City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

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

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:03 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS BYRON GOYNES, STEVEN EVANS, GLENN TROWBRIDGE (Arrived at 6:05 P.M.), LEO DAVENPORT, DAVID STEINMAN AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., MARIO SUAREZ – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

SUBJECT:
Approval of the minutes of the October 6, 2005 and October 20, 2005 Planning Commission Meeting

MOTION:
GOYNES – Motion to hold in ABEYANCE to 12/1/2005 – UNANIMOUS

MINUTES:
There was no discussion.

(6:05 – 6:06)
1-62

GARY LEOBOLD, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 16 [GPA-9099] TABLED
Item 17 [ZON-9100] TABLED
Item 18 [SUP-9101] TABLED
Item 19 [GPA-9127] TABLED
Item 20 [ZON-9093] Abeyance to 12/01/2005 Planning Commission Meeting
Item 21 [SDR-9095] Abeyance to 12/01/2005 Planning Commission Meeting
Item 26 [SUP-9159] Abeyance to 12/15/2005 Planning Commission Meeting
Item 27 [SDR-9153] Abeyance to 12/15/2005 Planning Commission Meeting
Item 31 [MOD-9731] Abeyance to 12/15/2005 Planning Commission Meeting
Item 32 [SUP-9732] Abeyance to 12/15/2005 Planning Commission Meeting
Item 33 [SUP-9733] Abeyance to 12/15/2005 Planning Commission Meeting
Item 34 [SDR-9729] Abeyance to 12/15/2005 Planning Commission Meeting
Item 35 [ZON-9367] Abeyance to 12/15/2005 Planning Commission Meeting
Item 36 [VAR-9585] WITHDRAWN WITHOUT PREJUDICE
Item 37 [SDR-9587] Abeyance to 12/15/2005 Planning Commission Meeting
Item 42 [ZON-9657] Abeyance to 01/12/2006 Planning Commission Meeting
Item 50 [SUP-9493] Abeyance to 12/15/2005 Planning Commission Meeting
Item 51 [SUP-9615] Abeyance to 01/12/2006 Planning Commission Meeting
Item 52 [SUP-9616] Abeyance to 12/01/2005 Planning Commission Meeting
Item 53 [SUP-9617] Abeyance to 12/15/2005 Planning Commission Meeting
Item 54 [RQR-9375] Abeyance to 12/15/2005 Planning Commission Meeting
Item 55 [RQR-9376] Abeyance to 12/15/2005 Planning Commission Meeting

MINUTES – Continued:

Item 56 [SDR-9197] Abeyance to 12/15/2005 Planning Commission Meeting
Item 60 [DIR-9891] Abeyance to 12/01/2005 Planning Commission Meeting

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

MR. LEOBOLD gave a brief explanation for the reason for the abeyances.

Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101] were requested to be tabled to allow the applicant to meet with the area residents and consider density issues.

The applicant requested Item 19 [GPA-9127] be tabled to allow time for the companion rezoning and site plan applications to come forward.

Regarding Item 20 [ZON-9093] and Item 21 [SDR-9095], the applicant has redesigned the project to 75 lots and submitted to staff and will be heard at the 12/1/2005 Planning Commission meeting.

The applicant requested Item 26 [SUP-9159] and Item 27 [SDR-9153] be held in abeyance to the 12/15/2005 Planning Commission meeting to allow for continued revisions of the project.

Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733] and Item 34 [SDR-9729], the applicant wants to redesign the site plan to comply with Town Center requirements.

The applicant requested Item 35 [ZON-9367] and Item 37 [SDR-9587] be held in abeyance to the 12/15/2005 Planning Commission meeting. The applicant will redesign the project to comply with code requirements for open space; therefore, Item 36 [VAR-9585] will be withdrawn without prejudice as it will be unnecessary.

The applicant requested Item 42 [ZON-9657] be held in abeyance as he cannot attend the meeting.

MINUTES – Continued:

Item 50 [SUP-9493] will be held to the 12/15/2005 Planning Commission meeting because the application needs to be renoticed with the correct owner listed on the advertisement.

Item 51 [SUP-9615] will be held in abeyance to the January 12, 2006 Planning Commission meeting because a companion General Plan Amendment is required.

The representative for Item 52 [SUP-9616] was unable to attend the meeting and will be heard at the 12/1/2005 Planning Commission meeting.

Item 53 [SUP-9617] needs to be held in abeyance to the 12/15/2005 Planning Commission meeting because it needs a companion Variance for parking.

Due to an emergency the applicant was unable to appear for Item 54 [RQR-9375] and Item 55 [RQR-9376] and the item will be heard on 12/15/2005.

The applicant requested Item 56 [SDR-9197] be held until 12/15/2005 so that revisions can be made to the proposal.

Staff requested that Item 60 [DIR-9891] be held in abeyance to the 12/01/2005 Planning Commission meeting because additional work is required. Also, an informational packet was distributed to the Planning Commission.

CHAIRMAN TRUESDELL remarked that applications are presented in a timely manner with a tremendous amount of backup regarding each item. It takes an incredible amount of time both for staff and the Planning Commission to be prepared to give a proper perspective on each item. Over the last couple of months there have been a significant amount of abeyance requests. The Planning Commission is not opposed to appropriate abeyances when necessary for significant reasons. However, it appears that applications are filed with incomplete information and thus, the applicant requests an abeyance. A form has been devised by staff that clearly defines the abeyance reasons. In addition, items on an each agenda have increased and when an item is abeyed it not allow the Planning Commission to manage the agenda very well. Therefore, the Planning Commission will look at abeyance requests a lot closer, and if projects are incomplete, that item might be given a significant longer abeyance time to make sure that the Planning Commission has enough time to get the information back to them.

(6:06 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

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

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.

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

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 AGENDA ITEM.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

CHAIRMAN TRUESDELL noted the Rules of Conduct.

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.

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER | X | CONSENT | | DISCUSSION

SUBJECT:

TMP-9631 - TENTATIVE MAP - SARATOGA PALMS - APPLICANT/OWNER: SIAVASH AND SHAHARZAD BAKHTIARI - Request for a Tentative Map FOR A 56-UNIT CONDOMINIUM DEVELOPMENT on 2.13 acres adjacent to the southeast corner of Lamb Boulevard and Diamond Head Drive (APN 140-32-103-001), R-PD21 (Residential Planned Development - 21 Units Per Acre) Zone, Ward 3 (Reese).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 3 to strike out second sentence regarding off-site bond – UNANIMOUS

This is Final Action

MINUTES:

GARY LEOBOLD, Planning and Development Department, explained that Condition 3 on Item 1 [TMP-9631] and Condition 5 on Item 2 [TMP-9663] needs to be amended by striking out the second sentence regarding off-site bond. Legally staff cannot request this because the off-site bond is not applicable to the requirements of this condition. In addition, on Item 2 [TMP-9663], there is a setback wall, the retaining wall on the east side of the property where the perimeter wall is set off five feet and those plans were submitted initially showing a flat area. As the construction drawings were looked at, they are showing a concreted swell. The requirement is that be a landscape area, not heavily landscaped, and it can be with low-maintenance landscaping.

MINUTES – Continued:

Therefore, Condition 3 will be replaced stating that prior to the issuance of a building permit, a detailed landscape plan shall be submitted to illustrate landscaping within the space between the perimeter and retaining walls among the eastern property line.

(6:15 – 6:19)

1-383

CONDITIONS:

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 Site Development Plan Review (SDR-7318).

3. Prior to the sale of any lots or units, the developer is required to adopt on behalf of the common interest community association and all members thereof, and record as a covenant on all applicable parcels, a plan for the maintenance of all infrastructure improvements. Surety shall be provided for this condition through the off-site improvement bond, any part of which shall not be released until this condition as been satisfied, as reviewed and approved by the Field Operations Department. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to the common interest community, an individual property owner, or the City of Las Vegas, along with the proposed level of maintenance for privately maintained components. The agreement must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.

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

CONDITIONS – Continued:

Public Works

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

6. Add a note to the Final Map stating: "All Areas Not Occupied by A Building Is a Public Drainage Easement to be Privately Maintained by the Homeowner's Association".

7. Site development to comply with all applicable conditions of approval for SDR-7318 and all other 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 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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER | X | CONSENT | | DISCUSSION

SUBJECT:

TMP-9663 - TENTATIVE MAP - SAHARA/ DURANGO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NHU THI TRAN - Request for a Tentative Map FOR A 31-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.1 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN 163-04-401-001), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone] , Ward 1 (Tarkanian).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions, replacing Condition 3 as read for the record as follows:

3. Prior to issuance of a Building Permit, a detailed landscape plan shall be submitted to illustrate landscaping within the space between the perimeter and retaining walls along the eastern property line.

And amending Condition 3 to strike out second sentence regarding off-site bond.

– UNANIMOUS

This is Final Action

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 2 – TMP-9663

MINUTES:

GARY LEOBOLD, Planning and Development Department, explained that Condition 3 on Item 1 [TMP-9631] and Condition 5 on Item 2 [TMP-9663] needs to be amended by striking out second sentence regarding off-site bond. Legally staff cannot request this as the off-site bond is not applicable to the requirements of this condition. In addition, on Item 2 [TMP-9663], there is a setback wall, the retaining wall on the east side of the property where the perimeter wall is set off five feet and those plans were submitted initially showing a flat area. As the construction drawings were looked at, they are showing a concreted swell. The requirement is that be a landscape area, not heavily landscaped, and it can be with low-maintenance landscaping. Therefore, Condition 3 will be replaced stating that prior to the issuance of a building permit, a detailed landscape plan shall be submitted to illustrate landscaping within the space between the perimeter and retaining walls among the eastern property line.

RUSSELL SKUSE, RS Consulting, Inc., 7525 Hickam Avenue, appeared on behalf of the applicant and expressed concern about the change in Condition 3 on Item [TMP-9663]. He showed on the map that the existing six-foot wall, in order to keep the wall from being a 10 or a 12-foot wall to accommodate the site grade for drainage, an additional wall was placed against the perimeter wall and stepped into the applicant's property. Adding the landscaping condition would actually place it on the outside of the wall. The engineer requested that a concrete swell be placed instead for easier maintenance. If the landscaping is placed and a water line breaks, it could potentially flood the people in the back. CHAIRMAN TRUESDELL commented that a rock landscape feature with few trees would meet staff's request, as well as be effective for what the developer is looking to accomplish. MR. SKUSE was more concerned about roots damaging the walls and the adjacent neighbors.

(6:15 – 6:19/6:19 – 6:23)

1-383/1-516

CONDITIONS:

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 encompassed 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 a Rezoning (ZON-8904) and Site Development Plan Review (SDR-8902).

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

CONDITIONS – Continued:

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.

5. Prior to the sale of any lots or units, the developer is required to adopt on behalf of the common interest community association and all members thereof, and record as a covenant on all applicable parcels, a plan for the maintenance of all infrastructure improvements. Surety shall be provided for this condition through the off-site improvement bond, any part of which shall not be released until this condition as been satisfied, as reviewed and approved by the Field Operations Department. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to the common interest community, an individual property owner, or the City of Las Vegas, along with the proposed level of maintenance for privately maintained components. The agreement must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.

7. All development is subject to the conditions of City departments and State subdivision statutes.

Public Works

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. Provide pedestrian access easements for all sidewalks adjacent to public streets that are not located within the public right-of-way.

10. Provide 25-foot radii at the northwest and northeast corners of the private entrance drive and Via Olivero Avenue.

CONDITIONS – Continued:

11. Site development to comply with all applicable conditions of approval for ZON-8904 and SDR-8902 and all other subsequent site-related actions.

12. 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 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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [X] CONSENT [ ] DISCUSSION

SUBJECT:

ANX-9561 - ANNEXATION - APPLICANT/OWNER: IRVIN C. WRIGHT - Petition to annex property generally located at the southeast corner of Torrey Pines Drive and El Campo Grande Avenue, containing approximately 0.70 acres (APN 125-26-801-001), Ward 6 (Ross).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This item will be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

There was no discussion.

(6:23)

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **M. MARGO WHEELER** [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

MSP-9591 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: PLISE COMPANIES - OWNER: CENTENNIAL CORPORATE CENTER, LLC. - Request for a Master Sign Plan FOR AN OFFICE/RETAIL DEVELOPMENT on 8.14 acres at the southeast corner of Ann Road and Painted Mirage Road (APN 125-34-116-001), C-2 (General Commercial) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. City Council Approval Letter for SDR-1199

MOTION:

DUNNAM – APPROVED subject to conditions – Motion carried with STEINMAN and GOYNES voting NO

NOTE: An initial motion for denial by STEINMAN did not carry with EVANS, TRUESDELL, DAVENPORT and DUNNAM voting NO and was reconsidered upon motion by DUNNAM which carried with STEINMAN and GOYNES voting NO

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 4 [MSP-9591] and Item 5 [VAC-9608].

GARY LEOBOLD, Planning and Development Department, indicated that letters were received from both applicants agreeing to all conditions.

Item 4 [MSP-9591] was removed from the One Motion/One Vote agenda because ROSE McLIGHT, appeared on behalf of the Painted Desert Community Association Board of Directors and asked the Planning Commission to deny the sign.

MR. LEOBOLD explained that the Master Sign Plan is for a project located at the southeast corner of Ann Road and Centennial Center. They will be providing one pylon and one monument signs for the project that by code would allow four of each on a parcel this size. The walls signs being requested are also less than the maximum the code would permit. The plan is not subject to residential protection standards as all the signs are located at least 200 feet away from existing single-family residential development. All the signs are on substantial conformance to the Sign Standards of Title 19. No variances, waivers or deviation are requested or needed; therefore, staff recommended approval.

RICK HINSHAW, 5119 South Cameron Street, showed a design of the proposed 35-foot sign and to be located at the corner of Ann Road and Painted Mirage south of the controlled access to the freeway.

MS. McLIGHT stated that the Painted Desert Community is across from the proposed sign, and indicated that she just found out that it was going to be a 35-foot sign. The entire Painted Desert Board of Directors would have appeared at this meeting had they not had their homeowners association meeting. She asked that the Planning Commission deny the request and for the developer to meet with the Board of Directors of the Painted Desert Community Homeowners Association to discuss a sign that would be amenable for the residents. MS. McLIGHT noted that the sign will be taller than the building adjacent to the sign.

MINUTES – Continued:

ANTHONY SALOS, resident of Painted Desert, and stated that the master Plan of Painted Desert indicates that this particular site was to be developed commercially with the same architecture aspect of Painted Desert. Instead it was pushed through into a five-story modern building with a four-story garage overlooking residential. A plan was approved for this property for a sidewalk to be placed on Painted Desert Community Association property without consulting the association. The sign will block the views and demean Painted Desert's main entrance. He asked that the Planning Commission deny the application until further discussion can be held. COMMISSIONER DUNNAM verified with MR. SALOS that a reflective pond on Ann Road and Painted Mirage was been removed and a building constructed in its place.

MR. HINSHAW rebutted that by Code they are allowed four 40-foot tall signs for this project. They are being conservative by consolidating the sign at only 35 feet. There will be retail in Building A and B where the pylon signs will be located. There will be minimum monument signage for the major tenants of those buildings. As far as the visibility, the sign is significantly distant from the Painted Desert entrance. Another buildings sits well over 200 feet from the sign location.

COMMISSIONER GOYNES asked if the sign's lighting will be intrusive and the effect of the four signs at 40-foot would be on the community. MR. HINSHAW replied that the sign is set back at an appropriate distance from the homes. The sign is a three-sided sign with the tenant panels not facing into the neighborhood and will face the Ann Road traffic. The back of the sign will not have any lighting.

COMMISSIONER STEINMAN remarked that people driving 40 to 60 miles an hours might not be able to read the panels. He opposes large signs that list several tenants because, more often than not the size of the text is too small to be legible while driving by. Residents that live near this particular center would know who the tenants are and do not need to be reminded every time they drive by.

COMMISSIONER TROWBRIDGE asked how the Board can deny a request that is far below what the Code allows. The applicant is entitled to advertise the businesses in the commercial center. MARGO WHEELER, Director of Planning and Development, verified that the applicant is requesting is far within the allowances of the Code. The discretionary aspect of the plan might the sign's location or designed out of scale with the neighborhood. Therefore, there is some discretion with regard to the Commission's consideration of the sign plan. MR. LEOBOLD added that across from this sign is Town Center, which the sign limit is 24-foot height. He suggested perhaps the Commission consider something similar.

MINUTES – Continued:

COMMISSIONER GOYNES commented that his opposition stemmed from the fact that the residents did not have the opportunity to meet with the applicant. He believes the residents need to know more about the sign. CHAIRMAN TRUESDELL encouraged the applicant to meet with the residents to share the details of the sign.

CHAIRMAN TRUSDELL declared the Public Hearing closed for Item 4 [MSP-9591] and Item 5 [VAC-9608].

(6:23 – 6:26/6:26 – 6:43)
1-653/1-749

CONDITIONS:

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request, dated 09/29/05, except as modified by conditions herein.

2. Any modifications to this Master Sign Plan as that are in compliance with the requirements of Title 19.14, may be reviewed and approved administratively by the Planning and Development Department. Signage for any future buildings on the subject site shall require an amendment to the Master Sign Plan, to be reviewed and approved by the Planning Commission.

3. All freestanding signage shall be have a minimum five-foot setback from the property line, in accordance with the requirements of Title 19.14.060(F)(5).

4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Signs shall not be located within the public right-of–way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

6. Site development to comply with all applicable conditions of approval for the Ann Road/U.S. 95 Commercial Subdivision and all other applicable site-related actions.

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

VAC-9608 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NEVADA HOMES GROUP, INC. - Petition to Vacate Public Drainage Easements generally located west of Buffalo Drive, approximately 650 feet north of Gowan Road, Ward 4 (Brown).

SET DATE: 12/07/05
C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 4 [MSP-9591] and Item 5 [VAC-9608].

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, indicated that letters were received from both applicants agreeing to all conditions.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 4 [MSP-9591] and Item 5 [VAC-9608].

(6:23 – 6:26/6:26 – 6:43)
1-653/1-749

CONDITIONS:

1. Comply with the approved Drainage Study.

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.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City. 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 or easement being vacated must be retained.

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

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC. - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Letters from the Charleston Village Homeowners Association
6. Submitted at meeting – Declaration of Restrictions and Grant of Easement

MOTION:

STEINMAN – APPROVED – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 6 [GPA-5102], Item 7 ZON-5106], Item 8 [WVR-5294], Item 9 [VAR-5110], Item 10 [VAR-5113] and Item 11 [SDR-5108.

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, explained that these applications were tabled at the December 2, 2004 City Council meeting to allow the applicant to address access issues with the adjacent property owners. Wales Green Lane is a private street that creates this landlocked parcel. At that time, the developers negotiated with the owners of that property to achieve that access and have now been successful. The General Plan Amendment request is from Medium Low to Medium Low Attached. If approved, it would allow the density increase from 8 units per acre to 12 units per acre. Staff agreed that this could result in a negative impact on surrounding areas. This is an inappropriate increase given the densities that are existing in the surrounding areas, which include Low Density, which is up to 5.5 units an acre and Medium Low, which is up to 8 units per acre. A neighborhood meeting was held at the time of the initial request on September 7, 2004. Only two residents attended. Subsequently, a public meeting was held on October 14 to discuss the not-tabled items, and ten residents attended. Staff recommended denial on the General Plan for the density reasons.

The rezoning request is from R-1 to R-PD11 and it would be consistent with the MLA request, but for the same reasons staff feels the densities are in excess of a long established development pattern in the area; therefore, staff recommended denial. Regarding the waiver, Title 18.12.100 calls out a standard for private streets of 37 feet if L curbs are used and 39 feet if roll curbs are used, however the applicant is proposing 33 feet with roll curb, thus deficient six feet from the standards. Additionally, Title 18.12.130 requires that a private street in excess of 150 feet, a circular cul-de-sac or an emergency access or crash gate be provided. The applicant is extending that into the project about 240 feet and not providing either a turn-around or a crash gate. Staff recommended denial of the waiver.

Regarding the open space variance, the applicant does not intend to provide open space at the density of 10.88 units per acre. That would require about .61 acres of the site to be dedicated to open space. As part of the negotiations with the adjacent owners, the applicant has provided funds, approximately $50,000 towards the maintenance and upkeep of the open space on the adjacent site to the south, which a surplus of open space with a pool and a recreation area. The quit pro quo was that people buying lots in this area would have that space available to them. Staff believes this is a good idea, but because that other site is not part of this site, staff cannot condition onto another property. Therefore, staff cannot recommend that as open space. Since it is an off-site arrangement and because the variance request does not meet the test of state of law for the granting of a variance, staff recommended denial.

Five acres is required to allow an R-PD and this site consists of 3.4 acres. The code allows that where there is such a situation, the City Council can consider it, but the property has to be adjacent to another R-PD property and both properties have to be under the same ownership. In this case, there is no common ownership and staff recommended denial for this Variance.

MINUTES – Continued:

With regard to the site plan review, the developer is providing 37 lots ranging in six packs of private drives. Seven lots will front to the extension of the Wales Green Lane private street. They average between 2,800 to 3,800 square feet in area. The density is 10.8. Staff recommended the approval for their design of this project, but because the density is too high, recommended denial.

FRANK MASON, Charleston Lamb, LLC, 4680 Polaris Avenue, appeared on behalf of the applicant and indicated that Charleston Lamb, LLC is the owner of the property and not A.F. Construction. MR. MASON explained that over two years ago they began to work with the Charleston Village Homeowners Association. This project was set up to be the third phase of that community. During the last 25 years the original developer lost control of the project because of its difficulties for development. It only has access off of Lamb Boulevard. Due to the fact that Charleston Village was counting on this and it was set up to assume that they would be receiving revenues from the final phase of development, their community has under-funded reserves and their operating account has been under-funded over the years, resulting in quite a bit of deferred maintenance.

Due to the area's underdeveloped nature, it has been targeted for vandalism. MR. MASON showed a photograph depicting a wall that was broken by people to gain access off one of the cul-de-sac bulbs. The existing homes have been built in the late 1970s and have fallen into disrepair. The applicant has met with the neighbors and the homeowners association to arrive with something that was right for the area and for the residents. The applicant has agreed to provide $50,000 for their under-funded reserve account because the developer will benefit from having their common areas brought up to grade. In addition, the applicant will repair and repaint the privacy wall along Lamb Boulevard, repave the private streets all the way from Lamb Boulevard into the community and provide fifteen light standards along the private streets. Many of the lights do not work or are not up to code. The applicant has entered into an agreement between the existing homeowners association and the one to be developed. Even though they will be two separate homeowners associations, it will become a sub-association. This will allow the existing association to keep control, which has been a concern of the residents.

MR. MASON submitted letters from the existing homeowners association who support this project. Over the last couple of years 12 neighborhood meetings have been held with the homeowners association. The goal is to provide attainable, affordable housing and because of the difficulty of developing the site, the lack of a good marketing window, it will cost more to promote the community. The project will consist of detached homes on the site. The two-story homes will not have windows on the side of the area that will be able to look down of backyards of single-story homes. They will be providing four times the open space required.

MINUTES – Continued:

MIKE WREN, Wright Engineers, 7425 Peak Drive, pointed out that if the project is considered as the third phase of the existing development, it will mitigate many of the issues. The density of the overall project of the three phases together is less than 5.5. The overall density is 5.47 and it meets the requirement. The reason for the waiver of the 39 feet of asphalt is because the existing road approved 25 years ago has 32 feet of asphalt. The road will continue only to a couple of hundred feet.

COMMISSIONER EVANS verified with MR. MASON that they are currently the new owners of the property. MR. MASON indicated that he has a Declaration of Restrictions and Grant of Easement that gives them the right to access the private streets, but because it is not enforceable by the City, staff would not accept it. He also submitted a letter from the Board of Directors of the Charleston Village Homeowners Association indicating that the members took a vote and has 63 votes in support of the project.

COMMISSIONER TROWBRIDGE asked if is there adequate guest parking for this project. MR. LEOBOLD replied that as single detached units there is no requirement for extra guest parking. MR. MASON discussed that the $50,000 payment to the existing neighborhood association will not buy them as full members of the association. The idea is to bring up the improvements to all the common areas. COMMISSIONER TROWBRIDGE verified with MR. MASON that future owners of the 37 new homes will contribute to the on-going maintenance of the pool and the common areas. Additionally, the pool and common areas are accessed through a sidewalk.

COMMISSIONER EVANS asked MR. MASON the price range of the homes and the square footage. MR. MASON replied that due to the rising cost of construction materials, the square footage has been scaled down to a maximum of 1600-square feet. They hope to sell the homes ranging from $225,000 to $240,000, which would be about five to ten percent comparable with what has been developed in the area. MR. MASON added that they plan to build the two-car garages and their rules and regulations will limit the off-street parking.

COMMISSIONER STEINMAN expressed concern over the width of the streets going into the houses. He asked if the fire department has expressed concern about the widths and whether these properties would have to be sprinkled. MR. LEOBOLD replied that Condition 9 of Item 11 [SDR-8108] requires that the applicant meet with the Fire Protection Engineering Section prior to the submittal of a Tentative Map for the site and that the design and layout of all onsite private circulation and access drives meet the approval of the Department of Fire Services. With the recent fire codes, up to six lots on a 24-foot stub is allowed without sprinkling. Under the Subdivision Ordinance once the street is narrowed, parking is limited on one side. Once it is below 28 feet there is no parking on either side. MR. MASON commented that the homeowner association will be controlling the parking within the area.

MINUTES – Continued:

COMMISSIONER STEINMAN concluded that this piece of property sat for a long time and it needs to be cleaned and developed. He agrees that it is dense, but this neighborhood need something positive.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 6 [GPA-5102], Item 7 ZON-5106], Item 8 [WVR-5294], Item 9 [VAR-5110], Item 10 [VAR-5113] and Item 11 [SDR-5108].

(6:43 – 7:11)

1-1351

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-5106 - REZONING RELATED TO GPA-5102 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC. - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 6 [GPA-5102] for all related discussion.

(6:43 – 7:11)

1-1351

CONDITIONS:

Planning and Development

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

CONDITIONS – Continued:

2. Approval of a General Plan Amendment (GPA-5102) to MLA (Medium-Low Attached Density Residential); a Variance (VAR-5113) to allow a 3.4 acre R-PD (Residential Planned Development) development, (VAR-5113), a Variance for Open Space (VAR-5110), Waiver of Title 18 standards WVR-5294, and Site Development Plan Review (SDR-5108) by the City Council prior to issuance of any permits for this site.

Public Works

3. 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.

4. 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 Map subdividing 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 City of Las Vegas Neighborhood Drainage Studies and 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **M. MARGO WHEELER** [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - WVR-5294 - WAIVER RELATED TO GPA-5102 AND ZON-5106 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC. - Request for a Waiver of TITLE 18.12.100 TO ALLOW 32-FOOT WIDE PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM WIDTH REQUIRED WITH ROLL CURBS, AND OF TITLE 18.12.130, TO ALLOW A DRIVE IN EXCESS OF 150 FEET WITHOUT A CIRCULAR TURNAROUND OR EMERGENCY ACCESS GATE on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 6 [GPA-5102] for all related discussion.

(6:43 – 7:11)

1-1351

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 8 – WVR-5294

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-5102), Rezoning (ZON-5106), Variance for Open Space (VAR-5110), Variance for minimum R-PD (Residential Planned Development) site size (VAR-5113), and Site Development Plan Review (SDR-5108) approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. Other than as approved through this waiver request and the companion Variances, all City Code requirements and design standards of all City departments must be satisfied.

Public Works

3. Curbs on at least one side of 32-foot wide streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent parking on one side of the street. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowners' Association. Parking shall not be permitted on the private drives.

4. Buildings must be constructed with fire sprinkler systems acceptable to the Department of Fire Services.

5. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

6. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5106, Site Development Plan Review SDR-5108 and all other site-related actions.

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-5110 - VARIANCE RELATED TO GPA-5102, ZON-5106, AND WVR-5294 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC. - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 26,570 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 37-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 6 [GPA-5102] for all related discussion.

(6:43 – 7:11)

1-1351

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 9 – VAR-5110

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment GPA-5102, Rezoning ZON-5106, Site Development Plan Review SDR-5108, Waiver WVR-5294, and Variance VAR-5113.

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.

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $106,348 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-5113 - VARIANCE RELATED TO GPA-5102, ZON-5106, WVR-5294 AND VAR-5110 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC. - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 3.40 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 6 [GPA-5102] for all related discussion.

(6:43 – 7:11)

1-1351

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 10 – VAR-5113

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a General Plan Amendment (GPA-5102), Rezoning (ZON-5106), Variance for Open Space (VAR-5110), Waiver of Title 18 standards (WVR-5294), and Site Development Plan Review (SDR-5108) approved by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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.

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-5108 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5102, VAR-5110, ZON-5106, WVR-5294, AND VAR-5113 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC. - Request for a Site Development Plan Review FOR A PROPOSED 37-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 6 [GPA-5102] for all related discussion.

(6:43 – 7:11)

1-1351

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 11 – SDR-5108

CONDITIONS:

Planning and Development

1. Approval of, and conformance to the conditions of approval for, General Plan Amendment GPA-5102, Rezoning ZON-5106, Variance VAR-5110, Waiver WVR-5294, and Variance VAR-5113.

2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

3. All development shall be in conformance with the site plan and building elevations, date stamped 10/04/05, except as amended by conditions herein.

4. 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.

5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

6. The spandrel of land within Wales Green Lane shown as overlapping Lot 19 on the site plan as submitted shall be vacated and dedicated in favor of the applicant prior to the submission of a Tentative Map for the project.

7. Air conditioning units shall not be mounted on rooftops.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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

CONDITIONS – Continued:

Public Works

11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcels to the south and east prior to the issuance of any permits.

12. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

14. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.

15. Site development to comply with all applicable conditions of approval for ZON-5106, WVR-5294 and all other applicable site-related actions.

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

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-9154 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ANTONIO SUSTAITA - OWNER: VIDA ENTERPRISE, LLC. ET AL - Request to amend a portion of the Southeast Sector of the Master Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), Ward 5 (Weekly).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 12 [GPA-9154], Item 13 [ZON-9668], Item 14 [SUP-9673] and Item 15 [SDR-9672].

GARY LEOBOLD, Planning and Development Department, indicated that this project will be a mixed use development consisting of 10,000 square feet of office space, 21,000 square feet of

MINUTES – Continued:

retail, and 442 residential units totaling 11 acres. This is the former site of Shady Acre Trailer Court and the project will provide market rate residential units for those people who work in the downtown area. The site will be accessed from Main Street and provide 103 surface parking spaces and 847 below grade parking spaces. The retail office and residential buildings generally two stories in height along Main Street and Washington Avenue and the residential buildings are predominantly located within the interior of the site along north and west on the site. There are some reductions of landscape buffering, and these waivers are minimal.

Regarding the General Plan Amendment, to facilitate this project the general plan has to be changed from the Medium Density residential category to the Service Commercial category in order to allow the mixed use development to occur. This is consistent with Police 211of the neighborhood revitalization area of the Las Vegas 2020 Master Plan. This policy encourages mixed use developments on sites that are currently occupied by declining commercial activity on vacant lot in the core area. The designation for the project is compatible with surrounding Light Industrial, General Commercial and Medium Density Land Use designation.

The zoning, which is from R-3 Medium Density Residential to C-1 is compatible with the requested general plan change. The Special Use Permit is necessary for mixed use development in this area. Staff recommended approval of all applications.

The developer, JIM TORTI, Blokhaus, and Architect ERIC STRAIN, Assemblage Studio, appeared on behalf of the applicant, and concurred with staff conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed Item 12 [GPA-9154], Item 13 [ZON-9668], Item 14 [SUP-9673] and Item 15 [SDR-9672].

(7:11 – 7:16)

1-2544

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ZON-9668 - REZONING RELATED TO GPA-9154 - PUBLIC HEARING - APPLICANT: ANTONIO SUSTAITA - OWNER: ANTONIO SUSTAITA AND VIDA ENTERPRISE, LLC - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), Ward 5 (Weekly).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 12 [GPA-9154] for all related discussion.

(7:11 – 7:16)

1-2544

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-9154) to an SC (Service Commercial) land use designation approved by the City Council.

CONDITIONS – Continued:

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

Public Works

3. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.

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

5. Coordinate with the Collection System Planning Section of the Department of Public Works to determine public sewer relief requirements for this site prior to the issuance of any permits or the submittal of a map for this site, whichever may occur first. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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.

CONDITIONS – Continued:

7. 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 submittal of a Map subdividing 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 City of Las Vegas Neighborhood Drainage Studies and 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SUP-9673 - SPECIAL USE PERMIT RELATED TO GPA-9154 AND ZON-9668 - PUBLIC HEARING - APPLICANT: ANTONIO SUSTAITA - OWNER: ANTONIO SUSTAITA AND VIDA ENTERPRISE, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1001 North Main Street (APNs 139-27-602-003 and 004), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:
NOTE: See Item 12 [GPA-9154] for all related discussion.

(7:11 – 7:16)

1-2544

CONDITIONS:
Planning and Development
1. Conformance to all Minimum Requirements under Title 19.04.050 for Mixed Use development.

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 14 – SUP-9673

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-9145), Rezoning (ZON-9668), and Site Development Plan Review (SDR-9672).

3. 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 of Las Vegas.

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

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-9672 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9154, ZON-9668 AND SUP-9673 - PUBLIC HEARING - APPLICANT: ANTONIO SUSTAITA - OWNER: ANTONIO SUSTAITA AND VIDA ENTERPRISE, LLC - Request for a Site Development Plan Review FOR A MIXED-USE DEVELOPMENT CONSISTING OF 442 RESIDENTIAL UNITS AND 31,000 SQUARE FEET OF RETAIL SPACE AND A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 12 [GPA-9154] for all related discussion.

(7:11 – 7:16)

1-2544

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 15 – SDR-9672

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-9154), Rezoning (ZON-9668) and Special Use Permit (SUP-9673) approved by the City Council.

2. 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 of Las Vegas.

3. All development shall be in conformance with the site plan and building elevations, date stamped 11/01/05 except as amended by conditions herein.

4. A Waiver to allow no landscape buffer along a portion of the west property line where eight feet is required, and to allow a reduction of the amount of parking lot landscaping is hereby approved.

5. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the west and north property lines.

6. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center along Washington Avenue and Main Street.

7. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

CONDITIONS – Continued:

10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.

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

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

16. 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.

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

Public Works

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation 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. All structures and landscaping installed with this project 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.

CONDITIONS – Continued:

19. Provide a copy of a recorded Joint Access Agreement between this site and the adjacent parcel to the north prior to the issuance of any permits.

20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.

21. Submit an Encroachment Agreement for the proposed landscaping located in the public rights-of-way adjacent to this site prior to occupancy of this site. No portion of the building may encroach into the right-of-way either at ground level or above.

22. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.

23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-9668 and all other subsequent site-related actions.

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

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

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - GPA-9099 - GENERAL PLAN AMENDMENT - PUBLIC HEARING – APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC. - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 3.02 acres adjacent to the north side of Gilmore Avenue, approximately 235 feet east of Thom Boulevard (APNs 138-12-502-006, 007 and 008), Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	9	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 16 – GPA-9099

MINUTES:

GARY LEOBOLD, Planning and Development Department, explained that Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101] were requested to be tabled to allow the applicant to meet with the area residents and consider density issues.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER | [ ] CONSENT | [X] DISCUSSION

SUBJECT:

ABEYANCE - ZON-9100 - REZONING RELATED TO GPA-9099 - PUBLIC HEARING - APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC. - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.02 acres adjacent to the north side of Gilmore Avenue, approximately 235 feet east of Thom Boulevard (APNs 138-12-502-006, 007 and 008), Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 17 – ZON-9100

MINUTES:

GARY LEOBOLD, Planning and Development Department, explained that Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101] were requested to be tabled to allow the applicant to meet with the area residents and consider density issues.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - SUP-9101 - SPECIAL USE PERMIT RELATED TO GPA-9099 AND ZON-9100 - PUBLIC HEARING – APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC. - Request for a Special Use Permit TO ALLOW 37-FOOT WIDE PRIVATE STREETS FOR A PROPOSED 15-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the north side of Gilmore Avenue, approximately 235 feet east of Thom Boulevard (APNs 138-12-502-006, 007 and 008), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single-Family Residential) Zone], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 18 – SUP-9101

MINUTES:

GARY LEOBOLD, Planning and Development Department, explained that Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101] were requested to be tabled to allow the applicant to meet with the area residents and consider density issues.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - GPA-9127 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 11.16 acres adjacent to the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-304-005, 006, 007; 125-26-401-001 and 002), Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 19 – GPA-9127

MINUTES:

GARY LEOBOLD, Planning and Development Department, indicated that the applicant requested Item 19 [GPA-9127] be tabled to allow time for the companion rezoning and site plan applications to come forward.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER | [ ] CONSENT | [X] DISCUSSION

SUBJECT:

ABEYANCE - ZON-9093 - REZONING - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: QUARTERHORSE FALLS ESTATES, LLC. - Request for Rezoning FROM: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003), Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	41	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 20 – ZON-9093

MINUTES:

GARY LEOBOLD, Planning and Development Department, Regarding Item 20 [ZON-9093] and Item 21 [SDR-9095], the applicant has redesigned the project to 75 lots and submitted to staff and will be heard at the 12/1/2005 Planning Commission meeting.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - SDR-9095 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9093 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: QUARTERHORSE FALLS ESTATES, LLC. - Request for a Site Development Plan Review FOR AN 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003) R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	41	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 21 – SDR-9095

MINUTES:

GARY LEOBOLD, Planning and Development Department, Regarding Item 20 [ZON-9093] and Item 21 [SDR-9095], the applicant has redesigned the project to 75 lots and submitted to staff and will be heard at the 12/1/2005 Planning Commission meeting.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
ABEYANCE - VAR-8812 - VARIANCE - PUBLIC HEARING - APPLICANT: JESS F. PEREZ - OWNER: JOHN ARELLANO - Request for a Variance TO ALLOW SIX PARKING SPACES WHERE EIGHT SPACES ARE REQUIRED FOR A PROPOSED ADDITION OF A THREE-UNIT APARTMENT DEVELOPMENT TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.16 acres at 2118 Stewart Avenue (APN 139-35-713-005), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
GOYNES – DENIED – Motion carried with DAVENPORT and DUNNAM voting NO

To be heard by the City Council on 12/21/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open for Item 22 [VAR-8812] and Item 23 [SDR-7452].

GARY LEOBOLD, Planning and Development Department, indicated that the site plan review request was scheduled for the September 8, 2005 Planning Commission meeting. It was held to the September 22, 2005 meeting as the applicant was not in attendance at the first meeting. On

MINUTES – Continued:

September 22, 2005 the application was held due to the need for a parking variance. On October 20, 2005 Planning Commission meeting the applicant asked to hold both applications to redesign the project to avoid the need for the parking variance. Only six parking spaces are available on the parcel, and the configuration of the structure makes access to the site awkward due to the backing of vehicles onto the rear alleyway. The site is only 6,970 square feet, but will contain four dwellings. Most of the access if from the alley and one space is accessed from the street in front, but the front setback of this parcel will only be 15 feet, not deep enough to add perpendicular parking in the front yard. Therefore, with the landscaping waiver that will be required as part of the application, staff feels the site will be overbuilt and congested with this project, and recommended denial.

The property owner, JOHN ARELLANO stated he purchased the property as an investment opportunity. He hired an architect to design a project that would meet all Title 19 requirements. In order to obtain approval, staff informed him that he would need to dedicate 10 feet off the front projects to the City for future widening. He was told that at this time there is no plan or date set for that future widening, and that it could be anywhere between 10 to 20 years before that project commences. In the meantime, the area in front of the property was going to be utilized to meet the eight parking space requirement. The 10 feet dedication limited two parking spaces. In meeting with the traffic engineers, he was told he could utilize the space in front of the home for those two parking spaces until the street is widened. However, in the interim he cannot consider those two parking spaces for planning purposes. The product he is offering will benefit the low income community, as apartments are needed in the City, especially with many being converted to condominiums. Every two-bedroom, two bath units will have a washer and dryer, geared towards families. He does not feel parking will be a problem in this area because oftentimes many renters do not have cars. In addition, this project is located near access to buses.

COMMISSIONER TRUESDELL commented that with the number of units, density and the parking there is no area for families to enjoy any kind of recreational opportunity. The project fronts onto a major thoroughfare. MR. ARELLANO replied that he wished he could offer more vegetation, more landscaping and playground area. He indicated that there is at least 25 feet of greenery from the edge of the property to the property line. There is also a patio area between the two properties, and landscaping will be provided in the front of the property.

COMMISSIONER GOYNES remarked that this project would deteriorate the neighborhood rather than help it, and would bring too much density to the area.

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 22 – VAR-8812

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 22 [VAR-8812] and Item 23 [SDR-7452].

(7:16 – 7:24)

1-2820

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - SDR-7452 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-8812 - PUBLIC HEARING - APPLICANT: JESS F PEREZ, AIA - OWNER: JOHN ARELLANO - Request for a Site Development Plan Review FOR A PROPOSED ADDITION OF A THREE UNIT APARTMENT DEVELOPMENT TO AN EXISTING SINGLE FAMILY RESIDENCE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.16 acres at 2118 East Stewart Avenue (APN 139-35-713-005), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – DENIED – Motion carried with DAVENPORT and DUNNAM voting NO

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 12 [GPA-9154] for all related discussion.

(7:16 – 7:24)

1-2820

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
ABEYANCE - RENOTIFICATION - SUP-9191 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: FOURTEEN SAC SELF STORAGE - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY at 3969 North Rancho Drive (APN 138-12-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open for Item 24 [SUP-9191] and Item 25 [SDR-9188].

GARY LEOBOLD, Planning and Development Department, stated that these applications were before the Planning Commission on October 20, 2005 and they had to be renotified to address the correct square footage of the complex and to include the waiver request. This project is for 39,700 square feet with 34,850 square feet of rentable space. It will be in 375 separate storage units that are within seven one-story buildings on the site. It will be an addition to the existing U-Haul property immediately to the north. The parcel will effectively act as one parcel so there will be no setbacks or landscaping on the edge between the two parcels.

MINUTES – Continued:

The General Plan is SC (Service Commercial) and the Special Use Permit is compatible with the surrounding uses and activities in the area.

At the time of the original submittal the site plans were not compliant with code requirements for on-site parking. They did not indicate how on-site parking would be provided. Eight spaces are required. The revised plans provided on October 13, 2005 still do not indicate on-site parking in a satisfactory manner. Therefore, as a condition of approval the applicant would need to provide a revised site plan that illustrates parking satisfactorily to meet code requirements. Additionally, the initial plan showed no loading zone or dedicated trash enclosure. The revised plan does address the covered loading zone and indicate a refuse collection point that is shared between the two sites. Staff recommended approval of both requests.

TOM CASEY, Amerco Real Estate, 2727 North Central Avenue, Phoenix, Arizona, concurred with staff recommendations. Regarding the parking, they will work with staff to address the proposed parking areas to create the right number of parking. If necessary, they will move the trash enclosure to an enclosed area that is more conducive to keeping the aesthetics.

MICHAEL CLEVESY, 6100 Foxcroft Avenue, stated he never received any notice regarding this project. He questioned why the applicant cannot provide the same setbacks and aesthetics as the existing warehouse. He also questioned why the applicant wants to build out further than the existing setbacks. He asked that the Planning Commission grant a two-week continuance so that he could review the plans because this project would significantly affect his property.

ROLAND GREY owns property adjacent to the proposed project and was pleased that this parcel is being developed.

MR. CASEY remarked that there will be a single story building with landscaping, which will be less obtrusive to the existing brick wall.

COMMISSIONER DUNNAM asked MR. LEOBOLD if staff would be amenable to the applicant obtaining a lease agreement from the Nevada Department of Transportation (NDOT) for parking and a trash enclosure on the public right-of-way. MR. LEOBOLD replied that there is a wide easement area for NDOT. In the initial plans they submitted there was an indication that parking was going to be in that area, but it was never marked in the plan. If NDOT is agreeable to providing that, staff would look at that, although over a period of time if that goes away, the site is going to be self-parked. Staff prefers to see that the parking spaces are provided completely on site without overlapping the NDOT easement area. If some of them have to be provided on the existing parcel, then a cross-parking agreement in perpetuity is needed to guarantee those spaces are there, thus the NDOT issue goes away.

MINUTES – Continued:

COMMISSIONER DUNNAM commented that most of the parking for the warehouse to the north is adjacent to Rancho Drive and within NDOT right-of-way. There is probably a lease agreement that the applicant might want to explore. MR. LEOBOLD replied that staff would look into this issue.

COMMISSIONER STEINMAN recalled that about a year ago the Planning Commission discussed a U-Haul application where the parking was going to be allowed in front. COMMISSIONER DAVENPORT replied that that project was located on Cheyenne Avenue and Rancho Drive and not part of this property. MR. LEOBOLD confirmed that it does not belong with this parcel.

COMMISSIONER DAVENPORT confirmed with MR. CASEY that he will provide the landscaping to the west, south and east side of the property. There will be no landscaping between his property and the existing U-Haul.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 24 [SUP-9191] and Item 25 [SDR-9188].

(7:24 – 7:37)

1-3241/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mini-Warehouse Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-9188).

3. 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 of Las Vegas.

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

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-9188 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9191 - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: FOURTEEN SAC SELF STORAGE - Request for a Site Development Plan Review FOR A PROPOSED 39,700 SQUARE-FOOT MINI-WAREHOUSE FACILITY; WAIVERS OF THE SIDE AND REAR SETBACK REQUIREMENTS TO ALLOW ZERO FEET WHERE 10 FEET IS THE MINIMUM SIDE SETBACK REQUIRED AND 15 FEET WHERE 20 FEET IS THE MINIMUM REAR SETBACK REQUIRED; AND A WAIVER OF THE PERIMETER LANDSCAPING AND BUFFERING STANDARDS on 2.1 acres at 3969 North Rancho Drive (APN 138-12-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 24 [SUP-9191] for all related discussion.

(7:24 – 7:37)

1-3241/2-1

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 25 – SDR-9188

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-9191) for a Mini-Warehouse approved by the City Council.

2. 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 of Las Vegas

3. All development shall be in conformance with the site plan and building elevations, date stamped 10/13/05, except as amended by conditions herein. The applicant shall submit a revised site plan to illustrate parking satisfactory to meet Code requirements, prior to issuance of building permits.

4. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

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

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

CONDITIONS – Continued:

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

12. 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.

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

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such mapping is required, it should record prior to the issuance of any building permits for this site.

15. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site. Also, construct full-width alley improvements adjacent to the south edge of this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. 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.

17. 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 submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the

CONDITIONS – Continued:

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 City of Las Vegas Neighborhood Drainage Studies and 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer. We note that a portion of this site is within a FEMA "AE" Flood Zone.

18. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

19. Landscape and maintain all unimproved rights-of-ways, if any, on Rancho Drive and Jones Boulevard adjacent to this site.

20. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Jones Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

21. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - SUP-9159 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GARCES VENTURE, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.10 acres adjacent to the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 15, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 26 – SUP-9159

MINUTES:

GARY LEOBOLD, Planning and Development Department, stated that the applicant requested that Item 26 [SUP-9159] and Item 27 [SDR-9153] be held in abeyance to the 12/15/2005 Planning Commission meeting to allow for continued revisions of the project.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - SDR-9153 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9159 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GARCES VENTURE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 45-STORY MIXED-USE DEVELOPMENT, CONSISTING OF 349 RESIDENTIAL UNITS AND 6,000 SQUARE FEET OF COMMERCIAL SPACE, AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK REQUIREMENTS AND BUILD-TO-LINE REQUIREMENTS on 1.10 acres adjacent to the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 15, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 27 – SDR-9153

MINUTES:

GARY LEOBOLD, Planning and Development Department, stated that the applicant requested that Item 26 [SUP-9159] and Item 27 [SDR-9153] be held in abeyance to the 12/15/2005 Planning Commission meeting to allow for continued revisions of the project.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
ABEYANCE - SUP-9430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOLLY BRANNIGAN'S - OWNER: BOCA FASHION VILLAGE, LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located along the east side of Rampart Boulevard, approximately 900 feet south of Alta Drive (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson).

IF APPROVED: C.C.: 12/21/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because he represents a building located south of this site within the Boca Park Development, even though he does not believe there is a conflict.

To be heard by the City Council on 12/21/2005

MINUTES:
VICE CHAIRMAN GOYNES declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the proposed supper club will be 8425-square foot located in Boca Park site. A condition of approval has been added to

MINUTES – Continued:

address the fact that the site plan does not show the location of ADA compliance parking spaces nor trash enclosure. Through a parking analysis provided by the applicant, the site does have adequate parking do to a shared parking agreement within the nearby parking structure. However, some of the parking spaces are as far as 288 feet from the front door of this particular use. However, there are no major issues with this request and as a result, staff recommended approval.

ATTORNEY JOHN LELEU, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

VICE CHAIRMAN GOYNES declared the Public Hearing closed.

(7:37 – 7:40)

2-208

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

3. The applicant shall submit a revised site plan to show ADA compliance with regard to parking and a trash enclosure that meets code requirements.

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

5. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

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

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

City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER | [ ] CONSENT | [X] DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-6703 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: DECAR ENTERPRISES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 24-STORY CONDOMINIUM HOTEL WITH ACCESSORY WEDDING CHAPEL AND RETAIL USES AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE AND STEPBACK STANDARDS on 0.62 acres at 1205 Las Vegas Boulevard South (APN 162-03-112-027), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	121	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Written comments from JoNell Thomas
6. Verbatim Transcript

MOTION:

TROWBRIDGE – DENIED – Motion carried with TRUESDELL abstaining because he owns property within the notification area and STEINMAN voting NO

To be heard by the City Council on 12/21/2005

MINUTES:

VICE CHAIRMAN GOYNES declared the Public Hearing open.

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 29 – SDR-6703

MINUTES – Continued:

APPEARANCE LIST:
RICHARD TRUESDELL, Chairman
BYRON GOYNES, Vice Chairman
MARIO SUAREZ, Deputy Director of Planning and Development Department
MICHAEL McDONALD, Alpha Omega, 4908 Cameron Street
MATT WRAY, 1110 5th Place
JoNELL THOMAS, Vice President, John S. Park Neighborhood Association
VANDA CANAII, 1119 South 6th Street
KATE HAUSBECK, 1111 5th Place
JEANNE ASMUSSEN, 718 East Park Paseo Street
DAVID FIGLER, 1302 South 6th Street
CHRIS GIUNCHIGLIANI, Assemblywoman, 706 Bracken Avenue
BOB COFFIN, Senator, District 10, 1139 5th Place
KEVIN REISCH, 1312 South 7th Street
UNIDENTIFIED FEMALE SPEAKER
GLENN TROWBRIDGE, Commissioner
MARGO WHEELER, Director of Planning and Development Department
BRYAN SCOTT, Deputy City Attorney
STEVEN EVANS, Commissioner
UNIDENTIFIED MALE SPEAKER
LEO DAVENPORT, Commissioner
DAVID STEINMAN, Commissioner
JOHN LOPEMAN, 10150 Covington Cross Drive, JMA Architecture Studios

NOTE: JoNELL THOMAS and MICHAEL McDONALD asked that their comments made during the October 6, 2005 Planning Commission for Item 12 [SDR-6703] be incorporated into this set of minutes.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:40 – 8:49)

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
ABEYANCE - SDR-8987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ACACIA CAPITAL CORPORATION - OWNER: PECCOLE RANCH 9-B, LLC. - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 404-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 17.57 acres at the southwest corner of Charleston Boulevard and Apple Drive (APN 163-06-510-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
STEINAMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development Department, explained that the proposed condominium conversion includes one, two and three-bedroom units. A total of 732 parking spaces have been provided for the project. The proposal is deficient in the amount of parking lot landscaping required for the uncovered parking spaces. The landscaping plan

MINUTES – Continued:

depicts no parking lot trees where 45 are required. The minor deviation is justifiable as the remainder of the existing site is adequately landscaped for the proposed use. Trails are located on the north, south and east property lines of the site, and the interior of the site is sufficiently landscaped around individual buildings and common areas. Therefore, staff recommended approval.

SCOTT SUBRA, 2657 North Green Valley Parkway, Henderson, appeared on behalf of the applicant and concurred with staff's conditions. He indicated that the height of the buildings will not increase. MR. SUBRA replied to COMMISSIONER STEINMAN'S query that he is not aware of the condominiums' price range.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:49 – 9:11)

2-3011

CONDITIONS:

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 of Las Vegas

2. All development shall be in conformance with the site plan and building elevations, date stamped 09/29/05, and landscape plan date stamped 11/01/05, except as amended by conditions herein.

3. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

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

5. Air conditioning units shall not be mounted on rooftops.

6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

CONDITIONS – Continued:

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

10. Any remodeling or construction work in conjunction with the conversion of the apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work.

11. The conversion from Apartments to Condominiums shall require the payment of additional sewer connection fees. The additional connection fees shall be paid prior to the recordation of the Final Map. Proof of payment shall be required upon submittal of the Final Map.

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

Public Works

13. The Final Map for this site shall be labeled as a “Merger and Resubdivision”.

14. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.

CONDITIONS – Continued:

15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

16. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. 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 submittal of a Map subdividing 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 City of Las Vegas Neighborhood Drainage Studies and 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

18. Site development to comply with all applicable conditions of approval for Z-139-88(12) and all other applicable site-related actions.

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
MOD-9731 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC - Request for a Major Modification to amend a portion of the Town Center Land Use Plan FROM: GC-TC (GENERAL COMMERCIAL-TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE-TOWN CENTER) on 4.23 acres adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends this item HELD IN ABEYANCE to the December 15, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 31 – MOD-9731

MINUTES:

Regarding Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733] and Item 34 [SDR-9729], GARY LEOBOLD, Planning and Development Department, explained that the applicant wants to redesign the site plan to comply with Town Center requirements.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-9732 - SPECIAL USE PERMIT RELATED TO MOD-9731 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item HELD IN ABEYANCE to the December 15, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 32 – SUP-9732

MINUTES:

Regarding Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733] and Item 34 [SDR-9729], GARY LEOBOLD, Planning and Development Department, explained that the applicant wants to redesign the site plan to comply with Town Center requirements.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-9733 - SPECIAL USE PERMIT RELATED TO MOD-9731 AND SUP-9732 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB TO BE LOCATED WITHIN A PROPOSED MIXED-USE DEVELOPMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item HELD IN ABEYANCE to the December 15, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 33 – SUP-9733

MINUTES:

Regarding Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733] and Item 34 [SDR-9729], GARY LEOBOLD, Planning and Development Department, explained that the applicant wants to redesign the site plan to comply with Town Center requirements.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-9729 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-9731, SUP-9732, AND SUP-9733 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 72,964 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF 23,519 SQUARE FEET OF RETAIL/RESTAURANT SPACE AND 33 RESIDENTIAL UNITS AND WAIVER OF THE BUILD-TO-LINE REQUIREMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item HELD IN ABEYANCE to the December 15, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 34 – SDR-9729

MINUTES:

Regarding Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733] and Item 34 [SDR-9729], GARY LEOBOLD, Planning and Development Department, explained that the applicant wants to redesign the site plan to comply with Town Center requirements.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ZON-9367 - REZONING - PUBLIC HEARING - APPLICANT: PAY DIRT DEVELOPMENT AND INVESTMENT LLC - OWNER: VIDA FALATOON, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard (APN 125-24-503-001, 002, 004, 008, 009, 011 and 017), Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	27	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 15, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 35 – ZON-9367

MINUTES:

GARY LEOBOLD, Planning and Development Department, indicated that the applicant requested Item 35 [ZON-9367] and Item 37 [SDR-9587] be held in abeyance to the 12/15/2005 Planning Commission meeting. The applicant will redesign the project to comply with code requirements for open space. Therefore, Item 36 [VAR-9585] will be withdrawn without prejudice as it will be unnecessary.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

VAR-9585 - VARIANCE RELATED TO ZON-9367 - PUBLIC HEARING - APPLICANT - PAY DIRT DEVELOPMENT AND INVESTMENT LLC - OWNER: VIDA FALATOON, ET AL - Request for a Variance TO ALLOW 31,162 SQUARE FEET OF OPEN SPACE WHERE 51,750 FEET ID THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED FOR A PROPOSED RESIDENTIAL PLANNED DEVELOPMENT on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard (APN 125-24-503-001, 002, 004, 008, 009, 011, and 017), R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone], Ward 6 (Ross

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	27	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 36 – VAR-9585

MINUTES:

GARY LEOBOLD, Planning and Development Department, indicated that the applicant requested Item 35 [ZON-9367] and Item 37 [SDR-9587] be held in abeyance to the 12/15/2005 Planning Commission meeting. The applicant will redesign the project to comply with code requirements for open space. Therefore, Item 36 [VAR-9585] will be withdrawn without prejudice as it will be unnecessary.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-9587 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9367 AND VAR-9585 - PUBLIC HEARING - APPLICANT: PAY DIRT DEVELOPMENT AND INVESTMENT, LLC - OWNER: VIDA FALATOON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 72-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard (APN 125-24-503-001, 002, 004, 008, 009, 011, and 017), R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	27	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 15, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 37 – SDR-9587

MINUTES:

GARY LEOBOLD, Planning and Development Department, indicated that the applicant requested Item 35 [ZON-9367] and Item 37 [SDR-9587] be held in abeyance to the 12/15/2005 Planning Commission meeting. The applicant will redesign the project to comply with code requirements for open space. Therefore, Item 36 [VAR-9585] will be withdrawn without prejudice as it will be unnecessary.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
ZON-9662 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SAGEBRUSH CANTINA, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
GOYNES – APPROVED subject to conditions – Motion carried with DUNNAM voting NO

To be heard by the City Council on 12/21/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open for Item 38 [ZON-9662], Item 39 [SUP-9664], Item 40 [SUP-9665] and Item 41 [SDR-9666].

GARY LEOBOLD, Planning and Development Department, explained that the request for the rezoning to C-1 complies with the current land use of SC on the site. This land was annexed from Clark County in 2005 and prior to the annexation has been Service Commercial for a number of years. The Special Use Permit is for a 3,626 square foot convenience store that has

MINUTES – Continued:

eight gas pump islands. Restricted gaming is an accessory use in this case, but any kind of off-sale of liquor, beer and wine would require a separate Special Use Permit. This request does meet conditions for canopy location setbacks for the dispensing of fuel and meets all the other code requirements. The tavern is 6,440 square foot tavern that meets all the separation distance requirements and conditions in the code for tavern use.

The site plan has minor waivers that are requested as part of the application on this site. Staff found that those are not significant in the context of the location of the site. Due to its proximity to Clark County land received comments from the Regional Transportation Commission (RTC) that the applicant has to provide a transit service turnout at the southwest corner of Kyle Canyon Road and Oso Blanca Road. This can be designed as an exclusive right turn lane as part of the development. Staff recommended approval of all applications.

GEORGE GARCIA, 1711 Whitney Mesa Drive, Suite 110, appeared on behalf of the applicant and concurred with staff's recommendations.

COMMISSIONER DUNNAM asked what plans are being made for sewer and water services. MR. GARCIA replied that they are seeking permission to do the uses. They would have to follow through with all the necessary studies that are required and ultimately provide the necessary hook ups and utilities that are required by Code.

COMMISSIONER DUNNAM asked MARGO WHEELER, Director of Planning and Development Department, if a master plan will be provided for this particular area. MS. WHEELER replied that a preliminary document was sent to the City Council earlier this year with some of the design principles for the Kyle Canyon area. The Planning Commission recently approved the TND (Traditional Neighborhood Development) General Plan designation in order to create a new general plan category with the new urbanism concepts. The applicant for the Kyle Canyon project is working with the City at this time to finalize the zoning and the development agreement for the area. That document will be forthcoming to the Planning Commission in the first quarter of 2006. With regard to additional right-of-way that NDOT may take for transition from Kyle Canyon to the highway, there have a variety of plans. Both Planning and the Public Works Department have been working on that. In this case, the applicant is aware that there will be a final decision made, and that there may changes in the future.

MINUTES – Continued:

COMMISSIONER DUNNAM was concerned that this is premature from the utilities standpoint. The project will be located miles away from sewer and water utilities. If a septic tank is used, it would need to be gated, as required by the Health District. If a well is used, there will have to be an above ground storage tank and system for the on-site fire sprinkler system. He is concerned about zoning this without knowing what right-of-way is going to be there. MR. GARCIA replied that unfortunately until there is a clear definition of an alignment and until there is a defined taking, the best thing to do is go forward in a normal course of events. If there needs to be right-of-way taken, there is a procedure and a process that are provided for, both statutorily and through case law. He understands that this may be potentially a risk. On the other hand, no one knows what the end result is going to be, and he does think he can wait for the State to make up its mind. MR. GARCIA suggested that the Planning Commission move forward at this time with the knowledge that this is an appropriate zoning and appropriate uses, and these issues will be worked out as they move forward.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 38 [ZON-9662], Item 39 [SUP-9664], Item 40 [SUP-9665] and Item 41 [SDR-9666].

(9:11 – 9:21)

2-3207/3-1

CONDITIONS:

Planning and Development

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

2. A Site Development Plan Review (SDR-9666) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate a 25-foot radius on the southeast corner of Kyle Canyon Road and the unnamed street along the western edge of this site and a 54-foot radius on the southwest corner of Kyle Canyon Road and Oso Blanca Road prior to the issuance of any permits.

4. Coordinate improvements adjacent to this site with the City Engineers Office of the Department of Public Works to mitigate conflicts between this site and the impact from the future northern beltway extension project.

CONDITIONS – Continued:

5. Construct half street improvements for Oso Blanca Road (AKA Frontage Road) extending from the southern most boundary of this site to tie into Kyle Canyon Road and the unnamed street adjacent to the western boundary of this site, including appropriate overpaving, concurrent with development. Also, construct a minimum of two lanes of paved access from Kyle Canyon Road to this site concurrent with development of this site; these access lanes must receive approval from the Nevada Department of Transportation. 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

6. Extend oversized public sewer from the intersection of Tee Pee Lane and Oso Blanca Road (AKA Frontage Road) to the northern edge of this site at a location and depth acceptable to the City Engineer concurrent with development of this site. 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.

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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.

CONDITIONS – Continued:

8. 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 submittal of a Map subdividing 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 City of Las Vegas Neighborhood Drainage Studies and 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-9664 - SPECIAL USE PERMIT RELATED TO ZON-9662 - PUBLIC HEARING - APPLICANT/OWNER: SAGEBRUSH CANTINA, LLC - Request for a Special Use Permit FOR A PROPOSED SERVICE STATION at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 38 [ZON-9662] for all related discussion.

(9:11 – 9:21)

2-3207/3-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for service station use.

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-9662), Special Use Permit (SUP-9665), and Site Development Plan Review (SDR-9666).

3. 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 of Las Vegas.

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

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SUP-9665 - SPECIAL USE PERMIT RELATED TO ZON-9662 AND SUP-9664 - PUBLIC HEARING - APPLICANT/OWNER: SAGEBRUSH CANTINA, LLC - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:
NOTE: See Item 38 [ZON-9662] for all related discussion.
(9:11 – 9:21)
2-3207/3-1

CONDITIONS:
Planning and Development
1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Tavern) use.

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-9662), Special Use Permit (SUP-9664), and Site Development Plan Review (SDR-9666).

3. 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 of Las Vegas.

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

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

6. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

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

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

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-9666 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9662, SUP-9664 AND SUP-9665 - PUBLIC HEARING - APPLICANT/OWNER: SAGEBRUSH CANTINA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 3,826 SQUARE-FOOT SERVICE STATION AND A PROPOSED 6,444 SQUARE-FOOT TAVERN AND WAIVERS OF BUILDING PLACEMENT AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 38 [ZON-9662] for all related discussion.

(9:11 – 9:21)

2-3207/3-1

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 41 – SDR-9666

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-9662) to a C-1 (Limited Commercial) Zoning District, a Special Use Permit (SUP-9664) for a proposed Service Station, and a Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) approved by the City Council.

2. 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 of Las Vegas

3. All development shall be in conformance with the site plan and building elevations, date stamped 10/20/04, except as amended by conditions herein.

4. A Waiver from building placement requirements is hereby approved, to allow the building to be located beyond the minimum setback line.

5. A Waiver from foundation landscaping requirements is hereby approved, to allow the foundation landscaping to be less than the required six foot minimum width.

6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

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

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

CONDITIONS – Continued:

11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

14. The applicant will be required to provide a transit service turn out at the southwest corner of Kyle Canyon Road and Oso Blanca Road along Kyle Canyon Road. This turn out may be designed as an exclusive right-turn lane per the drawing provided by the Regional Transportation Commission.

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

Public Works

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The proposed driveways accessing Kyle Canyon Road and Oso Blanca Road shall receive approval from the Nevada Department of Transportation.

17. Landscape and maintain all unimproved rights-of-way, if any, on Kyle Canyon Road and Oso Blanca Road adjacent to this site.

18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Kyle Canyon Road and Oso Blanca Road public rights-of-way adjacent to this site prior to the issuance of any permits.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-9662 and all other subsequent site-related actions.

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ZON-9657 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: INCA INVESTMENTS, INC. - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) adjacent to the west side of Sixth Street, approximately 200 feet south of Charleston Boulevard (APN 162-03-112-042), Ward 3 (Reese).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS with TRUESDELL excused

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 42 – ZON-9657

MINUTES:

GARY LEOBOLD, Planning and Development Department, stated that the applicant requested Item 42 [ZON-9657] be held in abeyance as he cannot attend the meeting.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ZON-9659 - REZONING - PUBLIC HEARING - APPLICANT: TONI ROSE - OWNER: JOHN G. BIELINSKI - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) AND A WAIVER TO ALLOW A 70-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED on 0.15 acres at 4506 West Charleston Boulevard (APN 139-31-410-137), Ward 1 (Tarkanian).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

NOTE: COMMISSIONER DAVENPORT disclosed that at one time DR. LARSEN owned the subject building, but he is uncertain if he is still the owner. Upon the City Attorney's advisement, he could vote on the item as DR. LARSEN is no longer his doctor nor has he had any contact with DR. LARSEN.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 43 – ZON-9659

MINUTES:

MARIO SUAREZ, Deputy Director of Planning and Development Department, indicated that the subject property is located on Charleston Boulevard, which the currently general plan designation is Service Commercial. The proposed C-1 zoning is compatible with the general plan designation. Along both sides of the property is currently zoned C-1; therefore, the proposal is compatible with the surrounding zoning along Charleston Boulevard. Currently, there is an office on the site, which is permitted on the site and complies with most requirements, with the exception of the 70-foot lot width requirement. Staff recommended approval because the project is consistent with the surrounding properties along Charleston Boulevard, staff recommended approval.

VICTOR RODRIGUEZ, 7330 Smoke Ranch Road, appeared on behalf of the applicant and concurred with staff recommendations. He provided staff with a copy of a recorded Joint Access Agreement.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:21 – 9:25)

3-91

CONDITIONS:

Planning and Development

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

Public Works

2. Provide a copy of a recorded Joint Access Agreement between this site and the adjacent parcel to the west within 60 days after approval of this action by the City Council.

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
ZON-9661 - REZONING - PUBLIC HEARING - APPLICANT: ELIZABETH LEONE - OWNER: THE CLOVER TRUST - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL) on 0.07 acres at the southeast corner of Colorado Avenue and Casino Center Boulevard (APN 162-03-110-054), Ward 1 (Tarkanian).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
TROWBRIDGE – APPROVED subject to conditions and amending the application from P-R to C-1 – UNANIMOUS with TRUESDELL abstaining because he owns property within the notification area

To be heard by the City Council on 12/21/2005

MINUTES:
VICE CHAIRMAN GOYNES declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development Department, explained that the subject site measures approximately 3,039 square feet and is currently developed with a residential property, which has been used for commercial purposes. The property is surrounded by commercial and vacant properties. The surrounding zoning is mixed use, ranging from C-1 to R-4 uses. Staff feels that the proposed zoning for C-2 is inappropriate for this specific location and believe this to be spot zoning. Therefore, staff recommended denial.

MINUTES – Continued:

ATTORNEY JOHN LELEU, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He stated that this application is the first part of a project that will put an antique store within the Arts District in the downtown redevelopment area. The property is currently zoned PR and would like to have it rezoned to C-2. ATTORNEY LELEU argued that for it to be spot zoning the rezoning must not comply with the comprehensive plan. This is a conforming zone change, thus complying with the comprehensive plan. Secondly, directly across the street there is a C-2 property, as well as south and to the east. Therefore, there is a precedent for rezoning properties to C-2.

MARGO WHEELER, Director of Planning and Development Department, explained that the concept of a non-conforming zoning change is not one that is relevant to the City of Las Vegas. Such an application would not be accepted, and the fact that the proposed zoning is compliant with the existing general plan is correct. The issue with regard to the spot zoning is that there is no immediately adjacent property with the zoning being requested. The fact that there are other single lots elsewhere on the area based on past actions taken is not a justification to allow a similar action at this point in time. However, this is a discretionary application and it is up to the Planning Commission to make a recommendation.

COMMISSIONER EVANS questioned the reason for the applicant's request for the zone change to the most intense use only to operate an antique store. ATTORNEY LELEU replied that corner lots typically experience more intense uses. He would be willing to accept conditions. MS. WHEELER verified that a C-1 would adequately accommodate the application for the antique use. In fact, staff would have a more favorable opinion of the application if it were C-1.

DEPUTY CITY ATTORNEY BRYAN SCOTT advised that the Planning Commission is able to recommend a C-1 zoning versus a C-2 as requested by the applicant. COMMISSIONER STEINMAN remarked that he would not be opposed to allowing this property to be C-2 unless staff feels there are some uses that they do not wish to see in this revitalization area.

COMMISSIONER DAVENPORT asked what is allowed in C-2 that is not allowed in C-1. MS. WHEELER replied that the primary difference is that C-2 allows the more intense uses, such as auto repair and auto sales. C-1 is the smaller shops and retail, often located within a small shopping center. She reiterated that because the C-1 is of lesser density, the Planning Commission could make that recommendation.

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 44 – ZON-9661

MINUTES – Continued:
No one appeared in opposition.

VICE CHAIRMAN GOYNES declared the Public Hearing closed.
(9:25 – 9:34)
3-209

CONDITIONS:
Planning and Development
1. A Resolution of Intent with a two-year time limit.

2. The applicant shall submit plans to the Building and Safety Division for conversion of the single-family home from a residence to an office.

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 existing access gates prior to the issuance of any permits or issuance of a certificate of occupancy for the C-2 (General Commercial) use, whichever may occur first. There shall be no backing of vehicles onto or off of public streets.

5. Landscape and maintain all unimproved rights-of-way, if any, on adjacent to this site.

6. Submit an Encroachment Agreement for all landscaping, if any, located in the Casino Center Boulevard and Colorado Avenue public rights-of-way adjacent to this site prior to occupancy of this site.

7. Upon development, appropriate right-of-way dedications, street improvements, drainage studies and traffic mitigation commitments will be required.

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-9436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT AND A WAIVER TO ALLOW A NON-RESIDENTIAL USE TO FRONT ALONG THE INTERIOR DRIVE INSTEAD OF THE PRIMARY PUBLIC RIGHT-OF-WAY at the northeast corner of Buffalo Drive and Trinity Peak Drive (APN 138-15-310-031, 034, and 035), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 45 [SUP-9436] and Item 46 [SDR-9439].

MARIO SUAREZ, Deputy Director of Planning and Development Department, indicated that on September 8, 2005 the Las Vegas Technology Center through an architectural review committee approved the proposed exterior design of the proposed mixed use project. The proposed project

MINUTES – Continued:

is located on property, which is currently undeveloped and surrounded by office use, single family residential and other undeveloped property. The proposed project is consistent with the general plan land use designation for Light Industrial Research. The proposed project consists of seven buildings, including two buildings which consist of retail uses on the ground level and three levels of residential units above, and four buildings with parking at the ground level and four levels of residential above the parking. The recreational building is also provided for the residences. The retail uses will front along Buffalo Drive and wrap around into the project from the primary entrance. The waiver of the requirement that a non-residential use shall front on a primary public right-of-way is requested. Because the project includes a substantial amount of residential uses along the rear of the property, staff supported the proposed waiver. All parking and landscaping requirements are being met. The applicant is also requesting a waiver of the building placement standards and foundation landscape standards, and because of the proximity to the single family residential properties along Buffalo Drive, staff is avoiding any residential adjacency standard issues. Therefore, staff recommended approval.

DOUGLAS CROOK 9500 Hillwood Drive, Suite 130, appeared on behalf of the applicant and concurred with staff's conditions and recommendations.

COMMISSIONER STEINMAN stated that it is unusual to find this type of project in the technology park. The fact that the project is fronting Buffalo Drive and the infrastructure is in place, make this a viable project. However, he is concerned about traffic on Buffalo Drive, with the fact of three curb cuts along Buffalo Drive and Trinity Peak Avenue and Peak Drive exists. He would prefer to see a condition that the developer provide a traffic light at Peak Drive in order to take out the brunt of the traffic out of the park and also provide a safety access point for those people that will live in this development. BART ANDERSON, Public Works Department, responded that the infrastructure to signalize the intersection is in place. It was anticipated that if development in the area achieved a certain density that it would meet the warrants and the signal could be installed. This development is subject to a condition requiring an update to the traffic study, and the analysis contained therein would require them to contribute towards that signal. If that intersection meets warrants it will be signalized. This developer would not necessarily be putting that signal, but by the City based on traffic contributions from the entire area. The Planning Commission could impose a condition specifying that this particular developer will install that if it meets warrants, but the Traffic Impact Analysis would address whether it does meet warrants.

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 45 – SUP-9436

MINUTES – Continued:

COMMISSIONER STEINMAN asked if the traffic study addresses access points through a traffic light in this particular area. RICK SCHROEDER, Public Works Department, replied that it is not typical for traffic studies to do a warrant analysis. There is going to be more traffic than anticipated for this location. COMMISSIONER STEINMAN was concerned about a 100-foot wide boulevard with high speed traffic between Cheyenne Avenue and Smoke Ranch, and the addition of 700 units and retail without a traffic light. MR. ANDERSON reiterated that a traffic light would be installed when warrants are met. This has been anticipated and the undergrounds to support it are in place. Staff would take the Commissioner's concern in consideration to the traffic engineer and see if a warrant analysis can be done in advance.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 45 [SUP-9436] and Item 46 [SDR-9439].

(9:34 – 9:44)

3-513

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mixed-Use development, except for a Waiver of the requirement that a nonresidential use shall front on a primary public right-of-way.

2. Approval of a Waiver of the requirement that a nonresidential use shall front on a primary public right-of-way is hereby granted.

3. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review (SDR-9439).

4. 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 of Las Vegas.

5. All City code requirements and design standards of all City departments must be satisfied.

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-9439 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9436 - PUBLIC HEARING - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF TWO 64.5-FOOT TALL, FOUR-STORY BUILDINGS WITH 52,000 SQUARE FEET OF COMMERCIAL SPACE AND 170 RESIDENTIAL UNITS; ONE 43.5-FOOT TALL, THREE-STORY, 18,000 SQUARE-FOOT RECREATION BUILDING, AND FOUR 73.5-FOOT TALL, FIVE-STORY RESIDENTIAL BUILDINGS WITH 488 RESIDENTIAL UNITS AND A WAIVER OF THE BUILDING PLACEMENT REQUIREMENT on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive (APN 138-15-310-031, 034, and 035), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 45 [SUP-9436] for all related discussion.

(9:34 – 9:44)

3-513

CONDITIONS:

Planning and Development

CONDITIONS – Continued:

1. A Special Use Permit (SUP-9436) for a Mixed-Use development approved by the City Council.

2. 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 of Las Vegas

3. All development shall be in conformance with the site plan and building elevations, date stamped 10/20/05, except for the conditions of approval listed herein.

4. The site plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a tentative map or a building permit, whichever occurs first, to reflect compliance with the handicapped parking space requirements.

5. A Waiver in the building placement standard from Buffalo Drive, Peak Drive and Trinity Peak Drive is hereby granted.

6. A Waiver in the foundation landscaping standard abutting retail floor space is hereby granted.

7. The conceptual landscape plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

8. Prior to the issuance of a building permit, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

9. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

CONDITIONS– Continued:

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

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

14. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site

16. 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.

17. All City code requirements and design standards of all City departments must be satisfied.

Public Works

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

19. 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, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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

CONDITIONS – Continued:

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.

20. 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 submittal of a Map subdividing 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 City of Las Vegas Neighborhood Drainage Studies and 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

21. The approval of all Public Works related improvements shown on this Site Development Plan Review 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 submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

22. Site development to comply with all applicable conditions of approval for Z-87-98 and all other subsequent site-related actions.

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SUP-9966 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YWS ARCHITECTS - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED NEW CAR DEALERSHIP WITH SERVICE BAYS FACING A PUBLIC RIGHT-OF-WAY adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
DUNNAM – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open for Item 47 [SUP-9966] and Item 48 [SDR-9641].

GARY LEOBOLD, Planning and Development Department, stated that the auto sales new use typically a conditional use in Town Center in the GC-TC General Commercial Land Use category. However, the placing of the service bays facing a right-of-way means that the project does not meet all the specified conditions, and therefore, the Special Use Permit is required. Staff feels the use is appropriate as the car dealership is in close proximity to both US 95 and the Beltway, and that the location of the subject parcel between Azure Drive and 215 makes it

MINUTES – Continued:

difficult to locate the service bays in a way that they are facing away from public right-of-way while maintaining the traditional design requirements associated with an auto dealership. Staff recommended approval of the Special Use Permit.

Regarding the site plan review, the project is approximately 62,000 square feet on 6.5 acres. The two-story structure will have a showroom on the ground floor with offices on the second floor. It will have an express drive-thru lube and oil with ten service bays on the west side of the main building and a 22-bay service area located to the rear of the main building. There are a number of waivers and some are recommended to be granted and some are not. Town Center standards require that buildings be setback a maximum of 15 feet. The building as proposed is 80 feet back, but because it is an auto dealership with the display area in front, staff feels this waiver is appropriate. The reduction of the parking lot landscaping requires that they provide 92 trees, but are only providing 37. Since it is an auto dealership and because of the nature of the use, staff feels that this request is also appropriate. Town Center Code for open space calls for every site to provide 20% of open space, and this site provides about 8%. Staff feels the request is appropriate because of the auto dealership use.

MR. LEOBOLD indicated that the waivers not recommended for approval are the streetscape buffer, the reduction of the perimeter landscaping and a reduction in the number of perimeter trees. They are asking for a 10-foot streetscape where 15 feet is required, for a reduction of the perimeter landscaping on the west portion of the site where an 8-foot planter is required, and they are asking to allow for reduction of the number of perimeter trees being planted. Staff feels that the site is large enough with an auto dealership use. There is enough flexibility in the design that these requirements can easily be met on the site. Staff recommended that these waivers not be granted. The site is adjacent to a multi-use transportation trail and the site depicts the required trail on the landscape plan. The applicant is providing the amenity zone and the landscaping within the median along Azure Drive.

RICHARD YOUNGBLOOD, YWS Architects, 5005 West Patrick Lane, concurred with staff's recommendations and indicated that one of the waivers is along a parcel owned by MR. FINDLAY and is planned to be developed as another car dealership. Regarding the service doors, they are over 400 feet to the opposite of Azure Drive and feel there is adequate screening and distance. MR. LEOBOLD clarified for MR. YOUNGBLOOD that staff is requesting for the eight-foot buffer required for landscaping along the westerly property line where the applicant is providing none. MR. YOUNGBLOOD asked if that can be deferred until a future development. CHAIRMAN TRUESDELL replied that a condition cannot be deferred to an application that the Board might not see.

MINUTES – Continued:

COMMISSIONER DUNNAM verified with MR. LEOBOLD that the landscaping along Azure Drive is consistent with what exists along that right-of-way. Staff is requesting to have the Town Center standard provided in this area.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 47 [SUP-9966] and Item 48 [SDR-9641].

(9:44 – 9:52)

3-844

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Auto Sales (New) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-9641).

3. 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 of Las Vegas.

4. Vehicles displayed, stored or sold, or exchanged from the subject property shall have been manufactured within the last five (5) model years of the display, storage, sale or exchange date. Customer and employee vehicles, classic or collector vehicles (defined as any motor vehicle, including trucks, that is at least twenty (20) model years old, or any motor vehicle of a defunct make), or any vehicle displayed inside the building shall be exempt from this limitation.

5. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

6. The used car dealership shall not operate on Sundays.

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

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-9641 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9966 - PUBLIC HEARING - APPLICANT: YWS ARCHITECTS - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED NEW CAR DEALERSHIP WITH WAIVERS OF TOWN CENTER PARKING LOT LANDSCAPE REQUIREMENTS, OPEN SPACE REQUIREMENTS, BUILDING PLACEMENT REQUIREMENTS, AND STREETSCAPE REQUIREMENTS, on 11.57 acres adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 12/21/2005

MINUTES:

NOTE: See Item 47 [SUP-9966] for all related discussion.

(9:44 – 9:52)

3-844

CONDITIONS:

Planning and Development

CONDITIONS – Continued:

1. A Special Use Permit (SUP-9966) approved by the City Council.

2. 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 of Las Vegas

3. All development shall be in conformance with the site plan and building elevations, date stamped 11/03/05 except as amended by conditions herein.

4. A Waiver from building placement / setback requirements, parking lot landscaping, and open space requirements are hereby approved. All other requested waivers are not recommended.

5. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a 15-foot buffer area along Azure Drive, an eight-foot wide landscape buffer along the western perimeter of the site, and all perimeter (non-street) buffer areas planted with 24-inch box trees planted a maximum of 30 feet on-center, and a minimum of four five-gallon shrubs for each tree within provided planters.

6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.

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

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away

CONDITIONS – Continued:

from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

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

Public Works

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

15. Construct all incomplete half-street improvements on Azure Drive adjacent to this site concurrent with development of this site. All existing off-site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. In accordance with Town Center Standards, submit an Encroachment Agreement for all landscaping, if any, located in the Azure Drive public right-of-way adjacent to this site prior to occupancy of this site.

17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. All structures and landscaping installed with this project 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.

18. No displaying of vehicles for sale, parking or deliveries to this site shall be permitted in the public right-of-way.

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

20. 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,

CONDITIONS – Continued:

submittal of any construction drawings or the submittal of a Map subdividing 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 City of Las Vegas Neighborhood Drainage Studies and 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, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

21. Site development to comply with all applicable conditions of approval for Z-76-98 and all other applicable site-related actions.

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
VAR-9599 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM C. BROWN - Request for a Variance TO ALLOW AN EXISTING 6.6-FOOT HIGH FENCE WITHIN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED at 2233 La Mark Avenue (APN 139-29-512-052), R-CL (Single Family - Compact Lot) Zone, Ward 5 (Weekly).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	6
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Documents submitted by William Brown

MOTION:
GOYNES – APPROVED subject to conditions – Motion carried with TRUESDELL, DAVENPORT and DUNNAM voting NO

To be heard by the City Council on 12/21/2005

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the request is for a fence that has already been constructed on the subject property. The fence is 6.6 feet high with 3.6 feet of open block wall and wrought iron. Staff prefers to see the standard of six feet in residential areas, unless it borders commercial or non-residential. The Public Works Department indicated that the existing wall is within the required sight visibility restriction zones that allow for safe vehicular movement through the driveway. As constructed, vehicles exiting

MINUTES – Continued:

the driveway may not be able to see pedestrians or vehicles. Therefore, staff recommended that the front wall be modified to allow for sight visibility. This is addressed through a condition of approval. Staff recommended denial.

WILLIAM C. BROWN, 2233 La Mark Avenue, concurred with the conditions and requested that he be allowed to retain the wall as built. The neighborhood has changed since he purchased his house in 1991. About two years the City a conversion took place to allow the Desert Rose School. Since then there has been a rise in burglaries and vandalism in this neighborhood. He has a medical condition requiring a great sense of security need than most people, leading him to build the fence.

MARTA ROMANO, 2237 La Mark Avenue, strongly objected to the fence. She stated that everyone wants to protect their property and family, but approving this application would set a precedent and it creates a sight visibility hazard. MR. BROWN alleged that the resident attempted to blackmail and submitted copies of those documents for the record.

COMMISSIONER TROWBRIDGE asked how the wall is hurting the sight visibility restriction zone. BART ANDERSON, Public Works Department, explained that when a vehicle is backing out or pulling out from the driveway to the street and a wall is built in the front yard that prevents to see the pedestrians. He discussed with COMMISSIONER GOYNES that only the portion that lies within the standard sight visibility triangle would have to be removed and replaced with wrought iron.

COMMISSIONER DUNNAM commented that even with the wrought iron the fence is still not permeable to sight. COMMISSIONER GOYNES pointed out that the applicant made a convincing argument. He has done his due diligence and has obtained letters from his neighbors who share the same concerns. He asked MR. BROWN if he agrees with all conditions. MR. BROWN responded that he would prefer to retain the wall as built.

COMMISSIONER STEINMAN asked questioned why no other resident has built a wall if this neighborhood has become so dangerous and unruly. MR. BROWN replied that many have moved, which he soon will have to do.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:52 – 10:07)

3-1141

CONDITIONS:

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 49 – VAR-9599

CONDITIONS – Continued:

Planning and Development

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

Public Works

2. Meet with the Traffic Engineering Representative in Land Development to ensure the wall does not interfere with Site Visibility Restriction Zones. The applicant shall be responsible to modify the wall along the front (north side) of this site. We anticipate that the height of existing solid wall along the front of the property will need to be lowered.

City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-9493 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: CHARLESTON FESTIVAL, LLC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND A WAIVER FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND TO EXTEND THE HOURS OF OPERATION FROM 8:00 A.M. TO 11:00 P.M. TO 24-HOUR SERVICE at 6310 West Charleston Boulevard (APN 138-35-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 12/21/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 15, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 50 – SUP-9493

MINUTES:

GARY LEOBOLD, Planning and Development Department, stated that Item 50 [SUP-9493] will be held to the 12/15/2005 Planning Commission meeting because the application needs to be renoticed with the correct owner listed on the advertisement.

(6:06 – 6:15)

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-9615 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALUE MARKET - OWNER: ADMOON YALDA AND ELIZABETH YALDA - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE 1,000-FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at the northwest corner of Sahara Avenue and Chapman Drive (APN 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 12/21/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 12, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 51 – SUP-9615

MINUTES:

GARY LEOBOLD, Planning and Development Department, indicated that Item 51 [SUP-9615] will be held in abeyance to the January 12, 2006 Planning Commission meeting because a companion General Plan Amendment is required.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-9616 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RAGHID B. KOSA - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE 1,000-FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at the northeast corner of Vegas Drive and Jones Boulevard (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 12/21/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 52 – SUP-9616

MINUTES:

GARY LEOBOLD, Planning and Development Department, explained that the representative for Item 52 [SUP-9616] was unable to attend the meeting and the item will be heard at the 12/1/2005 Planning Commission meeting.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-9617 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROCRASTINATE, LLC. - OWNER: WUNG FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT [ON-OFF-SALE (BEER WINE COOLER ONLY)] WITHIN AN EXISTING CONVENIENCE STORE at 8524 West Sahara Avenue (APN 163-04-405-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 12/21/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the December 15, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 53 SUP-9617

MINUTES:

GARY LEOBOLD, Planning and Development Department, stated that Item 53 [SUP-9617] needs to be held in abeyance to the 12/15/2005 Planning Commission meeting because it needs a companion Variance for parking.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

RQR-9375 - REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: RANCHO DRIVE, LLC - Required One-Year Review of an Approved Special Use Permit (U-0037-95) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Rancho Drive, approximately 200 feet south of Rainbow Boulevard (APN 125-35-401-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

IF APPROVED: C.C.: 12/21/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letters for RQR-5166 and U-0037-95(2)

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 54– RQR-9375

MINUTES:

GARY LEOBOLD, Planning and Development Department, explained that due to an emergency the applicant was unable to appear for Item 54 [RQR-9375] and Item 55 [RQR-9376] and the item will be heard on 12/15/2005.

(6:06 – 6:15)

City of Las Vegas

Agenda Item No.: 55

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

RQR-9376 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING – OWNER: WORD OF LIFE CHRISTIAN CENTER, INC. - Request for a Required Two-Year Review of an approved Special Use Permit (U-0027-93) FOR A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4800 Alpine Place (APN 138-36-802-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 12/21/05
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for RQR-2903 and U-0027-93(3)

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 55– RQR-9376

MINUTES:

GARY LEOBOLD, Planning and Development Department, explained that due to an emergency the applicant could not appear for Item 54 [RQR-9375] and Item 55 [RQR-9376] and the items will be heard on 12/15/2005.

(6:06 – 6:15)

City of Las Vegas

Agenda Item No.: 56

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-9197 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PERRY CHAMANI - Request for a Site Development Plan Review FOR A PROPOSED 11,540 SQUARE-FOOT RETAIL CENTER AND WAIVERS TO ALLOW NO SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED; OF THE PERIMETER, PARKING LOT, AND FOUNDATION LANDSCAPING REQUIREMENTS; AND OF THE BUILDING PLACEMENT REQUIREMENT on 1.22 acres at the northeast corner of Rancho Drive and Donnie Avenue (APN 138-12-810-006, 007 and 008), C-2 (General Commercial) Zone, Ward 6 (Ross).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	12	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 56 – SDR-9197

MINUTES:

GARY LEOBOLD, Planning and Development Department, stated that the applicant requested Item 56 [SDR-9197] be held until 12/15/2005 so that revisions can be made to the proposal.

(6:06 – 6:15)

1-110

City of Las Vegas

Agenda Item No.: 57

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-9636 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PANDA RESTAURANT GROUP - OWNER: REGAL PLAZA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,448 SQUARE-FOOT FAST FOOD RESTAURANT AND WAIVERS OF THE PERIMETER AND FOUNDATION LANDSCAPE REQUIREMENTS AND THE BUILDING PLACEMENT REQUIREMENT on 0.6 acres at the southeast corner of Jones Boulevard and Craig Road (APN 138-01-312-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action

NOTE: CHAIRMAN TRUESDELL disclosed that he manages a property that Panda Express is a tenant in, but it has no effect on his view of this particular matter nor has he spoken to anyone concerning this matter and will vote on the item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the restaurant will be a Panda Express. The overall size of the individual parcel is 26,061 square feet. The restaurant

MINUTES – Continued:

will be provided with driving service windows with adequate stacking spaces in the parking area that access the central drive and parking area to the commercial center. As these sites are not subject to cross parking agreements, these parcels have to be self-parked. This particular parcel is providing 28 spaces. An abundance of landscaping and other amenities are being provided. There is a waiver of foundation landscaping, and staff feels this is a minor request; therefore, recommended approval.

DAVID KUO, Itra Group, 556 North Diamond Bar Boulevard, Diamond Bar, California, appeared on behalf of Panda Express and agreed with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:07 – 10:10)

3-1719

CONDITIONS:

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 of Las Vegas

2. All development shall be in conformance with the site plan date stamped 11/02/05, except as amended by conditions herein, and building elevations date stamped 10/04/05.

3. A Waiver shall be granted in the provision of foundation landscaping.

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect handicapped parking spaces that comply with Title 19 requirements.

5. The conceptual landscape plan shall be revised and approved by staff of the Planning and Development Department, prior to the time application is made for a building permit, to show an additional tree within a 15-foot wide landscape buffer along Jones Boulevard.

6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

CONDITIONS – Continued:

7. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

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

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed.

12. 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.

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

Public Works

14. 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.

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 the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

16. Site development to comply with all applicable conditions of approval for Z-140-89, the Regal Plaza Commercial subdivision, and all other applicable site-related actions.

City of Las Vegas

Agenda Item No.: 58

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-9675 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ANGEL PARK I, LLC - OWNER: ANGEL PARK I, LLC AND ATHERTON-NEWPORT FUND 125, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 248-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 16.03 acres at the southeast corner of Summerlin Parkway and Durango Drive (APNs 138-28-401-001, 002, and 005), R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 2 (Wolfson).

C.C.: 12/21/05

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 9 as read for the record as follows:

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. *All damaged trash enclosures shall be repaired, restuccoed and include a decorative gate, subject to the review and approval by the Planning and Development Department.*

– UNANIMOUS

To be heard by the City Council on 12/21/2005

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 58 – SDR-9675

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development Department, explained that the proposed condo conversion complies with the density designated by the Medium Density and Residential Zone. The parking also has been provided to meet the requirements of the one, two and three-bedroom proposed condominium units. The landscaping within the proposed project complies with the Code. There is an issue with 18 perimeter trees currently not in compliance. The applicant has agreed to a condition to provide those trees. In addition, MR. SUAREZ recommended that Condition 9 be amended to include that all damaged trash enclosures shall be repaired, restuccoed and include a decorative gate, subject to review and approval by the Planning Department. Upon a field review of the site, staff found the trash enclosures were in disrepair. Conditions relating to removal of graffiti and repairing the carports have also been included.

SUSAN JOHNSTON, Stanley Consultants, 5820 South Eastern Avenue, Suite 200, appeared on behalf of the applicant and concurred with the amended conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:10 – 10:13)

3-1835

CONDITIONS:

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 of Las Vegas

2. All development shall be in conformance with the site plan and building elevations, date stamped 10/04/05, except as amended by conditions herein. A revised site plan shall be submitted to the Planning and Development Department that depicts handicapped parking that meets code requirements prior to the issuance of building permits.

3. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

CONDITIONS – Continued:

4. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

6. The applicant must provide a minimum of 18 additional 24-inch box trees a maximum of 30-feet on-center around the perimeter of the site.

7. The graffiti that is on the fascia of the parking cover and in other locations throughout the site must be removed.

8. All handicapped parking spaces must be improved to meet current code requirements.

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

10. Air conditioning units shall not be mounted on rooftops.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

14. Any remodeling or construction work in conjunction with the conversion of the apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work.

CONDITIONS – Continued:

15. The conversion from Apartments to Condominiums shall require the payment of additional sewer connection fees. The additional connection fees shall be paid prior to the recordation of the Final Map. Proof of payment shall be required upon submittal of the Final Map.

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

Public Works

17. The Final Map for this site shall be labeled as a "Merger and Resubdivision".

18. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.

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

20. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

21. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

22. 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, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

23. Add a note to the Final Map stating that "All areas not occupied by a building are Public Drainage Easements to be Privately Maintained".

CONDITIONS – Continued:

24. Site development to comply with all applicable conditions of approval for Z-139-88(12) and all other applicable site-related actions.

City of Las Vegas

Agenda Item No.: 59

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-9676 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AMSOURCE COMPANIES - OWNER: WAL-MART STORES, INC. - Request for a Site Development Plan Review FOR A PROPOSED 15,000 SQUARE-FOOT RETAIL DEVELOPMENT AND WAIVERS OF BUILDING PLACEMENT, FOUNDATION, AND PERIMETER LANDSCAPING REQUIREMENTS on 1.71 acres at the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN 138-23-719-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:
GOYNES – APPROVED subject to conditions and deleting Condition 10 – UNANIMOUS

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, indicated that the request totaling to about 15,000 square feet is divided into 11,300 square feet of retail and a 3,600-square foot of restaurant. When combined, with the parking requirement, this maxes out the available amount of parking on the site. A condition has been included to state that any further change of use to attempt to obtain a Variance on parking shall not be permitted. In fact, the applicant agreed not to exceed parking requirements and remain self-park with this project.

MINUTES – Continued:

In terms of the Waiver, the building placement, foundation and perimeter landscaping, staff feels this is relatively minor in nature. The setbacks and landscaping that are being provided mirror the type of development and the orientation of development already existing on the site. Staff recommended approval for this request. MR. LEOBOLD recommended that Condition 10 referring to walls be deleted because staff is still working on the wall requirements.

JEFF RANDALL, Great Basin Engineering, 2010 North Redwood Road, Salt Lake City, Utah, appeared on behalf of the owner and concurred with staff conditions.

JACK MALLORY, 6229 Don Gasper Avenue, stated he has lived in the neighborhood for six months and one problem he has noticed is the traffic. He questioned how people will egress and ingress into the property, particularly from Jones Boulevard going north. Currently it is designed with a median, which would direct traffic to be turning left on Lake Mead Boulevard. He asked what type of retail this would be and how it would benefit the community. MR. RANDALL replied that access going north on Jones Boulevard will turn west on Lake Mead Boulevard and come through the Wal-Mart parking lot to get to this site. A traffic analysis has already been done, which included this particular site. Contribution fees have already been taken care for this site. A portion of this building is projected for restaurant use, such as a sandwich shop or a Panda Express-type use. The rest will be retail, with possibly hair and nail salons, insurance office, types of uses seen in a grocery story shopping center.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:13 – 10:20)

3-1950

CONDITIONS:

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 of Las Vegas

2. All development shall be in conformance with the site plan and building elevations, date stamped 10/04/05, except as amended by conditions herein.

3. A Waiver from building placement requirements is hereby approved, to allow the building to be located beyond the minimum setback line.

CONDITIONS – Continued:

4. A Waiver from foundation landscaping requirements is hereby approved, to allow less than the required six-foot foundation landscape buffer.

5. A Waiver from perimeter landscaping requirements is hereby approved, to allow a landscape buffer of 5.35-feet along the southern boundary of the site where an eight-foot landscape buffer is required.

6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

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

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. 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.

CONDITIONS – Continued:

13. A change in use that would require the site to obtain a Variance for parking shall not be permitted.

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

Public Works

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 the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.

16. Site development to comply with all applicable conditions of approval for Z-96-84 and all other subsequent site-related actions.

City of Las Vegas

Agenda Item No.: 60

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:

DIR-9891 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to revise and amend the Las Vegas Downtown Centennial Plan.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item HELD IN ABEYANCE to the December 1, 2005 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map – Not Applicable
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted at meeting – Draft of the Downtown Centennial Plan

GOYNES – Motion to TABLE Item 16 [GPA-9099], Item 17 [ZON-9100], Item 18 [SUP-9101], and Item 19 [GPA-9127]; HOLD IN ABEYANCE Item 20 [ZON-9093], Item 21 [SDR-9095], Item 52 [SUP-9616], and Item 60 [DIR-9891] to the 12/01/2005 Planning Commission meeting; Item 26 [SUP-9159], Item 27 [SDR-9153], Item 31 [MOD-9731], Item 32 [SUP-9732], Item 33 [SUP-9733], Item 34 [SDR-9729], Item 35 [ZON-9367], and Item 37 [SDR-9587], Item 50 [SUP-9493], Item 53 [SUP-9617], Item 54 [RQR-9375], Item 55 [RQR-9376], and Item 56 [SDR-9197] to the 12/15/2005 Planning Commission Meeting; Item 42 [ZON-9657] and Item 51 [SUP-9615] to the 01/12/2006 Planning Commission Meeting; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 36 [VAR-9585] – UNANIMOUS

MINUTES:

GARY LEOBOLD, Planning and Development Department, explained that staff requested Item 60 [DIR-9891] be held in abeyance to the 12/01/2005 Planning Commission meeting because additional work is required.

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 60 – DIR-9891

MINUTES – Continued:

MARGO WHEELER, Director of Planning and Development Department, indicated that a document was distributed to the Planning Commission, which is an update of the Downtown Centennial Plan. The package has a new section that is specific and pertaining to the John S. Park adjacent areas.

(6:06 – 6:15/10:19 – 10:20)

1-110/3-2217

City of Las Vegas

Agenda Item No.: 61

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
TXT-9890 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04, "Permissible Uses," and Title 19.10, "Parking, Loading and Traffic Standards," to revise the list of permitted uses and associated parking requirements.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map – Not Applicable
2. Conditions For This Application
3. Staff Report

MOTION:
GOYNES – Motion to HOLD IN ABEYANCE – UNANIMOUS with EVANS excused

To be held in abeyance to the 12/01/2005 Planning Commission Meeting

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Director of Planning and Development Department, explained that this item is to take the uses and titles in the Code and ensure that for every use there is an associated parking, and for the parking standards there is an associated use. Pages 2 thorough 4 indicate a summary of all of these changes, whereas the actual document is significantly larger.

COMMISSIONER DUNNAM commented that two parking spaces are being provided per gross acre for open parks. He indicated that when he takes his daughter to play soccer, there is not a parking space within half a mile of that park. He asked if there is a way to take a look at those parking requirements for the soccer fields, and if they include ball fields.

MINUTES – Continued:

COMMISSIONER STEINMAN questioned the mixed use and and stacking all the needs of each use on top of one another. He opined that this further be looked at because he does not think that this is the kind of parking generally needed in most mixed use projects. There are various demands at different times of the day and the week. MS. WHEELER commented that the Commission could abeye this item to address concerns raised by the Commissioners. With regard to the soccer and ball fields, the intention was to take a look at that and determine if a change is appropriate. With regard to mixed use, the City's position is that mixed use projects within the Downtown Centennial Plan Area are not held to the standards of parking in the suburban areas. It is staff's belief that those mixed use projects within the downtown which have access to facilities and also the anticipated public transportation, are not held to the same parking standards as a mixed use project that is out in the suburbs or in the far northwest of the City. Therefore, staff believes that a mixed use parking standard is additive of the residential and the commercial outside of the Downtown Centennial Plan Area is appropriate, whereas within the downtown it is not held to that same standards.

In reply to COMMISSIONER STEINMAN'S query of whether this item pertains only to downtown, MS. WHEELER replied that this mixed use called for both the residential and the commercial to be added together and would be held to both standards. The exception to that is mixed use within the Downtown Centennial Plan Area, which is not held to that standard. COMMISSIONER STEINMAN expressed concern about stacking in the suburbs. He would not want to vote against this entire document, but felt there was a piece missing which is becoming a more important piece.

CHAIRMAN TRUESDELL stated he believes that parks or ball fields have a greater demand. But based on the hours of that demand being at different peaks, he is concerned about looking at greater grey fields that are sitting there during the non-use hours. The mixed use projects, when parking is stacked, it can never be anticipated the maximum use for everything. He would agree to hold this item for two weeks so that staff could help with the questions raised by the Commissioners.

COMMISSIONER TROWBRIDGE pointed out that a business school requires one space for each staff member plus one space for every two students in the largest class size, but for a college, university or seminary it is one space for every four students. An opportunity might be missed to control some of these homes converted into churches. The requirement is one space for every four fixed seats. Many do not have fixed seats, but moveable chairs. He wondered if this might be the opportunity to put in these requirements. MS. WHEELER replied that elsewhere in the Code there is a definition of in lieu of the fixed seats that is based upon a square footage figure. She recommended that this item be held in abeyance and she would be happy to give the Commissioners' a response to their questions and concerns.

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 61 – TXT-9890

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:20 – 10:31)

3-2250

City of Las Vegas

Agenda Item No.: 62

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER [ ] CONSENT [X] DISCUSSION

SUBJECT:
TXT-10116 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.02, "Zoning Map Atlas and Districts," and Title 19.06, "Special Purpose and Overlay Districts," to create and establish standards for the T-D (Traditional Development) Zoning District.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map – Not Applicable
2. Conditions For This Application
3. Staff Report

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with EVANS excused

To be forwarded to City Council in Ordinance Form

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Director of Planning and Development Department, explained that this Text Amendment is responsive to the Traditional Neighborhood Development General Plan Amendment that the Commission and City Council recently created. Within the document is the language that staff is requesting to move forward.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the consortium that will be developing the Kyle Canyon Project. He has worked with staff on this ordinance and this is the second step to giving the tools that are needed to create a unique community that everybody will be proud. He supports the concept and the language.

PLANNING COMMISSION MEETING OF NOVEMBER 17, 2005
Planning and Development Department
Item 62 – TXT-10116

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:31 – 10:34)

3-2780

CONDITIONS:

1. Title 19.02.010(B), "Establishment of Zones," is hereby amended as follows:

ABBREVIATED *DESIGNATION*	**ZONING DISTRICT NAME**
U	Undeveloped (GPA Designation)
R-A	Ranch Acres
R-E	Residence Estates
R-D	Single Family Residential-Restricted
R-1	Single Family Residential
R-CL	Single Family Compact-Lot
R-2	Medium-Low Density Residential
R-3	Medium Density Residential
R-4	High Density Residential
R-5	Apartment
R-MH	Mobile/Manufactured Home
R-MHP	Residential Mobile/Manufactured Home Park
P-R	Professional Office and Parking
N-S	Neighborhood Service
O	Office
C-D	Designed Commercial
C-1	Limited Commercial
C-2	General Commercial
C-PB	Planned Business Park
C-M	Commercial/Industrial
M	Industrial
C-V	Civic
P-C	Planned Community
T-D	Traditional Development
R-PD	Residential Planned Development
PD	Planned Development
D-O	Downtown Overlay District
G-O	Gaming Overlay
A-O	Airport Overlay
H	Historic Designation

CONDITIONS – Continued:

2. Title 19.02.040(D), "Special Purpose Districts," is hereby amended to include the following:

9. T-D Traditional Development District. The purpose of the T-D District is to provide for the development of comprehensively-planned mixed-use communities, with a minimum of 80 contiguous acres of land under one ownership or control, which can generally exist as a self-contained community, and provide a balanced mix of residential, commercial and civic uses. Developments planned under the TD zoning regulations will feature pedestrian-oriented neighborhoods, an interconnected hierarchy of streets, and demonstrate an appropriate relationship between street type, building type, and use. T-D zoned communities are intended to feature civic amenities, and retain and incorporate existing natural features where feasible as organizational and recreational elements of the community.

3. Title 19.06, "Special Purpose and Overlay Districts," is hereby amended to include the following:

19.06.150 T-D TRADITIONAL DEVELOPMENT DISTRICT

A. Intent and Objectives

1. Purpose. The Traditional Development (T-D) District is established to permit and encourage the development of comprehensively planned mixed-use communities, with a minimum of 80 contiguous acres of land under one ownership or control, which can generally exist as a self-contained community. The rezoning of the property to the T-D District is appropriate only if the Development Standards and Design Guidelines document, with respect to such property, will accomplish the objectives set forth in Subsection (2) below.

2. Minimum Qualifications. In order for property to qualify for T-D District zoning, the master developer must demonstrate the potential for achievement of the following specific objectives throughout the planning, design and development stages:

a. Providing for an orderly arrangement of land uses with respect to each other, to the entire Traditional Neighborhood Development and to all adjacent land;

b. Providing for a balanced mix of housing types, commercial uses and civic amenities to provide a self-contained community for families of a wide variety of ages, compositions, and levels of income;

c. Providing for a hierarchical transportation system of interconnected streets, with facilities for transit, pedestrians, bicycles, recreational paths and vehicles;

d. Providing for the uses of daily living within proximity of dwellings;

CONDITIONS – Continued:

e. Providing a strong relationship between buildings and street type, with emphasis on the pedestrian nature of the community, and de-emphasizing gated private streets and cul-de-sacs;

f. Locating development to take maximum advantage of the natural environment; and

g. Providing for adequate, well-located and well-designed open space and community facilities;

h. Providing for a variety of architecture, landscape architecture and overall image that celebrates local climate, topography, history and building practice;

i. Providing for a center focus that combines commercial, civic, residential, cultural and recreational uses;

j. Providing for preservation of natural terrain (arroyos and desert washes) drainageways and vegetation of the area with superior examples contained within developed parks and natural open space;

k. Providing for the wise-use of water and energy. Water should be conserved through participation in appropriate local water conservation programs. Energy should be conserved through the efficient and responsible design of environmentally-friendly homes and other buildings, and participation in appropriate local or national energy conservation programs.

B. Permitted Land Uses and Development Standards

Development in the T-D District shall include residential uses, commercial uses, and civic uses. The developer shall include in the Development Standards and Design Guidelines a listing of the uses proposed and the arrangement for each land use within the T-D District. The listing and arrangement of the approved land uses shall be shown in the Development Standards and Design Guidelines document that is adopted as part of the T-D District approval.

C. Density

The approved Development Standards and Design Guidelines document shall establish the maximum number of dwelling units per gross acre for each residential and mixed-use category, as well as the overall number of residential units for the entire property. The maximum number of dwelling units in the T-D District shall be determined at the time the Development Plan is approved.

CONDITIONS – Continued:

D. Minimum Site Area for Rezoning

The minimum site area that is eligible for rezoning to the T-D District is 80 acres, which is the minimum area necessary to accommodate a balanced mix of housing, commercial, and civic uses. Any additional tract which contains less than the minimum site area and which is contiguous to property previously zoned T-D may also be zoned T-D by the City Council if it otherwise qualifies for the T-D zoning designation and, at the time of such rezoning, is owned by or is under the control of the same property owner (including it successors and assigns) that applied for and obtained T-D zoning on the original property so zoned. The rezoning of any such additional property shall be made subject to the approved Development Standards and Design Guidelines applicable to that property.

E. Special Application Requirements

Plans and documentation which must accompany a rezoning application are as follows:

1. A conceptual development plan for the property, including general land use designations, transportation plans and plans for open space and civic facilities. A general phasing plan shall be included to indicate the intended timing of development;

2. Development standards that set forth: densities; building height, bulk and setback requirements; requirements for signage, landscaping, parking and open space; grading, terracing and retaining wall requirements; and procedures for Development Plan review and for modifying and deviating from the Development Standards and Design Guidelines;

3. Storm drainage and grading information, which shall consist of a preliminary drainage study completed by a registered professional engineer on a map with a minimum contour interval of five feet;

4. Conceptual utility layout that includes tentative sewer and water main corridors; and

5. Proposed conditions, covenants and restrictions, including design guidelines.

6. If required by the Director of the Department of Planning and Development, a draft development agreement as contemplated by NRS 278.0201 to NRS 278.0207, the substance of which being acceptable to the Director.

F. Review, Recommendation and Approval

1. Development Standards and Design Guidelines. The initial zoning approval of a T-D District shall consist of a review and recommendation by the Planning Commission and approval by the City Council, in accordance with the provisions of Chapter19.18.040 of this Title. The approval of a T-D District by the City Council shall be accomplished directly by ordinance and shall include the approval and adoption of a Development Standards and Design Guidelines document. An approved Development Standards and Design Guidelines document shall be a matter of record and shall be made available in the Department of Planning and Development.

CONDITIONS – Continued:

2. Modified Development Standards and Design Guidelines. The developer may develop property in the T-D District in accordance with, but only in accordance with, the approved Development Standards and Design Guidelines and any approved modifications thereof or deviations therefrom. No modification or deviation shall be effective unless it is approved in accordance with this subchapter and the procedures set forth in the Development Standards and Design Guidelines. The Director of the Department of Planning and Development may request modification of a program in accordance with the modification procedures set forth in the program.

3. Development Standards and Design Guidelines Procedures. A Development Standards and Design Guidelines document shall contain procedures to provide for modification of and deviation from the program pursuant to review by the Director of the Department of Planning and Development, the Planning Commission or the City Council, or any combination thereof, and such procedures shall be exclusive of any other procedure, other than the procedures for notification of public hearings, that is provided in this Title for the approval of any Rezoning, Variance or Special Use Permit. With respect to any modification or deviation that requires approval by the Planning Commission or City Council, or both, the modification or deviation may be approved only upon a finding by the Planning Commission or City Council, as the case may be, that:

a. The requested modification or deviation, if approved, will not affect the rights of property owners or residents within the T-D District to maintain and enforce previously-approved conditions, covenants and restrictions and other rights in the Development Standards and Design Guidelines; and

b. The requested modification or deviation, if approved, will be consistent with the planning objectives and goals of the approved Development Standards and Design Guidelines.

4. Department of Planning and Development Conformance Review. Each Development Plan that is submitted in connection with the implementation of the Development Standards and Design Guidelines shall be reviewed for conformance therewith by the Director of the Department of Planning and Development. The Director may require modifications that bring the Development Plan or site plan into conformance with applicable standards of health, safety and welfare and may recommend design adjustments to better fulfill the intent of the Development Standards and Design Guidelines approval and the purposes of the T-D District.

5. Appeal of Director's Decision. An applicant who is aggrieved by the decision of the Director with respect to a proposed Development Plan or site plan may request a review of such decision by the Planning Commission. An applicant who is aggrieved by the decision of the Planning Commission may appeal such decision to the City Council by filing a written request for appeal with the City Clerk within fifteen calendar days after the date of the Planning Commission's decision.

CONDITIONS – Continued:

G. Open Space and Landscape Area Requirements

The Development Standards and Design Guidelines shall identify a minimum percentage of the gross property area in the T-D District to be allocated for open space, recreational facilities, multi-purpose trails, pedestrian and bikeway facilities, other common community facilities and landscaped areas in public rights-of-way. Any private recreation facility which serves more than one individual lot may be counted towards the minimum requirement. Specific open space and landscaped area development standards shall be set forth in the Development Standards and Design Guidelines.

H. Street and Subdivision Design Requirements

All development shall conform to the standard street and subdivision design requirements set forth in Title 18 of the Las Vegas Municipal Code, except as otherwise provided for specifically in the approved Development Standards and Design Guidelines.

I. Nonapplicability of Other Provisions – Analogous Applications

1. The Development Standards may contain provisions for the processing and review of Minor Exceptions, Deviations, Plot Plan Reviews, Development Plan Modifications and other land use control procedures. If such procedures are so provided, they supersede the corresponding procedures set forth in this Title.

2. With regard to any issue of land use regulation that may arise in connection with the T-D District and that is not addressed or provided for specifically in this chapter or in the approved Development Standards and Design Guidelines, the Director of the Department of Planning and Development may apply by analogy the general definitions, principles and procedures set forth in this Title, taking into consideration the intent of the approved Development Standards and Design Guidelines.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: NOVEMBER 17, 2005

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION 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.

MINUTES:

COMMISSIONER DAVENPORT thanked ATTORNEY MARK FIORENTINO and his firm for the class, which he found very educational.

(10:34 – 10:40)

3-2961

JAMES PETERSON, Shady Acres Mobile Park, referred to Items 12 through 15 and informed the Commission about the illegal activities and disregarded the Nevada Revised Statures the applicant has been doing. No one was notified or given the 120-day notice as required by law that the park was being closed. People have been evicted with only a five-day notice. CHAIRMAN TRUESDELL remarked that this item will be heard by the City Council on December 12, 2005, where MR. PETERSON will have an opportunity to speak before the City Council. MR. PETERSON asked that the City Attorney look into the violation of Section 118B of the Nevada Revised Statutes.

COMMISSIONER EVANS suggested that MR. PETERSON contact the liaison for the State Manufacturer Home Division, to address his concerns. DEPUTY CITY ATTORNEY BRYAN SCOTT asked MR. PETERSON to call him and he would put him in contact with the State Manufacturer Home Division's representative.

MEETING ADJOURNED AT 10:40 P.M.

Respectfully submitted:

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ANGELA CROLLI, DEPUTY CITY CLERK

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YDOLEENA YTURRALDE, DEPUTY CITY CLERK