANCE - V-0026-01 - WHISPERING TETON, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 31,602 SQUARE FEET OF OPEN SPACE WHERE 48,111 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A RESIDENTIAL SUBDIVISION DEVELOPMENT on the southwest corner of Bradley Road and Grand Teton Road (APN: 125-13-101-004), R-E (Residence Estates) Zone, PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).
- B-6. ABEYANCE - RENOTIFICATION - Z-0015-01(1) - WHISPERING TETON, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 67 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.71 Acres on the southwest corner of Bradley Road and Grand Teton Road (APN: 125-13-101-004), R-E (Residence Estates) Zone, PROPOSED R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

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- B-7.** ABEYANCE - RENOTIFICATION - SNC-0002-01 - CATHOLIC CHARITIES OF SOUTHERN NEVADA - Request for a Street Name Change FROM: FOREMASTER LANE TO: SAINT VINCENT WAY between LAS VEGAS BOULEVARD and MAIN STREET, Ward 5 (Weekly).
- B-8.** Z-0027-01 - ARC INVESTMENTS, INC. - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.15 acres on the east side of "F" Street, adjacent to Interstate-15 (APN: 139-27-310-056), PROPOSED USE: OFFICE WAREHOUSE, Ward 5 (Weekly).
- B-9.** Z-0035-01 - PERMA-BILT HOMES - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] TO: R-1 (Single Family Residential) on 15.28 Acres on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
- B-10.** V-0032-01 - PERMA-BILT HOMES - Request for a Variance TO ALLOW FRONT SETBACKS OF EIGHTEEN FEET WHERE TWENTY FEET IS THE MINIMUM SETBACK ALLOWED WITHIN A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations], PROPOSED: R-1 (Single Family Residential), Ward 6 (Mack).
- B-11.** U-0064-01 - PERMA-BILT HOMES - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations], PROPOSED: R-1 (Single Family Residential), Ward 6 (Mack).
- B-12.** V-0031-01 - DARREL AND SHARON CHAMBERLAIN - Request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (HEIGHT OF 14 FEET) TO EXCEED THE HEIGHT OF THE MAIN DWELLING (HEIGHT OF 10 FEET SIX INCHES) located at 321 Agora Way, (APN: 140-32-215-025), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

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- B-13.** U-0015-99(2) - EZ PAWN NEVADA, INC. - Required One Year Review on an approved Special Use Permit which allowed a pawn shop (EZ Pawn) at 1501 East Charleston Boulevard (APN's: 139-35-402-001, 139-35-413-004 and 005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
- B-14.** U-0062-01 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF NEXTEL COMMUNICATIONS - Request for a Special Use Permit FOR A PROPOSED 70 FOOT TALL WIRELESS COMMUNICATION MONOPOLE TOWER at 9100 West Desert Inn Road (APN: 163-08-421-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
- B-15.** U-0063-01 - LPT COMMERCIAL HOLDINGS, LIMITED LIABILITY COMPANY ON BEHALF OF KID TO KID OF SUMMERLIN, LIMITED LIABILITY COMPANY - Request for a Special Use Permit for SECONDHAND SALES IN CONJUNCTION WITH A PROPOSED CHILDREN'S APPAREL STORE (KID TO KID) at 8450 West Sahara Avenue (APN: 163-04-406-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald).
- B-16.** U-0065-01 - REGINALD PROFANT ON BEHALF OF KOREAN EVANGELICAL CHURCH OF AMERICA - Request for a Special Use Permit and a Site Development Plan Review WHICH INCLUDES A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING FOR A PROPOSED 4,893 SQUARE FOOT CHURCH COMPLEX on 1.0 Acre located at 1214 Vista Drive (APN: 162-06-510-009), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).
- B-17.** SD-0025-01 - PLASTER DEVELOPMENT COMPANY, INC. ON BEHALF OF SIGNATURE HOMES - Request for a Site Development Plan Review FOR A PROPOSED 85 LOT RESIDENTIAL SUBDIVISION on 13.02 Acres located east of Michael Way and south of Madre Mesa Drive (APN's: 138-13-701-018, 028 and 041), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).

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- B-18.** Z-0087-98(3) - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF THOMAS & MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 101,902 SQUARE FOOT OFFICE DEVELOPMENT on the north side of Smoke Ranch Road, approximately 930 feet east of Buffalo Drive (APN: 138-15-310-011), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
- B-19.** Z-0081-99(1) - NEW HORIZONS CENTER FOR LEARNING - Request for a Site Development Plan Review FOR A PROPOSED 768 SQUARE FOOT MODULAR TRAILER AND THE CONTINUED USE OF TWO EXISTING 1,440 SQUARE FOOT MODULAR TRAILERS at 6701 West Charleston Boulevard (APN: 163-02-103-001), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 1 (M. McDonald).
- B-20.** VAC-0012-01 - CENTENNIAL 95, LIMITED PARTNERSHIP - Petition to Vacate a portion of Regena Avenue between Monte Cristo Way and Tenaya Way, and a portion of Monte Cristo Way between Regena Avenue and Centennial Parkway, Ward 6 (Mack).
- B-21.** VAC-0013-01 - WALLACE AND GERALDINE SHEETS, ET AL - Petition to Vacate a portion of Holmby Avenue, generally located west of Duneville Street, Ward 1 (M. McDonald).
- B-22.** VAC-0014-01 - BRADLEY ALEXANDER II, INC., ET AL - Petition to Vacate portions of excess rights-of-way, public sewer and drainage easements generally located north of Alexander Road and east of Bradley Road, Ward 6 (Mack).
- C.** **NON PUBLIC HEARING ITEMS:**
- C-1.** ABEYANCE - Z-0035-98(2) - RAPHAEL AND LILLIAN MIRCHOU - Request for a Site Development Plan Review FOR A 12,247 SQUARE FOOT MEDICAL OFFICE COMPLEX on approximately 1.03 acres located at the southeast corner of the intersection of Washington Avenue and Eastern Avenue (APN: 139-25-310-001 through 004), P-R (Professional Office and Parking) and R-1 (Single Family Residential) Zones under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).

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- C-2. Z-0089-87(5) - UNIVERSITY BOARD OF REGENTS - Request for a Site Development Plan Review FOR TWO SOCCER FIELDS AND A PARK on 7.18 Acres located on the northeast corner of Oakey Boulevard and Torrey Pines Drive (APN: a portion of 163-02-601-001), C-V (Civic) Zone, Ward 1 (M. McDonald).
- C-3. Z-0075-90(19) - FARM & ALEXANDER PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CITY DEVELOPMENT GROUP - Request for a Site Development Plan Review FOR A MODIFICATION OF AN APPROVED SITE PLAN TO CHANGE A 2,500 SQUARE FOOT FAST FOOD PAD TO A 5,300 SQUARE FOOT VETERINARY CLINIC on the southwest corner of Farm Road and Cimarron Road (APN: 125-16-318-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
- C-4. U-0076-00(1) - SAHARA EXPRESS MART - Request for a Review of Condition Number 6, which prohibited the sale of individual containers of any size beer, wine cooler, or screw cap wine within a convenience store located at 1518 Scotland Lane (APN: 162-04-404-014), M (Industrial) Zone, Ward 3 (Reese).

D. CITIZENS PARTICIPATION:

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

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

5:30 PM

COMMISSIONERS BRIEFING:

PRESENT:

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

STAFF PRESENT:

Robert Genzer – Planning & Development Dept.
John Koswan - Planning & Development Dept.
Andrew Reed - Planning & Development Dept.
Troy Jeschke – Planning & Development Dept.
Laura Martin – Planning & Development Dept.
Bart Anderson - Public Works
Qiong Liu – Public Works
Bryan Scott - City Attorney's Office
Deeny Araujo – City Clerk's Office
Linda Owens - City Clerk's Office

Andrew Reed, Planning and Development Department, called the Briefing to order at 5:36 P.M.

Item No. A-8, A-0039-01(A):

Mr. Reed began the Briefing by saying that it has come to staff's attention that this parcel is part of a Special Improvement District with the County. That should be resolved prior to this parcel being annexed.

Item No. B-3, Z-0033-01:

Mr. Reed advised that this application is part of the Town Center expansion. The applicant is amending the request so they are requesting an abeyance until the June 28, 2001 meeting so it can be renotified.

Item No. B-4, V-0008-01:

Mr. Reed stated the applicant is continuing to work with the Office of Business Development on the CC&R's for this property. They are requesting abeyance to the July 12, 2001 meeting.

Item No. B-7, SNC-0002-01:

Mr. Reed said staff has determined that the application needs to be signed either by all the property owners or submitted by a City Council member, which was not done. Staff would like this item tabled. The applicant has not been contacted.

Deputy City Attorney Scott added that in Title 19 it indicated only the applicant had to sign, but in Title 19A all the property owners involved have to sign the application.

Item No. B-16, U-0065-01:

Mr. Reed announced that staff has attempted to contact the applicant to resolve some issues with the site plan, but has been unsuccessful. This item should be held to the July 12, 2001 meeting.

Item No. B-17, SD-0025-01:

Mr. Reed said the applicant has revised the site plan and requested abeyance to the June 28, 2001 meeting. Staff believes a two week abeyance will not let them have enough time to review the site plan.

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

COMMISSIONERS BRIEFING:

Item No. B-21, VAC-0013-01:

Bart Anderson explained that this is a request to vacate a portion of Holmby Avenue west of Duneville Street. It is an access point for a 2.5 acre parcel for a church. The residents along Holmby Avenue would like to have it vacated to prohibit people from riding dune buggies, drinking, etc. There is a condition that an access analysis be done. This would make the access to the 2.5-acre parcel worse than it is. The applicant said the church will be a low intense use. This Vacation will have a serious impact on the 2.5-acre site. The people involved with the church have been notified of this issue. The people requesting this Vacation live to the east.

Deputy City Attorney Scott added that if the Vacation is going to injure anyone, it should be denied.

Item No. C-1, Z-0035-98(2):

Mr. Reed noted that staff has revised the original zoning case for this application and determined that a Site Plan Review was to be heard at a Public Hearing. Staff would like this held in abeyance to the June 28, 2001 meeting to renotify.

GENERAL DISCUSSION:

Robert Genzer, Director, Planning and Development, announced there will be a Planning Commission workshop on July 19, 2001.

Mr. Reed adjourned the Briefing at 5:50 P.M.

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM	ACTION																		
<p>6:00 PM ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>CALL TO ORDER:</p> <p>6:00 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.</p> <p>ROLL CALL:</p> <table border="0"><tr><td>Craig Galati</td><td>Present</td></tr><tr><td> Chairman</td><td></td></tr><tr><td>Richard Truesdell</td><td>Present</td></tr><tr><td> Vice Chairman</td><td></td></tr><tr><td>Michael Buckley</td><td>Present</td></tr><tr><td>Hank Gordon</td><td>Present</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></table> <p>ANNOUNCEMENT:</p> <p>Satisfaction of Open Meeting Law Requirements.</p> <p>This meeting has been properly noticed and posted at the following locations:</p> <p> 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</p> <p>MINUTES:</p> <p>Approval of the minutes of the May 10, 2001 Planning Commission meeting.</p>	Craig Galati	Present	Chairman		Richard Truesdell	Present	Vice Chairman		Michael Buckley	Present	Hank Gordon	Present	Byron Goynes	Present	Lanny Littlefield	Present	Stephen Quinn	Present	<p>CHAIRMAN GALATI called the meeting to order at 6:00 P.M. He announced that the Quinn family are the Citizens of the Month for the City of Las Vegas.</p> <p>COMMISSIONER GORDON announced he will be turning in his resignation on the Planning Commission.</p> <p>STAFF PRESENT:</p> <p>Robert Genzer, Director, Planning and Development Department John Koswan, Planning Manager, Planning and Development Department Andrew Reed, Senior Planner, Planning and Development Department Troy Jeschke, Planner II, Planning and Development Department Laura Martin, Planner I, Planning and Development Department Bart Anderson, Project Engineer, Public Works Qiong Liu, Engineer, Public Works Bryan Scott, Deputy City Attorney, City Attorney's Office Deeny Araujo, Deputy City Clerk, City Clerk's Office Linda Owens, Deputy City Clerk, City Clerk's Office</p> <p>CHAIRMAN GALATI announced this meeting is in compliance with the Open Meeting Law.</p>
Craig Galati	Present																		
Chairman																			
Richard Truesdell	Present																		
Vice Chairman																			
Michael Buckley	Present																		
Hank Gordon	Present																		
Byron Goynes	Present																		
Lanny Littlefield	Present																		
Stephen Quinn	Present																		

**Truesdell -
APPROVED
Unanimous**

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COUNCIL CHAMBERS • 400 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 GALATI 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 GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

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ITEM

ACTION

A.

CONSENT ITEMS:

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

CHAIRMAN GALATI stated the Consent items may be discussed if a Commission Member or Applicant so desires.

A-1.

TM-0022-01 - BARRINGTON - HOWARD HUGHES CORPORATION ON BEHALF OF TOLL BROTHERS, INC.

Request for a Tentative Map for 73 lots on 27.85 Acres located at the southwest corner of Vista Run Drive and Sky Vista Drive, PC (Planned Community) Zone, Ward 2 (L.B. McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Zoning Application (Z-0119-96) and the Summerlin Development Plan Review (SV-0042-97), and to the Summerlin Development Standards.

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

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

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.

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 due to the fact the applicant is a client of his law firm and Galati abstaining on Item No. A-1 due to the fact the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(6:17 - 6:19) 1 - 540

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ITEM

ACTION

**TM-0022-01 - BARRINGTON - HOWARD
HUGHES CORPORATION ON BEHALF OF
TOLL BROTHERS, INC.**

APPROVED

Public Works

6. The Final Map for Summerlin Village 3 shall record prior to the recordation of this Final Map in order to provide legal access to this site.

7. If not already constructed or guaranteed by the Master Developer, construct Vista Run Drive adjacent to this site and construct a minimum of two lanes of paved legal access to this site along a logical route concurrent with development of this site.

8. 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.

9. 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.

10. Site development to comply with all applicable Conditions of Approval for Summerlin Village 20 The Vistas.

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ITEM

ACTION

**TM-0022-01 - BARRINGTON - HOWARD
HUGHES CORPORATION ON BEHALF OF
TOLL BROTHERS, 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 Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-2.

**TM-0023-01 - MYSTIC VALLEY II - DJI,
LIMITED LIABILITY COMPANY ON BEHALF OF
RICHMOND AMERICAN HOMES**

Request for a Tentative Map for 60 lots on 19.8 Acres on the southwest corner of Decatur Boulevard and Elkhorn Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years 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. 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. A Master Streetlight Plan for the overall subdivision shall be submitted and approved prior to the submittal of any construction plans for this site.

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS. Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 due to the fact the applicant is a client of his law firm and Galati abstaining on Item No. A-1 due to the fact the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(6:17 - 6:19) 1 - 540

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ITEM

ACTION

**TM-0023-01 - MYSTIC VALLEY II - DJI,
LIMITED LIABILITY COMPANY ON BEHALF OF
RICHMOND AMERICAN HOMES**

APPROVED

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

7. Site development to comply with all applicable conditions of approval for Rezoning Z-0005-01, the Site Development Plan Review Z-0005-01(1) and all subsequent site-related actions.

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.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-3.

TM-0025-01 - IRON MOUNTAIN RANCH VILLAGE 4 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.

Request for a Tentative Map for 156 lots on 28.5 Acres on the west side of Decatur Boulevard, approximately 620 feet north of Grand Teton Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

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

2. The Vacation of Racel Street shall record prior to the recordation of any Final Maps that overlay any portion of the Racel Street right-of-way.

3. A twenty-foot (20') wide area adjacent to the sidewalk on the north side of Grand Teton Road shall be reserved for an Equestrian Trail Easement that shall be maintained by the Homeowners Association. The cross slope of the path shall not exceed a slope of 12% directed toward the street or in the direction of drainage flow, nor shall the longitudinal slope of the path exceed 30%.

4. The applicant shall construct and provide the required landscape median along Grand Teton Road, including a cross-section of the median that must be submitted and approved prior to the submittal of the Tentative Map. The cross-section must comply with the standards of the Comprehensive Planning Division of the Department of Planning and Development.

Truesdell -
APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 due to the fact the applicant is a client of his law firm and Galati abstaining on Item No. A-1 due to the fact the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(6:17 - 6:19) 1 - 540

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ITEM

ACTION

**TM-0025-01 - IRON MOUNTAIN RANCH
VILLAGE 4 - IRON MOUNTAIN RANCH
ALLIANCE, LIMITED LIABILITY COMPANY ON
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

5. All development shall conform to the Conditions of Approval for Rezoning and Site Development Plan Review (Z-0016-98) and the Iron Mountain Ranch Residential Planned Development Master Plan Development standards.

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

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

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

Public Works

9. Petition of Vacation VAC-8-99 shall record prior to the recordation of a Final Map overlying any portion of Racel Street or Thom Boulevard. Alternatively, a separate Petition of Vacation may be submitted and recorded prior to the recordation of a Final Map for this site in order to eliminate Racel Drive and to reduce the width of Thom Boulevard to the proposed width shown on this Tentative Map.

10. Dedicate a 25 foot radius on the southwest corner of Decatur Boulevard and Indian Arrow Drive.

11. Dedicate 10 feet of additional right-of-way for a total half street right-of-way width of 60 feet for Grand Teton Drive and Decatur Boulevard adjacent to this site.

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ACTION

TM-0025-01 - IRON MOUNTAIN RANCH VILLAGE 4 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.

APPROVED

12. Construct half-street improvements including appropriate overpaving, where legally able, on Decatur and Thom Boulevard adjacent to this site concurrent with development of this site, and construct half-street improvements including the south half of the 34-foot wide median on Grand Teton Drive adjacent to this site. Also construct widened paving on Grand Teton Drive and on Decatur Boulevard adjacent to the Not A Part parcel at the northwest corner of Decatur Boulevard and Grand Teton Drive concurrent with development of this site; temporary paving may be used for the construction of such widened paving. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Final improvement requirements shall be determined by the City Engineer.

13. A Master public streetlight plan must be submitted to the Department of Public Works prior to or concurrent with the submittal of construction drawings for this site. Public street lighting shall be constructed on all perimeter streets at standard spacing, but may use reduced wattage luminaires per the Iron Mountain Ranch Master Plan.

14. Coordinate with the Collection System Section of the Department of Public Works to extend public sewer in Grand Teton to the west edge of this site and in Decatur Boulevard to the north edge of this site to locations and depths acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site. Improvement Drawings submitted to the City for review shall not be approved for construction.

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ITEM

ACTION

**TM-0025-01 - IRON MOUNTAIN RANCH
VILLAGE 4 - IRON MOUNTAIN RANCH
ALLIANCE, LIMITED LIABILITY COMPANY ON
BEHALF OF KB HOME NEVADA, INC.**

APPROVED

until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the recordation of a Final Map for this subdivision site, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study.

16. A Homeowner's Association, or equivalent, shall be established to maintain all perimeter walls, landscaping, public multi-use trails and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. The design and layout of all on-site private and public circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

18. Site development to comply with all applicable Conditions of Approval for Z-16-98, the Iron Mountain Ranch Master Development Plan, the approved Traffic Access Analysis, and all other site-related actions.

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ITEM

ACTION

TM-0025-01 - IRON MOUNTAIN RANCH VILLAGE 4 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC.

APPROVED

19. 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.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-4.

Z-0023-99(2) - BERNHARD A. HARRIS

Request for an Extension of Time on an Approved Rezoning of 0.99 Acre From R-E (Residence Estates) To C-1 (Limited Commercial) on the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002); PROPOSED USE: Professional Office Building, Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A two-year time limit from the date of City Council approval.
2. Conformance to all applicable Conditions of Approval of Zone Change (Z-0023-99) as required by the Planning and Development Department and the Department of Public Works.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 due to the fact the applicant is a client of his law firm and Galati abstaining on Item No. A-1 due to the fact the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

To be heard by the City Council on July 18, 2001.

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ITEM

ACTION

A-5.

**A-0036-01(A) - R. B. PETERSON
CONSTRUCTION COMPANY**

Petition to Annex property generally located on the southeast corner of Ackerman Avenue and Versimount Road, APN's: 125-08-806-001 and 002, containing approximately 7.09 acres of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 due to the fact the applicant is a client of his law firm and Galati abstaining on Item No. A-1 due to the fact the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

(6:17 - 6:19) 1 - 540

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ITEM

ACTION

A-6.

A-0037-01(A) - VINCENT MAGLIULO

Petition to Annex property generally located on the northeast corner of El Capitan Way and Grand Teton Drive, APN: 125-08-805-004, containing approximately 1.94 acres of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 due to the fact the applicant is a client of his law firm and Galati abstaining on Item No. A-1 due to the fact the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

(6:17 - 6:19) 1 - 540

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ITEM

ACTION

A-7.

A-0038-01(A) - JOAN R. SOMMERS LIVING TRUST

Petition to Annex property generally located on the southeast corner of Log Cabin Way and Dapple Grey Road, APN's: 125-05-301-002 and 003, containing approximately 4.10 acres of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 due to the fact the applicant is a client of his law firm and Galati abstaining on Item No. A-1 due to the fact the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

(6:17 - 6:19) 1 - 540

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ITEM

ACTION

A-8.

**A-0039-01(A) - VISTA POINTE PLAZA,
LIMITED LIABILITY COMPANY**

Petition to Annex property generally located on the northeast corner of Ann Road and Rio Vista Street, APN: 125-27-802-011, containing approximately 0.92 acre of land, Ward 6 (Mack).

STAFF REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE INDEFINITELY IN ORDER FOR THE APPLICANT TO RESOLVE ISSUES REGARDING THE PROVISION OF OFF-SITE IMPROVEMENTS. THIS PARCEL IS INCLUDED IN A SPECIAL IMPROVEMENT DISTRICT IN CLARK COUNTY AND ANY IMPACTS OF THIS ACTION ON THAT SID MUST BE RESOLVED PRIOR TO PROCEEDING.

**Buckley -
TABLED**

Motion carried with Gordon abstaining due to the fact his company owns the Sav-on Drug Store across the street from this property and Truesdell abstaining due to the fact his company is in negotiations with the property owner.

Andrew Reed, Planning and Development, stated this parcel is included in a Special Improvement District in Clark County. Any impacts from that SID must be resolved prior to the property being annexed.

GREG BORGEL, 300 South 4th Street, advised that his partner represents Annexation A-0039-01(A) and understood this Annexation would be held.

(6:03 - 6:04) 1 - 90

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ACTION

A-9.

A-0040-01(A) - CITY OF LAS VEGAS

Petition to Annex property generally located on the southwest corner of Azure Way and El Capitan Way, APN: 125-29-201-007, containing approximately 5.0 acres of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 due to the fact the applicant is a client of his law firm and Galati abstaining on Item No. A-1 due to the fact the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

(6:17 - 6:19) 1 - 540

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ITEM

ACTION

A-10.

**A-0041-01(A) - KEVIN M. PARKINSON
SEPARATE PROPERTY TRUST, ET AL**

Petition to Annex property generally located on the southeast corner of Grand Canyon Drive and Severance Lane, APN's: 125-18-801-001 through 004, containing approximately 15.00 acres of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 due to the fact the applicant is a client of his law firm and Galati abstaining on Item No. A-1 due to the fact the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

(6:17 - 6:19) 1 - 540

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ITEM

ACTION

A-11.

A-0042-01(A) - COLEMAN-TOLL, LIMITED PARTNERSHIP

Petition to Annex property generally located on the southeast corner of Farm Road and Tenaya Way, APN's: 125-15-701-001 and 125-15-801-001, containing approximately 161.511 acres of land, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-7 AND A-9 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 due to the fact the applicant is a client of his law firm and Galati abstaining on Item No. A-1 due to the fact the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

(6:17 - 6:19) 1 - 540

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ITEM

ACTION

B.

PUBLIC HEARING ITEMS:

B-1.

ABEYANCE - Z-0030-01 - CITY OF LAS VEGAS

Request for a Rezoning FROM: U (Undeveloped) [P (Park) General Plan Designation] TO: C-V (Civic) on approximately 10.78 acres on the west side of Campbell Road, approximately 330 feet south of Alexander Road (APN: 138-08-101-015), PROPOSED USE: PARK, Ward 4 (Brown).

NOTICES MAILED 353 [Mailed with Z-0030-01(1)] (5/24/01 PC)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Appropriate right-of-way or easements for Campbell Road shall be obtained prior to the issuance of any permits.
4. Construct half-street improvements including appropriate overpaving (if legally able) on Campbell Road adjacent to this site concurrent with development of this site, also extend two lanes of access paving northward to tie into existing improvements along Alexander Road concurrent with development of this site.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati abstaining because the City of Las Vegas is a client of his architectural firm.

ANDREW REED, Planning and Development, stated this request complies with the neighborhood revitalization section of the Las Vegas 2020 Master Plan. The proposed C-V (Civic) zoning is compatible with the surrounding single-family residential public and quasi-public land uses. Staff recommended approval, subject to the conditions:

DAVID ROARK, Manager of Real Estate and Assets, City of Las Vegas, said he concurs with the conditions.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

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

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

To be heard by the City Council on July 18, 2001.

(6:19 - 6:23) 1 - 595

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ACTION

ABEYANCE - Z-0030-01 - CITY OF LAS VEGAS

APPROVED

5. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

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ITEM

ACTION

B-2.

ABEYANCE - Z-0030-01(1) - CITY OF LAS VEGAS

Request for a Site Development Plan Review FOR A 10.78 ACRE CITY PARK on the west side of Campbell Road, approximately 330 feet south of Alexander Road (APN: 138-08-101-015), U (Undeveloped) Zone [P (Park) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 4 (Brown).

NOTICES MAILED 353 [Mailed with Z-0030-01] (5/24/01 PC)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Submit a detailed landscape plan and planting schedule for approval by Planning and Development Department staff.
2. The City Council shall approve a Rezoning [Z-0030-01] to a C-V (Civic) Zoning District on the subject parcel site.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. The park shall not be lit after 11:00 P.M.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS. Motion carried with Galati abstaining because the City of Las Vegas is a client of his architectural firm.

ANDREW REED, Planning and Development, stated this site plan depicts an orderly arrangement of recreational facilities, pedestrian pathways, and access points. The trailheads at the park boundaries along Campbell Road will provide pedestrian access for area residents. Staff recommended approval, subject to the conditions.

DAVID ROARK, Manager of Real Estate and Assets, City of Las Vegas, said he concurs with the conditions.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

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

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

To be heard by the City Council on July 18, 2001.

(6:19 - 6:23) 1 - 595

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ACTION

ABEYANCE - Z-0030-01(1) - CITY OF LAS VEGAS

APPROVED

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. Landscaping plan must be submitted prior to or at the same time application is made for a building permit.

Public Works

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. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification (Z-0030-01) (on the same agenda) and all other subsequent site-related actions.

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ACTION

B-3.

**ABEYANCE - RENOTIFICATION - Z-0033-01
PARDEE CONSTRUCTION COMPANY
NEVADA**

Request for a Rezoning FROM: U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation] TO: R-D (Single Family Residence Restricted) on 2.04 acres on the north side of the Farm Road alignment approximately 330 feet west of the Tee Pee Lane alignment (APN: 125-18-601-008); and FROM: U (Undeveloped) [L-TC (Low Residential) General Plan Designation] TO: R-D (Single Family Residence Restricted) on 17.49 acres on the west side of the Tee Pee Lane alignment between the Farm Road alignment on the north and approximately 660 feet north of the Dorrell Road alignment on the south (APN: 125-18-701-004, 010, 011; 125-18-801-012; and 125-19-501-005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

STAFF REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING SO THAT IT CAN BE RENOTIFIED.

Truesdell -
ABEYANCE TO JUNE 28, 2001 PLANNING COMMISSION MEETING.

Motion carried with Buckley abstaining due to the fact Pardee Construction Company Nevada is a client of his law firm.

ANDREW REED, Planning and Development, stated the applicant is modifying this request. Therefore, staff would like to have this item held in abeyance until the June 28, 2001 meeting so it can be renotified.

BARBARA BARRETT, 2920 North Green Valley Parkway, appeared to represent the applicant. She agreed to have this item held to the next meeting.

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on June 28, 2001.

(6:04 - 6:06) 1 - 140

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ACTION

B-4.

ABEYANCE - V-0008-01 - CITY OF LAS VEGAS ON BEHALF OF UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA

Request for a Variance TO ALLOW FOR A 20 FOOT POLE SIGN WHERE A SECOND SIGN IS NOT PERMITTED ALONG THE SAME STREET FRONTAGE AND WHERE 5 FEET IS THE MAXIMUM HEIGHT FOR A POLE SIGN located at 1700 Wheeler Peak Street (APN: 139-21-416-011), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

ON JUNE 6, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE UNTIL THE JULY 12TH PLANNING COMMISSION MEETING IN ORDER TO RESOLVE ISSUES RELATED TO THIS APPLICATION.

Truesdell -
ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING.
Unanimous

ANDREW REED, Planning and Development, stated the applicant is continuing to work with the Office of Business Development in regard to this Variance. The applicant would like to have this item held in abeyance to the July 12, 2001 meeting.

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on July 12, 2001.

(6:06 - 6:07) 1 - 180

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ACTION

B-5.

ABEYANCE - V-0026-01 - WHISPERING TETON, LIMITED LIABILITY COMPANY

Request for a Variance TO ALLOW 31,602 SQUARE FEET OF OPEN SPACE WHERE 48,111 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A RESIDENTIAL SUBDIVISION DEVELOPMENT on the southwest corner of Bradley Road and Grand Teton Road (APN: 125-13-101-004), R-E (Residence Estates) Zone, PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

NOTICES MAILED 78 (5/10/01 PC)

APPROVALS 1 Letter

PROTESTS 1 Speaker

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0015-01) and Site Development Plan Review [Z-0015-01(1)].
2. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City Departments which are not affected by the approval of this Variance must be satisfied.

Truesdell - DENIED

Motion carried with Buckley abstaining due to the fact his law firm represents KB Homes, which is involved in the Iron Mountain Ranch development.

TROY JESCHKE, Planning and Development, stated the applicant would like to reduce the minimum square footage of open space by 33%. That is an excessive deviation from the minimum code requirements. In addition, the applicant has not provided any justification for this request. In view of the absence of any hardships imposed by the sites physical characteristics, staff concludes that this Variance is financial in nature. Staff recommended denial.

ED TANEY, Taney Engineering, appeared to represent Consolidated Mortgage, which is the property owner. This it was before the Planning Commission approximately six weeks ago. Subsequent to that, they have met with the City Council members on the property. They would like to reduce the amount of open space in the mini-park, which is central to the property located off the primary entry. However, they will be providing additional landscaping in the form of tree-lined streets on the private drives. In addition, there will be buffers along Whispering Sands Drive to the south and Bradley Road to the east. **He submitted a letter in support.** The residents in the area are in support because with the tree lined streets they will be meeting the open space requirements. This will be an upscale development.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. They are trying to reduce the open space by 33% and in lieu of that plant some trees on the street. Planting trees does not fulfill the requirements of the open space. He thought Lots 58 and 59 could be part of the open space. This should be part of the Iron Mountain Plan.

CHAIRMAN GALATI declared the Public Hearing closed.

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**ABEYANCE - V-0026-01 - WHISPERING
TETON, LIMITED LIABILITY COMPANY**

MR. TANEY said the Homebuilders Association will be working with staff in order to amend the open space requirements to include tree lined streets.

ROBERT GENZER, Planning and Development, added that staff will be meeting with the home building community and review the Ordinance as it is currently. In some cases an application will be acceptable in some form. Staff will only support this type of area being counted toward open space if a significant percentage of a development is designed to have the larger pocket park type setting. Staff has not arrived at that percentage as of this meeting. Staff has recommended denial of this request because at the present time the code will not allow this particular form of open space.

COMMISSIONER GORDON felt it was inappropriate for the applicant to tell the Planning Commission what had been done with the City Council members. He asked if Lots 58 and 59 were included in the park whether they would be meeting the open space requirements. He would be in favor of this request if those two lots were included in the open space requirements. MR. JESCHKE responded that they would meet the open space requirements in the R-PD standards.

COMMISSIONER TRUESDELL felt tree lined streets would be an integral part of this development. The lots should be included within the park.

This is final action.

(6:23 - 6:36) 1 - 735

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ACTION

B-6.

ABEYANCE - RENOTIFICATION - Z-0015-01(1) - WHISPERING TETON, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 67 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.71 Acres on the southwest corner of Bradley Road and Grand Teton Road (APN: 125-13-101-004), R-E (Residence Estates) Zone, PROPOSED R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

NOTICES MAILED 78 (6/14/01 PC)
78 [Mailed with Z-0016-98(2) & Z-0015-01] (4/12/01 PC)

APPROVALS 1 Letter

PROTESTS 1 Speaker

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The developer shall reserve a 15-foot wide corridor adjacent to, but outside of, the dedicated right-of-way for Grand Teton Road, on the south side of the street, and an additional 5 feet of the public right-of-way for trail purposes in accordance with Map Seven of the Centennial Hills Sector Plan. The trail corridor shall be created as a separate lot or parcel, as a common element, separate from other adjacent common elements, and the developer shall grant a public trail easement overlying the entire area of the common element thus created. Concurrent with development of this site, the developer shall construct Trail improvements within this easement corridor in a manner acceptable to the Planning and Development Department and the Department of Public Works. The Homeowner's Association or similar management association of this development in perpetuity shall maintain

Truesdell - DENIED

Motion carried with Buckley abstaining due to the fact his law firm represents KB Homes, which is involved in the Iron Mountain Ranch development.

TROY JESCHKE, Planning and Development, stated the applicant's justification letter states they intend to develop this site as a stand-alone piece that is not connected to the adjacent Iron Mountain Ranch planned area. Access will be via one gated entrance onto Bradley Road. All the lots will face 37-foot wide private streets. A 20-foot wide multi-use trail will be developed along the Grand Teton Road frontage. The proposed development will consist of 67 single-family residential lots with a typical lot size of 7,400 square feet. The floor plans will consist of one and two story houses ranging from 1,883 square feet to 2,600 square feet. A .73-acre open space will be located towards the east central portion of the site. Building elevations will depict stucco exteriors with tile roofs and front-loading garages. There will be an inadequate amount of open space and it should be greatly increased to comply with the R-PD standards. Staff recommended denial.

ED TANEY, Taney Engineering, appeared to represent Consolidated Mortgage, which is the property owner. This was before the Planning Commission approximately six weeks ago. Subsequent to that, they have met with the City Council members on the property. **He submitted a letter in support.** This will be an upscale development.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. This should be part of the Iron Mountain Plan.

CHAIRMAN GALATI declared the Public Hearing closed.

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

2. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

3. The site plan shall be revised to depict the required 1.10 acres of common open space, including open space located in a central area of the site, or a variance from the open space requirement approved by the City Council, prior to approval of a Tentative Map for this project.

4. The setbacks for this development shall be a minimum of 18 feet to the front of the garage (measured from back of sidewalk where one exists, back of curb in all other instances), 5 feet on each side, 10 feet on the corner side, and 15 feet in the rear.

5. The landscaping plan shall be revised to depict the minimum requirements of the Iron Mountain Ranch Residential Planned Development Master Plan (Section 7.6.1). The landscaping along Grand Teton Road, Bradley Road and Whispering Sands Drive shall consist of a minimum of eight (8) twenty-four (24) or thirty (30) inch box trees; twelve (12) fifteen (15) gallon vertical evergreen trees; ten (10) five (5) gallon shrubs; and twenty (20) one (1) gallon shrubs, for every two hundred-fifty (250) feet of linear planter area.

COMMISSIONER GORDON felt it was inappropriate for the applicant to tell the Planning Commission what had been done with the City Council members.

To be heard by the City Council on July 28, 2001.

(6:23 - 6:36) 1 - 735

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ABEYANCE - RENOTIFICATION - Z-0015-01(1) - WHISPERING TETON, LIMITED LIABILITY COMPANY

DENIED

6. The site plan / landscape plan shall be revised to depict the drainage easements converted to allow pedestrian access and to be able to access the Grand Teton Road and Bradley Road trails as required by the Comprehensive Planning Division.

7. The applicant shall construct, maintain and provide the required trail along the Grand Teton frontage, including a cross-section of the trail that must be submitted and approved prior to the submittal of the Tentative Map. The cross-section must comply with the standards of the Comprehensive Planning Division of the Planning and Development Department.

8. The applicant shall construct and provide the required landscape median along Grand Teton Road, including a cross-section of the median that must be submitted and approved prior to the submittal of the Tentative Map. The cross-section must comply with the standards of the Comprehensive Planning Division of the Planning and Development Department.

Public Works

9. 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.

10. Gated entry drives, if such are proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

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DENIED

11. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

12. Site development to comply with all applicable Conditions of Approval for Z-15-01 and all subsequent site-related actions.

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ACTION

B-8.

Z-0027-01 - ARC INVESTMENTS, INC.

Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.15 acre on the east side of "F" Street, adjacent to Interstate-15 (APN: 139-27-310-056), PROPOSED USE: OFFICE WAREHOUSE, Ward 5 (Weekly).

NOTICES MAILED 84

APPROVALS 1 Speaker

PROTESTS 1 Speaker

STAFF RECOMMENDATION: DENIAL, If Approved, subject to:

Planning and Development

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

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

Public Works

3. A Reversionary Map for the purpose of reverting the underlying parcels to acreage shall be recorded prior to the issuance of any building or grading permits for this site.

4. Remove all substandard public street improvements cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with construction of this site.

Gordon -
DENIED
Unanimous

TROY JESCHKE, Planning and Development, stated the applicant's justification letter states that this property is no longer appropriate for residential use and should be developed as commercial. This property is designated as M (Medium Density Residential) within the West Las Vegas Plan area. The requested C-2 (General Commercial) zoning is not compatible with the M land use designation within the West Las Vegas Plan. The types of uses allowed within the C-2 zoning district may be compatible adjacent to the I-15 highway to the south and east of this site. However, the requested C-2 zoning is too intense for the site and would not be compatible with the multi-family residential uses to the north and west. Staff recommended denial.

ANTHONY CASTRAGNANO, President, ARC Investments, Inc., appeared to represent the application. He owns several properties in this neighborhood. His original intentions were to construct more residential in the neighborhood. However, he was unable to obtain the resources for multi-family because of its proximity to the freeway. Approximately a year ago he started contacting people in the neighborhood and had six meetings with the West Las Vegas Preservation organization and told them his intentions. After those meetings he had their support. In the Downtown Redevelopment Plan there is a mixed-use proposal for this parcel. In the West Las Vegas Plan the mixed use stops just across the street from this parcel. Because of the uniqueness of this parcel to the freeway and that the neighbors are in support, he requested approval.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. This property is too close to the freeway for residential development.

RON CRIXTON appeared in protest. He owns Lots 17 and 18 on McWilliams and F Street adjacent to this parcel. The owner plans to construct pay units or individual houses on his property. He also objected to the zero lot line. There will be a billboard, which would be detrimental for his proposed residents.

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

6. A 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 submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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

CHAIRMAN GALATI declared the Public Hearing closed.

MR. CASTRAGNANO said he intends to have a small warehouse building. He understands he will have to come back for a design review and possibly variances. His proposal to the residents and today is to have the warehouse and off-site billboard on the parcel.

COMMISSIONER TRUESDELL felt this parcel should be developed, but there is R-4 between this parcel and McWilliams. This is a limited site. It is inappropriate to rezone this property at this time inasmuch as the proposal is not compatible with the surrounding properties.

COMMISSIONER BUCKLEY concurred with the motion, but felt this is not an appropriate location for a billboard.

To be heard by the City Council on July 18, 2001.

(6:36 - 6:43) 1 - 1190

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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.

DENIED

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B-9.

Z-0035-01 - PERMA-BILT HOMES

Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] TO: R-1 (Single Family Residential) on 15.28 Acres on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

NOTICES MAILED 73 (Mailed with V-0032-01 and U-0064-01)

APPROVALS 0

PROTESTS 2 (1 inside notification area; 1 outside notification area)

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

Truesdell -

ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING.

Motion carried with Gordon abstaining from voting because the law firm that represents this application is also the firm that handles the legal work for his business.

ANDREW REED, Planning and Development, stated the density being requested is compatible with the rural density designation of the west portion of this site and the L (Low Density Residential) designation of the east portion. The single-family development proposed under this application is compatible with the pattern of development expected to occur in this portion of the city. Staff recommended approval, subject to the conditions.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. This is on the northeast corner of Grand Canyon and Elkhorn Road. It will be 45 lots on 15 acres for a density of 2.96 units per acre. This is within the Town Center expansion designations for both rural and low residential. The minimum lots will be 6,500 square feet minimum. The homes will range from 2,200 to 2,800 square feet and be in the \$300,000 price range.

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL wondered if Special Use Permits and Variances would be considered by the Planning Commission if R-PD zoning was being requested. MR. REED responded that R-PD would allow flexibility in the setbacks and private streets without a Special Use Permit. This design is typical of an R-PD style of development with just the open space missing.

CHAIRMAN GALATI asked why this request is coming in at R-1, not an R-PD.

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Z-0035-01 - PERMA-BILT HOMES

6. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along all exterior property lines. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

Public Works

9. Dedicate 40 feet of right-of-way adjacent to this site for Grand Canyon Drive and 50 feet for Elkhorn Road. Dedicate a 54-foot radius on the northeast corner of Elkhorn Road and Grand Canyon Drive. Coordinate with the Department of Public Works and the developer of the Town Center residential developments located northeast of this site to determine appropriate right-of-way dedications for the intersection of Solar Avenue and the realigned Tee Pee Lane in accordance with the proposed Town Center Residential Development Standards.

ATTORNEY ROWE responded that he was not involved with the filing of this application, so he did not know why the applicant chose R-1 zoning as opposed to R-PD. However, this application does conform to the low-end residential standards.

COMMISSIONER TRUESDELL was concerned that there is no site plan review. He thought this should be viewed as an R-PD.

ATTORNEY ROWE added that to the north is the proposed second phase, which would be developed as the market demands according to the sales of the first phase. From Elkhorn to Severance is the fully proposed development.

CHAIRMAN GALATI was concerned that two of these lots are in D-R and one lot is an R. More compatible zoning would be some type of R-PD that would lock in the density, have some design standards, eliminate the need for any Variances, provide some open space, and call for a Site Development Plan Review.

ATTORNEY ROWE thought Perma-Bilt Homes fully intends to build what is being presented.

COMMISSIONER TRUESDELL asked ATTORNEY ROWE if he would be willing to have this request held in abeyance for 30 days so he could meet with the applicant and possibly make some changes or just decide to leave the request as presented.

ATTORNEY ROWE preferred that the Planning Commission make a recommendation at this meeting.

NOTE: See Item Nos. B-10 and B-11 for related discussion.

To be heard by the Planning Commission on July 12, 2001.

(6:43 - 6:57) 1 - 1500

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ACTION

Z-0035-01 - PERMA-BILT HOMES

10. Construct half-street improvements including appropriate overpaving, if legally able on Elkhorn Road and Grand Canyon Drive adjacent to this site concurrent with development of this site. Coordinate with the Department of Public Works and the developer of the Town Center residential developments located northeast of this site to determine appropriate roadway construction requirements for the intersection of Solar Avenue and the realigned Tee Pee Lane in accordance with the proposed Town Center Residential Development Standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

11. A Master Streetlight plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

12. Coordinate with the collection systems engineer in Public Works to extend public sewer in Elkhorn Road from El Capitan Way to Grand Canyon Drive and to extend the sewer in Grand Canyon Drive to the north edge of this site to locations and depths acceptable to the City Engineer. Additionally, if not already constructed at time of development, extend public sewer in El Capitan Way north from Rome Boulevard to Elkhorn Road. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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ACTION

Z-0035-01 - PERMA-BILT HOMES

13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.

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Z-0035-01 - PERMA-BILT HOMES

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

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

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ITEM

ACTION

B-10.

V-0032-01 - PERMA-BILT HOMES

Request for a Variance TO ALLOW FRONT SETBACKS OF EIGHTEEN FEET WHERE TWENTY FEET IS THE MINIMUM SETBACK ALLOWED WITHIN A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations], PROPOSED: R-1 (Single Family Residential), Ward 6 (Mack).

NOTICES MAILED 73 (Mailed with Z-0035-01 and U-0064-01)

APPROVALS 0

PROTESTS 2 (1 inside notification area; 1 outside notification area)

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0035-01), Special Use Permit (U-0064-01).

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

Truesdell -

ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING.

Motion carried with Gordon abstaining from voting because the law firm that represents this application is also the firm that handles the legal work for his business.

ANDREW REED, Planning and Development, stated the applicant is proposing a 45 lot residential subdivision with setbacks of 18 feet to the garage door where 20 feet is required. The site plan submitted by the applicant indicates all houses will front a 39-foot wide gated private street. This request is necessary due to unusual parcel shapes caused by the proposed curvilinear streets. This request can be granted without substantial detriment to the public good and without substantially hurting the intent and purpose of any ordinance or resolution. Staff recommended approval, subject to the conditions.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared and represented the applicant.

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-9 and B-11 for related discussion.

To be heard by the Planning Commission on July 12, 2001.

(6:43 - 6:57) 1 - 1500

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ITEM

ACTION

B-11.

U-0064-01 - PERMA-BILT HOMES

Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on the northeast corner of Elkhorn Road and Grand Canyon Drive (APN's: 125-18-801-009, 010 and 011), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations], PROPOSED: R-1 (Single Family Residential), Ward 6 (Mack).

NOTICES MAILED 73 (Mailed with Z-0035-01 and V-0032-01)

APPROVALS 0

PROTESTS 2 (1 inside notification area; 1 outside notification area)

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0035-01).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. 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. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.

Truesdell -
ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING.

Motion carried with Gordon abstaining from voting because the law firm that represents this application is also the firm that handles the legal work for his business.

ANDREW REED, Planning and Development, stated the private streets within this subdivision will not adversely impact surrounding land uses. Staff recommended approval, subject to the conditions.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared and represented the applicant.

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-9 and B-10 for related discussion.

To be heard by the Planning Commission on July 12, 2001.

(6:43 - 6:57) 1 - 1500

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ITEM

ACTION

B-12.

**V-0031-01 - DARREL AND SHARON
CHAMBERLAIN**

Request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (HEIGHT OF 14 FEET) TO EXCEED THE HEIGHT OF THE MAIN DWELLING (HEIGHT OF 10 FEET SIX INCHES) located at 321 Agora Way, (APN: 140-32-215-025), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

NOTICES MAILED 220

APPROVALS 0

PROTESTS 1 (inside notification area)

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. All development must be in conformance with the plot plans and elevations.
2. City Code requirements and design standards of all City Departments, which are not affected by the approval of this Variance, must be satisfied.
3. Submit complete plans to the Building and Safety Department for review and permits.
4. If the Building and Safety Department requires removal of the detached accessory structure, which is the subject of this request, this Variance becomes null and void.

Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Galati not voting.

LAURA MARTIN, Planning and Development, said the Las Vegas Zoning Code states that detached accessory structures shall not exceed two stories in height or a maximum of 35 feet or the height of the main dwelling, whichever is less. This structure is stucco sided with a pitched shingled roof and is approximately 1,050 square feet. The roofline of the detached garage is visible from Agora Way. The applicant's justification letter states that the structure was built for the purpose of storing and working on recreational vehicles. The letter also states that when constructing this structure the lowest roof pitch available was utilized and the owner was not aware of the height restrictions at the time of construction. Staff does not feel the height of the garage poses a negative aesthetic impact on adjacent parcels in the neighborhood. It resembles the character of the main dwelling as well as the neighborhood. Staff recommended approval, subject to the conditions.

DARREL CHAMBERLAIN, 321 Agora Way, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 18, 2001.

(6:57 - 7:00) 1 - 2000

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ITEM

ACTION

B-13.

U-0015-99(2) - EZ PAWN NEVADA, INC.

Required One Year Review on an approved Special Use Permit which allowed a pawn shop (EZ Pawn) at 1501 East Charleston Boulevard (APN's: 139-35-402-001, 139-35-413-004 and 005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 184

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in five (5) years.
2. All City Code requirements and all City departments' design standards shall be met.

Public Works

3. Site development to comply with all applicable Conditions of Approval for Special Use Permit U-15-99 and all other subsequent site-related actions.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous

TROY JESCHKE, Planning and Development, stated this pawn shop use is still appropriate at this site. In reviewing crime statistics from the Las Vegas Metropolitan Police Department for the period of March 1, 2000 to April 30, 2001, there were 23 police calls of which 8 were serious including larceny, burglary and fraud. The remaining calls included traffic stops and investigation follow-ups. That is an average number of incidents for a pawn shop. Staff recommended approval, subject to the conditions.

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, 300 South 4th Street, appeared with GREG BORGEL, 300 South 4th Street, to represent the applicant. This property has been significantly upgraded since the applicant took over the property. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. The applicant maintains this property very well.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 18, 2001.

(7:00 - 7:02) 1 - 2120

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ITEM

ACTION

B-14.

U-0062-01 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF NEXTEL COMMUNICATIONS

Request for a Special Use Permit FOR A PROPOSED 70 FOOT TALL WIRELESS COMMUNICATION MONOPOLE TOWER at 9100 West Desert Inn Road (APN: 163-08-421-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

NOTICES MAILED 307

APPROVALS 3 Speakers

PROTESTS 1 (1 inside notification radius)

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. The communications monopole and its associated equipment and facility 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 communications monopole and its associated equipment.

Truesdell - ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING TO ALLOW TIME FOR THE APPLICANT TO SUBMIT AN RF MAP FOR THIS AREA. Motion carried with Littlefield and Quinn voting NO.

NOTE: There was a previous motion by Gordon for approval, subject to staff's conditions, with an additional condition for a three-year review. Motion did not carry with Buckley, Galati, Goynes, Littlefield, Quinn and Truesdell voting NO.

ANDREW REED, Planning and Development, stated this facility will consist of an equipment shelter approximately 200 square feet in size and a 70 foot high tower with a co-location capability consisting of antennas to be located at the 70, 60 and 50 foot levels. Because the properties immediately to the north and east are developed with a retirement community and an assisted living facility, staff finds this tower is not appropriate at this location. Staff recommended denial.

LORAIN SPENCER, Nextel Communications, 4525 West Reno Avenue, Suite A-5, appeared to represent the application. When they start to look for a site they have an RF map from their engineers which indicates where they need to place a facility in a general manner that would provide service and work with the other surrounding facilities. The area they are trying to cover is the residential area surrounding the AEGIS Home and a small commercial pocket. After that they look at zoning maps and uses surrounding the area. In this case, there is a small pocket of adjacent commercial and commercial on Durango and at Hualapai. They tested facilities along Durango and Desert Inn in the commercial zone, but were unable to get a site to provide the coverage that was needed to serve the residential area. Next, they went to the Hualapai Way area and found there was significant interference and still not able to cover The Lakes residential area. That left this site. They first looked at Walgreen's and the adjacent vacant lot, but the landlord was unwilling to lease to Nextel Communications. The adjacent property to the AEGIS property was vacant, but is now being developed by CBS Pharmacy and that property owner was unwilling to enter into a lease agreement with the carriers.

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ACTION

U-0062-01 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF NEXTEL COMMUNICATIONS

They started looking for a site in February of 2000. Sprint and Cingular are also looking for a facility in the area and they intend to co-locate on this facility.

The height is being kept at a minimum to provide service and accommodate three carriers. This is on a commercially zoned piece of property.

The surrounding homes in The Lakes area and along Fort Apache have block walls and landscape buffers. The homes along Fort Apache that are adjacent to the adult home look at that home and will not see much of this tower.

CHAIRMAN GALATI declared the Public Hearing open.

TINA VELLARD; 10528 Minnow Mist Avenue, appeared in approval. She has been unable to get service to her home.

KATHY HAMMOND, 3327 Erva Street, Unit 132, appeared in approval. She was concerned how Nextel will blend this tower into the current environment. She had a newspaper article that indicated a County in Colorado has disguised towers to blend into the rural surroundings. She does not want to see one 70 foot high metal tower.

CLAUDIA COCHRAN, 1200 Emerywood Court, appeared to represent Sprint in approval. This is a good site for all three carriers.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY asked if they had tested Sahara Avenue. MS. SPENCER replied that they did not test it. They have a site to the northeast of this proposal on Sahara Avenue near Fort Apache. The other site on Sahara Avenue is northeast of this facility in the Durango/Buffalo area.

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**U-0062-01 - AEGIS ASSISTED LIVING
PROPERTIES, LIMITED LIABILITY COMPANY
ON BEHALF OF NEXTEL COMMUNICATIONS**

COMMISSIONER TRUESDELL asked if they look at co-locating on Nevada Power Company high transmission lines. This will be a significant tower. He felt they could do a less evasive tower or co-locate on high-tension lines. This is an industry that is growing quickly. There should be some creative solutions. The City is reviewing their Cell Tower Ordinance. He preferred this application be held in abeyance until that Ordinance is approved.

MS. SPENCER responded that what they do when they need a tower is to look at co-location, power poles, sub-stations, commercial/industrial property, etc. Then they test the sites. They try to minimize the impact to the neighbors. This is a small piece of property that is developed with buildings. There is a limited amount of space in the back area. Rather than have a shorter pole, they preferred to have other carriers on the facility. This facility will be seen.

COMMISSIONER GOYNES asked about the testing. MS. SPENCER said it is done by computer assimilation or they go to the site and put up a set of antennas. The average distance between the poles varies based upon the topography, curvature of the roads, blockage of coverage, and how many residences.

COMMISSIONER LITTLEFIELD has a concern for the health of the residents in the areas.

COMMISSIONER GORDON said this area has beautiful residences, but since none of the residents have appeared to protest, it appears they feel this facility is needed.

COMMISSIONER BUCKLEY said he would like to see a map of where the cell towers are presently located and objected to this type of pole at this location.

To be heard by the Planning Commission on July 12, 2001.

(7:02 - 7:28) 1 - 2230

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ITEM

ACTION

B-15.

**U-0063-01 - LPT COMMERCIAL HOLDINGS,
LIMITED LIABILITY COMPANY ON BEHALF OF
KID TO KID OF SUMMERLIN, LIMITED
LIABILITY COMPANY**

Request for a Special Use Permit for SECONDHAND SALES IN CONJUNCTION WITH A PROPOSED CHILDREN'S APPAREL STORE (KID TO KID) at 8450 West Sahara Avenue (APN: 163-04-406-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald).

NOTICES MAILED 302

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. No outdoor display, sales or storage of any merchandise is permitted.
2. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.
3. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous

TROY JESCHKE, Planning and Development, stated the concept for this business is to buy children's apparel from parents of children who have outgrown their clothes and products and sell them at substantially lower prices than new merchandise.

Section 19A.04.050 of the Las Vegas Zoning Code states that no outdoor display, sale or storage of any merchandise shall be permitted in conjunction with a secondhand dealer. With inclusion of that requirement limiting outdoor displays and sales, the use can be operated in a manner that is harmonious and compatible with the surrounding commercial uses.

Staff recommended approval, subject to the conditions.

DINA VELLARD, 10528 Minnow Mist Avenue, appeared to represent the store. She concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 18, 2001.

(7:28 - 7:30) 1 - 3560

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ITEM

ACTION

B-16.

**U-0065-01 - REGINALD PROFANT ON
BEHALF OF KOREAN EVANGELICAL
CHURCH OF AMERICA**

Request for a Special Use Permit and a Site Development Plan Review WHICH INCLUDES A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING FOR A PROPOSED 4,893 SQUARE FOOT CHURCH COMPLEX on 1.0 Acre located at 1214 Vista Drive. (APN: 162-06-510-009), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

STAFF REQUESTED THIS ITEM TO BE HELD IN ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING IN ORDER TO RESOLVE SITE RELATED AND LANDSCAPING ISSUES WITH THE APPLICANT. STAFF HAS MADE SEVERAL UNSUCCESSFUL ATTEMPTS TO CONTACT THE APPLICANT TO RESOLVE THESE ISSUES.

Truesdell -
ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING.
Unanimous

ANDREW REED, Planning and Development, stated staff has attempted to contact the applicant to resolve some questions and issues with the site plan and landscaping plan, but have not been able to reach the applicant. Staff would like this item held in abeyance to the July 12, 2001 meeting so they can have a meeting with the applicant.

RICH HECKENDORF appeared to represent the application. He thought this item was going to be heard at this meeting.

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on July 12, 2001.

(6:09 - 6:11) 1 - 270

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ITEM

ACTION

B-17.

**SD-0025-01 - PLASTER DEVELOPMENT
COMPANY, INC. ON BEHALF OF SIGNATURE
HOMES**

Request for a Site Development Plan Review FOR A PROPOSED 85 LOT RESIDENTIAL SUBDIVISION on 13.02 Acres located east of Michael Way and south of Madre Mesa Drive (APN's: 138-13-701-018, 028 and 041), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).

ON JUNE 8th THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE FROM THE JUNE 14th MEETING TO THE JUNE 28th PLANNING COMMISSION MEETING TO ALLOW THE SITE PLAN TO BE REVISED.

Quinn -
ABEYANCE TO THE JULY 12, 2001 PLANNING COMMISSION MEETING.
Unanimous

ANDREW REED, Planning and Development, stated the applicant is revising their site plan and would like to have this item held in abeyance to the June 28, 2001 meeting. However, in order for staff to have enough time to review any revised plans, staff would like this item held to the July 12, 2001 meeting.

VICKY TROY, Orion Engineering & Surveying, Inc., 528 Goldhill Road, appeared to represent the applicant. They have revised the plans revised and have an appointment with staff tomorrow. She preferred this item just be held for two weeks.

CHAIRMAN GALATI noted that if this item is held to the next meeting there would be different staff persons reviewing the item than if it were held to the July 12, 2001 meeting.

CHAIRMAN GALATI declared the Public Hearing open.

JAMES SMITH, President of American Wheelchair Veterans, 5355 Madre Mesa, said they have been unable to meet with Signature Homes, but would like to meet with their representatives prior to the next hearing.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: COMMISSIONER TRUESDELL disclosed that he sits on a charitable board with a principal of Plaster Development, but did not feel that impairs his ability to vote fairly on this application.

To be heard by the Planning Commission on July 12, 2001.

(6:11 - 6:15) 1 - 360

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ITEM

ACTION

B-18.

Z-0087-98(3) - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF THOMAS & MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 101,902 SQUARE FOOT OFFICE DEVELOPMENT on the north side of Smoke Ranch Road, approximately 930 feet east of Buffalo Drive (APN: 138-15-310-011), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

NOTICES MAILED 333

APPROVALS 1 (1 inside notification radius)

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. The site plan shall be revised to depict handicapped spaces that are in conformance with the requirements of Section 19A.10.010(G).
2. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
3. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining inasmuch as his law firm represents the property owner and Gordon abstaining inasmuch as Thomas & Mack Development Group is a partner in one of his firm's shopping centers.

NOTE: COMMISSIONER TRUESDELL stated that his company does the association management for the adjacent Tech Park Phase 1, but does not have any involvement with this property, so he felt he could make a fair decision on this item.

CHAIRMAN GALATI asked if the applicant was present. Since no one came forward, he announced this item would be trailed until later in the meeting.

CHAIRMAN GALATI recalled this item after Item No. B-19 was heard.

TROY JESCHKE, Planning and Development, stated this development is proposed to be located on the southeastern portion of an overall 72-acre parcel adjacent to Buffalo Drive and Smoke Ranch Road. This development will encompass approximately 9 acres of the overall parcel.

Access to the site is proposed by one 30-foot wide driveway along Smoke Ranch Road to the south and two 30-foot wide driveways from Fire Mesa Street to the west, which is proposed to be a 60-foot wide roadway.

Two L-shaped buildings are depicted with a narrow breezeway between them. The landscape plan depicts a 34-foot wide planter along Smoke Ranch Road and a 20-foot wide planter along Fire Mesa Street. A 25-foot wide planter is proposed along the Buffalo Drainage Channel to the east and a 5-foot planter along the north. The elevations depict a one-story building of sand colored concrete with light tan paint for accent areas and cornices. The window and door framing is depicted as seafoam green metallic material and the windows have a subtle greenish reflective quality. The entrances feature a raised decorative feature with cutout square patterns.

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ITEM

ACTION

Z-0087-98(3) - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF THOMAS & MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY

6. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

7. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

8. If not already dedicated by the master developer, dedicate 30 feet of right-of-way adjacent to this site for Fire Mesa Street, a 25 foot radius on the northeast corner of Smoke Ranch Road and Fire Mesa Street, and appropriate right-of-way adjacent to this site for an exclusive right turn lane on Smoke Ranch Road in accordance with Standard Drawing #201.1 prior to the issuance of any permits.

9. If not already constructed by the master developer, construct half-street improvements including appropriate overpaving on Fire Mesa Street adjacent to this site and an exclusive right turn lane on Smoke Ranch in accordance with Standard Drawing #234.3 concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards.

10. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connection routes to service this site prior to the submittal of any construction drawings. Comply with the recommendations of the Collection Systems Planning Section.

The site plan and landscaping are generally in conformance with the approved overall Site Development Plan Review for the expansion area of the Las Vegas Technology Center, Phase 2, and the Las Vegas Urban Design Guidelines and Standards.

Staff recommended approval, subject to the conditions.

TOM HART, Thomas & Mack Development Group, 7181 Amigo Drive, appeared to represent Lehman Brothers. He apologized for being late to this meeting. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 18, 2001.

(7:30 - 7:31) 1 - 3670

(7:44 - 7:48) 2 - 450

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ITEM

ACTION

Z-0087-98(3) - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF THOMAS & MACK DEVELOPMENT GROUP, LIMITED LIABILITY COMPANY

APPROVED

11. 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.

12. 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 submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.

13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

14. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-87-98 and all other subsequent site-related actions.

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ITEM

ACTION

B-19.

Z-0081-99(1) - NEW HORIZONS CENTER FOR LEARNING

Request for a Site Development Plan Review FOR A PROPOSED 768 SQUARE FOOT MODULAR TRAILER AND THE CONTINUED USE OF TWO EXISTING 1,440 SQUARE FOOT MODULAR TRAILERS at 6701 West Charleston Boulevard (APN: 163-02-103-001), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 1 (M. McDonald).

NOTICES MAILED 301

APPROVALS 1 Speaker

PROTESTS 2 (1 inside notification area; 1 outside notification area)
2 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to the following:

Planning and Development

1. All modular buildings shall be removed from the site within three years of approval of the Certificate of Occupancy for the subject modular building.
2. The applicant shall provide four 5 foot by 5 foot planter boxes along the north side of the new modular building. Each planter shall contain one 24-inch box tree and ground cover.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous

TROY JESCHKE, Planning and Development, stated the applicant is operating a school that includes kindergarten through 8th grade. The north portion of this site is developed with two permanent structures and two modular buildings that are used as offices. The applicant is proposing to place an additional modular building, also to be used as an office, immediately to the north of the existing modular buildings.

The applicant is not proposing any changes to the landscape plan. However, because the modular buildings are adjacent to Charleston Boulevard, staff had a condition to require additional landscaping to be provided adjacent to the modular buildings.

The piecemeal development of this site with modular buildings is not compatible with the pattern of development occurring along this portion of Charleston Boulevard, but if the request is approved, staff would like to have an additional condition requiring all modular buildings to be removed two years after approval of a Certificate of Occupancy for a new building.

Staff recommended approval, subject to the conditions.

MICHAEL RODRIGUEZ appeared to represent New Horizons Center. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. His problem with modular trailers is that they are supposed to be temporary structures and they turn out to be permanent. Some of the modular trailers in his area have taken off their wheels and stuccoed the outside so they look like a building.

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ITEM

ACTION

Z-0081-99(1) - NEW HORIZONS CENTER FOR LEARNING

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

6. 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.

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

ANITA FREEMAN, Property Manager for Sundance Village, 6500 West Charleston Boulevard, appeared in protest. This center is just across the street from her community. Behind these buildings is a very attractive building that is totally obliterated from view by these modular trailers. They are not in keeping with anything else in the area. There is nothing else in the neighborhood of that nature. Even the businesses in the area are more attractive. This could present a safety issue. There are no accommodations for foot traffic. She thought the trailers would be classrooms, not offices. Her main objection was the aesthetics.

DONALD ROMANO, 7321 West Charleston Boulevard, appeared in approval. This organization has done very good work for over 20 years. He has supported it financially and offered to donate \$10,000 towards the landscaping. He is the adjacent property owner.

CHAIRMAN GALATI declared the Public Hearing closed.

MR. RODRIGUEZ appeared in rebuttal. They are in the process of working on a new building just to the west of the trailers. The reason for the trailers is to accommodate the lessee until the new building is built. They just completed a new park that has constrained them financially. When that is finished they will proceed with this new building, which will face Charleston Boulevard.

COMMISSIONER TRUESDELL agreed that the New Horizons Center does a great job in the community. There is no landscaping adjacent to these buildings and some of the skirting is missing.

MR. RODRIGUEZ responded that a parent is working on the landscaping at the present time. They put in six palm trees last year. He thought the trailers are fully skirted.

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Z-0081-99(1) - NEW HORIZONS CENTER FOR LEARNING

COMMISSIONER QUINN thought the buildings are unattractive. One of the conditions is that the modulars be removed in three years. He asked the applicant if two years would be acceptable.

MR. RODRIGUEZ added that when New Horizons Center took over this school there were five existing trailers, now they are down to one. With the lessee growing they added another one and are now requesting a third trailer. In regard to removing the trailers in two years, he would have to speak to the director, but thought it would not be a problem.

COMMISSIONER LITTLEFIELD noted that there are a lot of weeds on this property. MR. RODRIGUEZ responded that they just put up a fence along Charleston Boulevard to keep the foot traffic from cutting through the parking lot.

To be heard by the City Council on July 18, 2001.

(7:31 - 7:44) 2 - 40

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ITEM

ACTION

B-20.

VAC-0012-01 - CENTENNIAL 95, LIMITED PARTNERSHIP

Petition to Vacate a portion of Regena Avenue between Monte Cristo Way and Tenaya Way, and a portion of Monte Cristo Way between Regena Avenue and Centennial Parkway, Ward 6 (Mack).

NOTICES MAILED: 3

APPROVALS: 0

PROTESTS: 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. This Petition of Vacation shall be amended to retain a ten foot private access easement for Nevada Power Company along the south side of the centerline of Regena Avenue and forty feet wide west of the Monte Cristo Way centerline being ten feet wide on the south side and thirty feet wide on the north side of the extension of the Regena Way Centerline. Also, this Petition of Vacation shall be amended to exclude that portion of the west side of Monte Cristo Way being used for the northern segment of the Beltway.
2. This Petition of Vacation shall record concurrently with the reciprocal Petition of Vacation within Clark County.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH THE LAST SENTENCE IN CONDITION NO. 1 DELETED AND CONDITION NO. 6 AMENDED TO REFER TO CONDITION NO. 5 RATHER THAN CONDITION NO. 4.

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

LAURA MARTIN, Planning and Development, stated this request will vacate unused portions of Regena Avenue between Monte Cristo Way and Tenaya Way. The applicant's justification letter states that they believe Vacations of these rights-of-way will enable them to develop the adjacent property in a more harmonious and compatible manner. Staff feels this will not eliminate public access to any abutting parcels. Furthermore, staff found that it will not result in a reduced traffic handling capability and that these sections of rights-of-way are currently undeveloped and unused.

The properties to the north of Regena Avenue have been acquired by Clark County and will become right-of-way for the beltway.

Staff recommended approval, subject to the conditions.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. A commercial development was recently approved to the south of this Vacation. To the north is the proposed beltway. Between Regena Avenue and the beginning of the beltway is County property. The County is in the process of vacating their portion of Regena and Monte Cristo also. At the southwestern portion of the property below the beltway and to the west at the end of Regena is Nevada Power Company property for a substation. There will be an easement provided for Nevada Power Company through from Regena to Tenaya. He requested that the last sentence in Condition No. 1 be removed.

BART ANDERSON, Public Works, added that staff is continuing to discuss this situation with the County. Therefore, he did not object to deleting the last sentence in Condition No. 1.

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VAC-0012-01 - CENTENNIAL 95, LIMITED PARTNERSHIP

5. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

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

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

ROBERT GENZER, Planning and Development, said there is one minor change to Condition No. 6 where it refers to Condition No. 4 it should refer to Condition No. 5.

To be heard by the City Council on July 18, 2001.

(7:48 - 7:52) 2 - 560

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ITEM

ACTION

B-21.

VAC-0013-01 - WALLACE AND GERALDINE SHEETS, ET AL

Petition to Vacate a portion of Holmby Avenue, generally located west of Duneville Street, Ward 1 (M. McDonald).

NOTICES MAILED 5

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Submit for approval by the City Engineer a plan showing how the area proposed to be vacated will be incorporated into the adjacent properties (i.e. fenced in, paved, etc.) so as not to become an un-maintained "no man's land" prior to the recordation of an Order of Vacation for this site. If the area is to be used for vehicular access or parking, it must be hard surfaced or otherwise improved to minimize dust pollution. Appropriate improvement drawings, bonds, easements, and permits shall be obtained prior to the start of any construction needed to support such plan.

2. A Traffic Access Analysis or other information acceptable to the Traffic Engineering Division shall be submitted to and approved by the Department of Public Works prior to recordation of an Order of Vacation for this site. The Traffic Access Analysis shall determine if a single access to the Redrock Street cul-de-sac will be sufficient to service the undeveloped 2.62 acre site immediately west of this right-of-way.

Buckley - APPROVED, SUBJECT TO STAFF'S CONDITIONS AS AMENDED. Unanimous

TROY JESCHKE, Planning and Development, stated this request will vacate an unused portion of Holmby Avenue right-of-way. The additional property will provide access to the north portions of their properties. This will not eliminate public access to any abutting parcels. Furthermore, staff finds the proposed Vacation will not result in a reduced traffic handling capability and that this section of right-of-way is currently undeveloped and unused. Condition No. 7 should refer to Condition No. 6. Staff recommended approval, subject to the conditions.

ED SHEETS, 1295 Duneville Street, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

DONALD ROMANO, 7321 West Charleston Boulevard, appeared in favor. He owns the property directly to the north of this subject property.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER QUINN thought there will be a church coming before the Planning Commission at the next meeting. Perhaps this item should be held to that meeting. After reviewing the agenda for the next meeting he announced the church is Item B-9.

MR. JESCHKE said that church was before the Planning Commission in April and it was abeyed for 60 days.

CHAIRMAN GALATI recalled that the Planning Commission does not want Holmby Avenue used for access to that church.

MR. SHEETS responded that he will be out of town during the next meeting. If Holmby Avenue is vacated it will eliminate church traffic in a residential neighborhood.

To be heard by the City Council on July 18, 2001.

(7:52 - 7:57) 2 - 700

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ACTION

VAC-0013-01 - WALLACE AND GERALDINE SHEETS, ET AL

APPROVED

3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved drainage plan/study; improve any drainage corridors recommended by the approved plan/study.

4. All development shall be in conformance with code requirements and design standards of all City departments.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public

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**VAC-0013-01 - WALLACE AND GERALDINE
SHEETS, ET AL**

APPROVED

use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

B-22.

VAC-0014-01 - BRADLEY ALEXANDER II, INC., ET AL

Petition to Vacate portions of excess rights-of-way, public sewer and drainage easements generally located north of Alexander Road and east of Bradley Road, Ward 6 (Mack).

NOTICES MAILED 8

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
2. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS AS AMENDED.

Unanimous

LAURA MARTIN, Planning and Development, stated the applicant's justification letter states that this Vacation is necessary because a subdivision recently acquired an additional four acres of land. Staff notes that this Vacation request is in response to the Condition of Approval on the Final Map technical review application. Condition No. 3 states the Vacation application to vacate easements previously dedicated and in conflict with this Final Map must be submitted to and approved by the City prior to recordation of this Final Map. The Order of Vacation must record prior to the recordation of this Final Map or it must be revised to show the existing easements to be vacated. In either case, the Vacation must record prior to the issuance of any building permits overlying the area to be vacated. This is needed in order to complete the proposed subdivision on these properties. Condition No. 4 should refer to Condition No. 2 rather than Condition No. 1. Staff recommended approval, subject to the conditions.

TODD McKELLY, Project Developer for Bradley Alexander II, 1304 Alpine Drive, Boulder City, Nevada, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

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

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 18, 2001.

(7:57 - 8:00) 2 - 880

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ITEM

ACTION

VAC-0014-01 - BRADLEY ALEXANDER II, INC., ET AL

APPROVED

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

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ITEM

ACTION

C.

NON PUBLIC HEARING ITEMS:

C-1.

ABEYANCE - Z-0035-98(2) - RAPHAEL AND LILLIAN MIRCHOU

Request for a Site Development Plan Review FOR A 12,247 SQUARE FOOT MEDICAL OFFICE COMPLEX on approximately 1.03 acres located at the southeast corner of the intersection of Washington Avenue and Eastern Avenue (APN: 139-25-310-001 through 004), P-R (Professional Office and Parking) and R-1 (Single Family Residential) Zones under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).

THE ORIGINAL REZONING WAS APPROVED WITH A CONDITION REQUIRING SUBSEQUENT SITE PLAN REVIEWS TO BE CONSIDERED AS A PUBLIC HEARING. THEREFORE, STAFF REQUESTED THAT THIS ITEM BE HELD IN ABEYANCE UNTIL THE JUNE 28TH MEETING SO THAT THE NOTIFICATION CAN OCCUR.

Truesdell -

ABEYANCE TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING.

Unanimous

ANDREW REED, Planning and Development, stated that in staff's review of the original rezoning there was a condition requiring all subsequent site plan reviews to be considered at a Public Hearing. Staff would like to have this item held to the June 28, 2001 meeting so renotification can occur.

There was no one present to represent this application.

To be heard by the Planning Commission on June 28, 2001.

(6:15 - 6:16) 1 - 480

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ITEM

ACTION

C-2.

Z-0089-87(5) - UNIVERSITY BOARD OF REGENTS

Request for a Site Development Plan Review FOR TWO SOCCER FIELDS AND A PARK on 7.18 Acres located on the northeast corner of Oakey Boulevard and Torrey Pines Drive (APN: a portion of 163-02-601-001), C-V (Civic) Zone, Ward 1 (M. McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C):
2. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
3. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
4. All development shall be in conformance with the site plan and building elevations.

Public Works

5. Dedicate 40 feet of right-of-way adjacent to this site for Torrey Pines Drive and Oakey Boulevard prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
6. Construct half-street improvements on Torrey Pines Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Quinn -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous

TROY JESCHKE, Planning and Development, stated this site is on the southwestern corner of the Community College of Southern Nevada campus on West Charleston Boulevard. It is directly adjacent to the northeast corner of Oakey Boulevard and Torrey Pines Drive, just west of Opportunity Village.

The applicant's justification letter states that this project is being partially funded by the City of Las Vegas and the college.

The site features two soccer fields situated in an east/west alignment side by side with a passive park directly to the south. The northernmost soccer field will have field lighting in the form of six 70-foot high light poles, three on each side of the field. A gazebo is indicated along the southeastern portion of this site adjacent to the park area.

No restroom facilities or parking are being provided with this request. However, the applicant has stated that as additional funding becomes available more amenities and services will be provided on this site.

A 10-foot high chain link fence is proposed around the entire site with two entrance gates. One gate is located on the southeast corner of the site providing access towards the Opportunity Village site and the other gate is located on the northwest corner of this site, which would provide access to a future parking lot for CCSN.

This proposal is compatible with the predominantly civic uses that include the CCSN campus to the north, Opportunity Village to the east, Torrey Pines Care Center to the south, and the Bonanza High School football stadium to the west.

Staff recommended approval, subject to the conditions.

REBECCA RALSTON, Swisher & Hall Architects, 2801 North Tenaya Way, appeared to represent the applicant. She concurred with staff's conditions.

COMMISSIONER TRUESDELL asked if this will just be for university students or a multi-use field. He was concerned about the lack of restrooms.

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ACTION

Z-0089-87(5) - UNIVERSITY BOARD OF REGENTS

7. 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.

8. A Traffic Impact Analysis or other information acceptable to the Department of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.

MS. RALSTON responded that it is a multi-use field because it is expected to be used by the neighborhood. The idea behind this park is that it will primarily be used by the residents in the neighborhoods who will be walking to the park.

COMMISSIONER TRUESDELL felt a portion of the persons utilizing the park will be driving. He liked the idea of the light poles.

COMMISSIONER BUCKLEY added that he also objected to the lack of restrooms.

COMMISSIONER GOYNES felt there should be some restroom facilities. However, he was glad to see an application for a park on this property.

ROBERT GILBERT, Community College of Southern Nevada, 6375 West Charleston Boulevard, appeared to represent the application. This soccer field fits into a master plan that the college has in progress. In the next phase there will be showers, restroom facilities, etc. They have just been accepted into an athletic conference that is going to require those amenities to be accessible. The majority of the use of this park will be for persons at Opportunity Village. They will not have paved parking, but designated parking. There will be a couple of spaces for handicapped parking. The funding will be coming from the State.

MS. RALSTON said her firm has recently done a project in Henderson, Nevada where a field house, showers, etc. were added.

CHAIRMAN GALATI asked if the utilities were be put in at this time. MS. RALSTON responded that there is an 80 square foot building for the utilities.

COMMISSIONER BUCKLEY was concerned about the dust being created in the parking area.

MR. GILBERT said this is an 80-acre site and they will be using about 50% of it at the present time. They try to put dust abatement materials in the parking area to cut down on dust. As funding is available, they will pave the parking area.

MR. JESCHKE added that this request will be subject to the Health District's Dust Abatement Ordinance.

To be heard by the City Council on July 5, 2001.

(8:00 - 8:10) 2 - 980

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Z-0089-87(5) - UNIVERSITY BOARD OF REGENTS **APPROVED**

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.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree 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, if allowed by the City Engineer.

10. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-89-87 and all other subsequent site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ACTION

C-3.

Z-0075-90(19) - FARM & ALEXANDER PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF CITY DEVELOPMENT GROUP

Request for a Site Development Plan Review FOR A MODIFICATION OF AN APPROVED SITE PLAN TO CHANGE A 2,500 SQUARE FOOT FAST FOOD PAD TO A 5,300 SQUARE FOOT VETERINARY CLINIC on the southwest corner of Farm Road and Cimarron Road (APN: 125-16-318-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Site development to comply with all applicable Conditions of Approval for Rezoning Z-0075-90, Site Development Plan Review Z-0075-90(15), the City Stop VII Commercial Subdivision, and all other site-related actions as required by the Planning and Development Department and Public Works Department.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Quinn not voting.

LAURA MARTIN, Planning and Development, stated access to this site is from two driveways onto Farm Road and two driveways from Cimarron Road that were approved as a part of the overall Site Development Plan Review. The veterinary clinic will be located along the Cimarron Road frontage between the two driveway cuts. A row of parking will be located in the front of the building along Cimarron Road.

Landscaping is shown around the perimeter of the site in minimum 15-foot wide planters along Farm and Cimarron and in planters along the south and west property lines. An additional 15 feet of landscaping is provided in front of the veterinary clinic, for a total landscape width of 30 feet along Cimarron frontage. Parking lot finger islands are shown throughout the parking lot area.

The building will be one story with contrasting stone veneer siding. It will have a flat roof with a gambrel roof over the entrance featuring flat concrete tile roofing. Minor revisions have been made to the overall site that improves vehicle circulation and parking. The building is more than twice the size of the previously approved fast food pad, but this use will require fewer parking spaces and has an improved design.

Staff recommended approval, subject to the conditions.

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, 300 South 4th Street, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN GALATI commented that this is a better site plan than previously proposed.

This is final action.

(8:10 - 8:13) 2 - 1360

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ACTION

Z-0075-90(19) - FARM & ALEXANDER
PROPERTIES, LIMITED LIABILITY COMPANY
ON BEHALF OF CITY DEVELOPMENT GROUP

APPROVED

Public Works

6. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ACTION

C-4.

U-0076-00(1) - SAHARA EXPRESS MART

Request for a Review of Condition Number 6, which prohibited the sale of individual containers of any size beer, wine cooler, or screw cap wine within a convenience store located at 1518 Scotland Lane (APN: 162-04-404-014), M (Industrial) Zone, Ward 3 (Reese).

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

1. Condition Number 6 is hereby deleted. Conformance to the remaining conditions of U-0076-00 as required by the City of Las Vegas.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Quinn -
APPROVED, SUBJECT TO THE CONDITION AND AN ADDITIONAL CONDITION OF A ONE YEAR REVIEW.
Unanimous

ANDREW REED, Planning and Development, stated this condition has typically been imposed on convenience stores and markets in this area of the city. The applicant has not justified this request. Staff recommended denial.

SHERRY ASEPH, 3817 Pipeline Street, co-owner of Sahara Express Mart, said she was unaware that she had to provide a justification for Condition No. 6. This is in the heart of an industrial area. The hours of operation are 7:00 a.m. to 7:00 p.m. They cater to the blue-collar persons in the area. They have had several requests to sell single containers. It is unfair that they cannot sell single containers when their surrounding competitors are permitted to sell them.

COMMISSIONER QUINN said his office is just around the corner. He proceeded to make an approval motion.

COMMISSIONER TRUESDELL felt this would be less of a problem than the 24-hour convenience stores. He commented that there are a lot of signs on the property. He wondered if there should be a time limit for a review placed on this request.

MS. ASEPH responded that as of last week they only have three signs. They were too aggressive in letting people know they were in existence. It used to be an R-V parts store.

To be heard by the City Council on July 18, 2001.

(8:13 - 8:18) 2 - 1460

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D.

CITIZENS PARTICIPATION:

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

TODD FARLOW, 240 North 19th Street, referred to Item B-8. There was no indication on the property that the applicant intends to place a billboard on it. That type of request should be included in the agenda.

COMMISSIONER GORDON thanked everyone on the Planning Commission. He noted that the first meeting he attended concluded at 1:25 a.m. This evening this meeting will finish about 8:25 p.m., so it has improved over the years.

CHAIRMAN GALATI felt he had helped to move the meetings along faster. He thanked COMMISSIONER GORDON for his service.

COMMISSIONER BUCKLEY said he is the longest serving Commissioner and this is the best Planning Commission.

COMMISSIONER LITTLEFIELD commented that COMMISSIONER GORDON said he is tired, and now he is retired.

COMMISSIONER TRUESDELL felt COMMISSIONER GORDON is very fair in understanding commercial development. His expertise in shopping centers is unsurpassed.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:21 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

/s/

Linda Owens

LINDA OWENS, DEPUTY CITY CLERK