

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Nelson Stone, Chairman
Marilyn Kirkpatrick
Dean Leavitt
Laura E. Perkins

2200 Civic Center Drive
North Las Vegas, NV 89030
(702) 633-1516
(702) 649-6091

Tom Langford, Vice Chairman
Anita Wood
Harry Shull

February 14, 2001

CALL TO ORDER:

Council Chambers, North Las Vegas City Hall
2200 Civic Center Drive, at 7:00 p.m.

ROLL CALL:

Dean Leavitt - Present
Anita Wood - Present
Tom Langford - Present
Nelson Stone - Present
Harry Shull - Present
Laura Perkins - Present
Marilyn Kirkpatrick - Present

STAFF PRESENT:

Tom Bell, Development Services Director
Steve Baxter, Planning Manager
Marc Jordan, Senior Planner
Mary Aldava, Associate Planner
LennyBadger, Public Works
Madeleine Jabbour, Transportation Services
Jim Stubler, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE:

Commissioner Dean Leavitt

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

Recording Secretary Karant verified that the Open Meeting Law requirements (NRS 241) had been met.

The North Las Vegas Conference Room and Council Chambers are accessible to handicapped persons. A certified sign language interpreter is available upon advance request.

MINUTES

Approval of the minutes for the Planning Commission meeting of January 24, 2001.
Approval of the minutes for the Planning Commission meeting of January 10, 2001.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE the minutes of the January 24, 2001 and the January 10, 2001 Planning Commission Meetings.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-01-01 (3648) DELUCA LIQUOR

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Fidelity and Deposit Company of Maryland to release the Performance Bond in the amount of \$25,407.80.

B) PW-02-01 (3649) FIESTA EXPANSION AND PARKING GARAGE

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Amwest Surety Insurance Company to release the Performance Bond in the amount of \$144,491.05.

C) PW-03-01 (3650) GLENEAGLES UNIT 3

Approve the amended final map to change lot lines.

Commissioner Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Items A through C.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) AMP-05-01 (3537) CREEKSIDE ONE (Public Hearing)

An application submitted by Centex Homes dba Real Homes, property owner, for an Amendment to the Master Plan of Streets and Highways to eliminate approximately 1,123 feet of El Campo Grande Avenue commencing at Allen Lane and proceeding west to the Western Tributary of the flood channel and to eliminate approximately 1,339 feet of Willis Street commencing at the Western Tributary of the flood channel and proceeding north to Tropical Parkway. The Assessor's Parcel Numbers are 124-30-701-004 and 005.

Prior to the Planning Commission meeting, the item was withdrawn by request of the applicant.

2) AMP-06-01 (3538) CREEKSIDE TWO (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of Robert Cohen and the Shearing Family Trust, Steven Shearing, Trustee, property owners, for an Amendment to the Master Plan of Streets and Highways to eliminate El Campo Grande Avenue commencing at the Western Tributary of the Las Vegas Flood Channel and proceeding west to Valley Drive, approximately 1,174 feet. The Assessor's Parcel Numbers are 124-30-701-007 and 124-30-801-002.

Prior to the Planning Commission meeting, the item was withdrawn by request of the applicant.

3) T-861 (3454) CREEKSIDE ONE

An application submitted by Centex Homes on behalf of Samuel Ventura, Robert Cohen, Mary Bartsas, Ann/Allen, LLC property owner, for a tentative map review in an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Tropical Parkway and Allen Lane. The Assessor's Parcel Numbers are 124-30-701-002, 124-30-701-004, 124-30-701-005, 124-30-802-007, 124-30-802-010, 124-30-802-013 and 124-30-802-016.

Prior to the Planning Commission meeting, the item was withdrawn by request of the applicant.

4) AMP-03-01 (3455) CREEKSIDE TWO (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of the Shearing Family Trust, Steven Shearing, Trustee, and Robert Cohen, et.al., property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to MDR Medium Density Residential. The property is generally located east of Valley Drive between Ann Road and Tropical Parkway. The Assessor's Parcel Numbers are 124-30-701-007, 124-30-801-002, 124-30-801-004 and 124-30-801-005.

Prior to the Planning Commission meeting, the item was withdrawn by request of the applicant.

5) ZN-06-01 (3524) CREEKSIDE TWO AND THREE (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of Robert Cohen, The shearing Family Trust, Steven P. Shearing, Trustee, Gary O'Keefe, et. al., Telve Land Development, LLC, and El Campo Mateo, LLC, property owners, for reclassification of property from an R-1 Single-Family Residential District to a Planned Unit Development District (PUD) consisting of 424 residential lots. The property is generally located at the northeast corner of El Campo Grande Avenue and Valley Drive and the northwest corner of Valley Drive and Ann Road. The Assessor's Parcel Numbers are 124-30-701-007, 124-30-801-002, 124-30-801-004, 124-30-801-005, 124-30-401-004, 124-30-401-005, 124-30-401-006.

Prior to the Planning Commission meeting, the item was withdrawn by request of the applicant.

6) SPR-01-01 (3528) THE PARKS

An application submitted by Centex Homes dba Real Homes, property owner for a site plan review in an R-1 Single Family Residential District to allow for alternate screening. The Assessor's Parcel Number is 124-22-311-043.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item.

Brad Burns, 3600 N. Rancho Drive, Las Vegas, Nevada appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Anita Wood asked the applicant about his having constructed a retaining, block wall and inquired about its proximity to the property line, not allowing any room to build a masonry wall.

Mr. Burns replied that the wall was built with safety in mind (displaying a picture of the wall on the overhead projector for the Commission).

Commissioner Harry Shull MOVED and Commissioner Laura Perkins SECONDED to APPROVE SPR-01-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

OLD BUSINESS

7) FDP-01-01 (3448) LONE MOUNTAIN/SIMMONS COMMERCIAL CENTER

An application submitted by Bradley W. Boyd on behalf of Lone Mountain/Simmons, LLC, property owner, for a Final Development Plan review in an R-1 Single-Family Residential District (ROI to C-1 Neighborhood Commercial District). The property is generally located at the southeast corner of Lone Mountain Road and Simmons Street. The Assessor's Parcel Number is 139-05-501-001.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that this application was originally scheduled for the 1/24/01 Planning Commission meeting and was continued, at the request of the applicant, to allow the applicant time to address some outstanding concerns. He stated the applicant is asking for a final development plan for the commercial center at this site, however the final development plan is only for one building within this center. Mr. Jordan stated that presently the concerns which have been brought up are that behind the building the applicant is proposing a fire lane as well as an unloading lane. The Fire Department has asked that in addition to the unloading lane the applicant provide a 24-foot wide emergency access lane. He stated that the applicant redesigned the proposed site plan to come up with the emergency lane, but it encroaches into the 20-foot landscaping by approximately 12 feet. The applicant has proposed to install a type of paver system with either rock or grass which would allow the Fire Department access through there, however it would technically decrease the 20-foot landscaping down to 8 feet along the eastern property line. Mr. Jordan stated that staff is not supporting this particular request. He stated that staff would recommend in lieu of that is that the proposed building be reduced in size to accommodate the landscaping and emergency lane the Fire Department requires and also the loading lane for the building, therefore staff is recommending that the site plan be amended to provide the 20-feet of landscaping and is not supporting the request for the waiver of the design standards for the decrease in landscaping.

Bill Curran, of Curran & Perry, 601 S. Rancho, Las Vegas, Nevada appeared on behalf of the applicant who stated he would like to see the condition read that he could make the sign in accordance with this or something that is superior, but not with plastic. Regarding condition #8, Mr. Curran was concerned about this condition specifying the brand of paint to be used. In addition, Mr. Curran indicated concern about condition #8f which states: "The brick veneer color, style and manufacturer shall be determined by the Planning Commission at the meeting". He stated he feels that this condition is written inappropriately.

Commissioner Anita Wood asked if the Commission could state "**or as approved by the Planning Director**" so if the applicant wanted to build something that is better it would not require the applicant to come before the Commission again.

Vice-Chairman Tom Langford asked staff if this was originally supposed to be a 20-foot buffer.

Steve Baxter, Planning Manager, replied to Vice-Chairman Langford that he is correct. He stated that a 20-foot buffer is what it is supposed to be.

Vice-Chairman Langford then asked Mr. Baxter if that means that no vehicles are supposed to be driving in it.

Mr. Baxter stated that it is not specified as such, however he stated that normally no driving takes place on a landscape buffer.

Mr. Curran stated that the City Council wanted him to provide a 20-foot landscape buffer.

Vice-Chairman Langford stated that he does not believe the applicant has met to 20-foot landscape buffer requirement.

Commissioner Harry Shull asked the other Planning Commissioners if the board would prefer, in a desert environment, grass with landscaping requirements, or be conservative and go with a zeroscape look which would be gravel between the pavers?

Vice-Chairman Langford stated that he believes if the gravel is used, the truck drivers will use it for parking.

Chairman Nelson Stone stated that he would not support the gravel to be acceptable as he believes that truck traffic will drive on it and believes that gravel will be spread out.

Commissioner Dean Leavitt stated that he does not have a problem with this issue either way.

Commissioner Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE FDP-01-01 per staff's recommendations subject to grass being planted between the paver areas and that conditions #1, #6 and #8 be changed.

Condition #1 Changed to Read: "Twenty (20) feet of landscaping shall be provided next to the easterly property line. The landscape area may include twelve (12) feet of block pavers with turf for emergency access as depicted on the revised site plan."

Condition #6 Changed to Read: "or as approved by the Development Services Director."

Condition #8 Changed to Read: "That the approved colors for this commercial center shall be as follows or equivalent:

The motion carried by MAJORITY vote. Commissioners Laura Perkins, Tom Langford and Anita Wood voted against the motion.

8) UN-06-01 (3452) HIDDEN CANYON TURTLE STOP (Public Hearing)

An application submitted by Hot Shots Neighborhood Lounge on behalf of Richard R. Zachau, property owner, for a use permit in an M-2 General Industrial District to allow the “on-sale” of alcoholic beverages in conjunction with a tavern. The property is located at 2343 W. Gowan Road. The Assessor’s Parcel Number is 139-08-701-001.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that the Planning Commissioner recently approved two (2) use permits for this property; one for a convenience store with gas pumps and another use permit for a car wash. He stated that the property had been developed and the applicant planned to remodel the convenience store. He stated that the applicant is now proposing to improve the bar location. Mr. Jordan stated he believes the applicant has removed the car wash to help provide additional parking. He stated that the applicant is planning on demolishing the existing building and rebuilding it in compliance with the commercial design standards. He stated that staff is supporting this item subject to the seven (7) conditions listed in the staff report.

George Garcia, 2501 N. Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated there is an existing facility on this site for the past 20 years which was built in the early ‘80s. He stated that facility is both a convenience store with a bar inside of it today.

Vice-Chairman Tom Langford stated that he has been to the property and feels this is a good deal.

Commissioner Anita Wood stated that she is concerned that there is no requirement to have a separate entrance for the convenience store and the tavern. She is also concerned about security and what measures have or will be taken to ensure security.

Mr. Garcia stated that he has no problem with adding a condition to specify a separate entrance for the bar. He also stated that his client is working with the Police Department to address the crime issues in the area. Mr. Garcia stated that his client will have measures in place to deter the loitering of people in or out of the establishment.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-06-01 per staff’s recommendations subject to the following added condition:

Condition #8 Added to Read: “Separate entrances shall be maintained between the bar and convenience store.”

The motion carried by UNANIMOUS vote.

Commissioner Marilyn Kirkpatrick stated that she would be abstaining from the vote on this item as her family lives across the street from this particular parcel.

9) ZN-05-01 (3446) LAKE MEAD AIRPORT PARK II (Public Hearing)

An application submitted by Bob Potter on behalf of Affordable Concepts et. al., property owner, for reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of M-1 Business Park Industrial. The property is generally located at the southeast corner of Lake Mead Boulevard and Allen Lane. The Assessor's Parcel Numbers are 139-20-202-001 through 139-20-202-011 and 139-20-202-013 through 139-20-202-015.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending approval subject to four added conditions.

Dick Bonar, 8275 S. Eastern Avenue, Suite 200, Las Vegas, Nevada 89123 appeared on behalf of the applicant who indicated that he is requesting to have the sidewalk along the north side of Coran be deleted. He stated the reason for this is that there is an elementary school on the south side of Coran. He stated that any students east or west of the site will be guided to the south side of Coran to get to the school on the south side. Instead of the 5 feet of sidewalks he proposed 5 additional feet of landscaping. Mr. Bonar stated that he would be following the same alignment of the block wall on the property to the east, which had been previously rezoned, and extend that 10 feet of landscaping that was implemented on that project and make it 15 feet where the 5 feet of sidewalk would have been. With regard to condition #6 Mr. Bonar stated his objective was to prevent industrial traffic on Coran Lane, which he believes one way to do so is to have as few places where you can access Coran Lane as possible. Regarding condition #7, he stated (pointing to a map displayed on the overhead projector) there are eight (8) entrances proposed for the subject property which is approximately 30 acres in size. He stated that the placement of these eight entrances give each parcel (with one exception) at least a half of a standard entrance to Lake Mead Boulevard. He stated the objective here was to ignore Coran Lane, let that residential area stay contained by not having any entrances or parking, only fire access, if necessary, on the south side, and the number or points of ingress/egress onto Lake Mead Boulevard would have to fit the different time tables of the various properties, but this at least assures every single parcel some access.

Steve Baxter, Planning Manager, stated that staff is in general agreement with the application, however new details that have been presented will require staff to examine this closer in order to make a proper recommendation.

Jim Lewis, Deputy City Attorney, stated he concurs with Mr. Baxter.

Commissioner Anita Wood asked the applicant if the property to the east, which has C-1 on Lake Mead Boulevard and M-1 that abuts Coran, has a sidewalk?

Mr. Bonar replied yes.

Commissioner Wood stated she does not believe that is the best plan.

Tom Bell, Director of Development Services, stated that is a code requirement and nothing that staff can delete.

Commissioner Wood stated she understands the applicant is trying to discourage children from crossing the street, however she is concerned that children will cross the street anyway and there will not be a sidewalk for them to use, as well as pedestrians in the area may want to walk along that wall and she believes there should be a sidewalk there for them to use. Commissioner Wood agreed with Chairman Nelson Stone that condition #7 could be amended to read "or as approved by the Traffic Engineer."

Jim Lewis stated that Public Works has stated that a pedestrian access to Coran Lane is recommended to provide public access to the bus stop CAT Transit Route #210. He stated that the bus stop has to be there and without a sidewalk it would be difficult to provide safe access for the people utilizing the bus. Mr. Lewis stated he feels it only fair to staff that staff has an opportunity to review any proposed conditions. He stated he is not comfortable with the conditions as written.

Tom Bell stated that within the code it already give the Traffic Engineer the ability “as approved by the Traffic Engineer.” He stated to the Planning Commission that if they want to approve this item, he suggests the Commission approve this item “as per staff’s recommendations.”

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-05-01 per staff’s recommendations subject to the following conditions:

Condition #13 Added to Read: “That public ingress or egress traffic shall be prohibited onto Coran Lane.”

Condition #14 Added to Read: “That all emergency access shall be gated and shall comply with Fire Department code and ordinances.”

Condition #15 Added to Read: “That all properties shall provide reciprocal access easements to other properties within the development.”

Condition #16 Added to Read: “That Assessor’s Parcel Number 139-20-202-015 shall be excluded from the development; the site plan shall be modified to reflect change.”

The motion carried by UNANIMOUS vote with Commissioner Marilyn Kirkpatrick abstaining.

10) AMP-22-00 (2511) CITY OF NORTH LAS VEGAS (Public Hearing)

An application submitted by The City of North Las Vegas for an Amendment to the Master Plan of Streets and Highways to add Fuselier Drive from Craig Road north approximately 1,234 feet to the Gowan Channel as a sixty (60) foot right-of-way and add Amanda Avenue from Fuselier Drive east approximately 636 feet to Whitney Peak Way as a fifty-one (51) foot right-of-way.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated the Development Services Department recommends that this item receive a favorable recommendation and forwarded to City Council for final consideration.

Chairman Nelson Stone opened the Public Hearing. The following participants came forward:

- ▶ Jim Orndoff, 2320 Paseo Del Prado #201-A, Las Vegas, Nevada 89102

Mr. Orndoff stated he is representing Clifford and Donna Finley, the owners of the property, who oppose this application. Mr. Orndoff stated he has a recorded document that was a judgment and final order or condemnation that was recorded February 8, 2000 stating the court further found that Fuselier Drive, which lies along the common boundary of both defendants' property, has never been dedicated or accepted by the City, and that the City has no said interest in said Fuselier Drive and that the road street known as Fuselier Drive belongs to the defendants without any interest in any nature by the City except for that property specifically condemned by legal description herein. He stated this was a condemnation action of them taking part of Craig Road frontage from the Finleys and from Robert and Linda Combs. Mr. Orndoff stated that he tried to get them to accept Fuselier and pay for it, but the City refused. He stated that if the City takes it now it will be a very expensive proposition for the City of North Las Vegas. He further stated that this is over \$500,000 in property and he will also seek severance damages for the loss of making this 10-acre parcel that has C-2 zoning into two 5-acre parcels. He also questions whether or not this is something for the public interest or the interest of two property owners in the rear. He has made efforts to negotiate the sale of their property, however he states they have been reluctant to do so.

Jim Lewis stated this is an Amendment to the Master Plan of Streets and Highways only and not the City trying to take Fuselier Drive as indicated by Mr. Orndoff. He stated that all this will do is put this on the City's Master Plan of Streets and Highways. Mr. Lewis stated this may or may not be a step toward creating a public right-of-way. He does not believe the Commission needs to worry that an approval of this Amendment of the Master Plan will be a taking in any way by the City compensable by the City.

- ▶ Fran Reese, 4524 Fuselier Drive, North Las Vegas, Nevada 89031

Mrs. Reese stated that she and her husband are homeowners on Fuselier Drive and would prefer to have the road taken out to Craig Road, otherwise they will be landlocked and will not have any way to get out. She stated that when the City stated they did not need that road previously the City did not realize that there was a house at the other end of the road with no other access to it.

Commissioner Wood asked Mrs. Reese to point out on the map (on the overhead projector) where her property is located.

Chairman Stone closed the Public Hearing.

Chairman Stone stated that this is just an Amendment to the City's Street and Highway Master Plan which is a document used for planning transportation roadways through the valley. He stated there are a number of areas where future roads are planned where no right-of-way exists. He stated that when development of those undeveloped parcels occurs they either dedicate and conform to that plan or request a modification or a vacate, therefore this would be, as Mr. Lewis indicated, a "maybe" type of situation. Chairman Stone indicated he would therefore support this approval of this application.

Commissioner Wood stated this project is to take Fuselier out to Craig Road. She asked about a new mini-storage coming in to the area and how would it change the Master Plan of Steets and Highways to affect their project?

Marc Jordan, Senior Planner, stated that the mini-storage facility is not adjacent to Fuselier Drive.

Commissioner Harry Shull asked, of staff or the Deputy City Attorney, if the Planning Commission put this on the City's Master Plan and at some point in time in the future the City is inclined to put this right-of-way in, would they be required to aquire the property from the landowners?

Mr. Lewis said if Mr. Finley came in to develop one or more of the parcels he may be required to dedicate that land, or if that was not the case, and there was no other access to those parcels behind the Finley lots, the City may be required to go in and condemn that right-of-way.

Vice-Chairman Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE AMP-22-00 per staff's recommendations.

The motion carried by UNANIMOUS vote.

11) UN-03-01 (3358) ELKHORN-COMMERCE CELLULAR (Public Hearing)

An application submitted by Acclaim Engineering Group, Inc. on behalf of Unlimited Holdings, Inc., for a use permit in an R-E Ranch Estates District to allow a communications facility and 50 foot cellular tower where 28 feet is the maximum height allowed. The property is generally located at the northwest corner of Elkhorn Road and Commerce Street. The Assessor's Parcel Number is 124-22-101-010.

The application was presented by Mary Aldava, Associate Planner, on behalf of staff who indicated this application was continued from the January 10, 2001 Planning Commission meeting to allow the applicant sufficient time to consider a different location that would be more appropriate. She stated that staff is still recommending this application be denied as this tower may have a negative impact on future residential development.

Gary Busby, 5900 Emerald Avenue, Las Vegas, Nevada appeared on behalf of the applicant.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Marilyn Kirkpatrick stated she has met with members of the cellular industry and has conducted some research. She has learned that there is a master lease agreement with the power company to place cell towers in their proposed substations which are along the beltway. She stated there is a proposed substation on the City's Master Plan going in on Elkhorn and Commerce, which is approximately two (2) miles from where this site is proposed. She wanted to inform the rest of the Planning Commission that the cellular industry is willing to work with the City of North Las Vegas to house them in the substations as well as along the beltway.

Commissioner Anita Wood asked the applicant who the cellular carrier is for this tower?

Mr. Busby stated he thinks it is Nextel.

Commissioner Wood then asked what amount of time the applicant thinks this will take?

Mr. Busby stated he was not sure, however he stated the cellular companies want this tower in as soon as possible as there are "dead" spots in this area for cellular transmission.

Jim Lewis, Deputy City Attorney, asked the applicant if he has any evidence from Nextel that there is a "dead spot" in that area for the Planning Commission to consider?

Mr. Busby stated that he does not have any such evidence and there was no one present at the meeting from Nextel.

Commissioner Wood stated she is not trying to discourage the cell site itself, however she has a problem with putting it in this location where it is going to be in the middle of residential and nothing is planned out there which will make it very difficult for future planning. She stated that this area is undeveloped and has no power currently available. Commissioner Wood wondered if this application should be continued until which time the applicant provides additional information to the Commission.

Jim Lewis stated that is at the discretion of the Commission. He stated that the Federal Telecommunications Act of 1996 states that municipalities have local control over their land-use decisions. He stated while the City can't completely restrict access to cell towers in a particular area, the Planning Commission may decide where that land-use application fits best.

Commissioner Wood asked the applicant if he has spoken with Nevada Power Company about placing the cell tower on their property.

Mr. Busby stated that he personally has not contact Nevada Power Company.

Jim Lewis stated to the applicant that if he is uncomfortable with the application, but concerned about the applicant's pressing deadlines, this item could be denied and appealed to the City Council.

Steve Baxter reiterated that staff feels this application should be denied as it is an inappropriate location and the beltway will provide more suitable locations for such an application.

Commissioner Dean Leavitt stated that he would like to have evidence that this tower is a Nextel or another cell company's tower before he could support this project.

Vice-Chairman Tom Langford stated that his concern with this application is that there is nothing out there, at this location. He stated the applicant has referred to a "dead spot", but with no one and nothing out there, he is curious as to who the proposed tower would provide service to.

Commissioner Kirkpatrick stated that she has done some research on this particular site. She stated that what happens is a company will go out and look at three particular sites in one area where a cell tower may go in. One of the options is an existing or proposed utility as it is more cost-effective. Another option is an existing or proposed commercial site. Yet another option is a church (such as the steeple). She stated that her research has led her to understand that there is a desire among applicants to be the "first" in an area, thus allowing the first company in to make more money by leasing space out to other companies. Commissioner Kirkpatrick stated that Nevada Power Company does offer him a 25-year lease. She also stated that the beltway is scheduled to open at this intersection in the year 2002, which was confirmed by Lenny Badger of Public Works.

Commissioner Harry Shull **MOVED** and Vice-Chairman Tom Langford **SECONDED** to **DENY** UN-03-01 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

12) SPR-44-00 (3235) IMAGE CRAFTERS

An application submitted by Image Crafters/Serpentine on behalf of the M.F.Goldojarb B. Survivor Trust, property owner, for a site plan review in an M-2 General Industrial District to allow for alternate screening. The Assessor's Parcel Number is 139-11-801-003.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 2/28/01.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE SPR-44-00 per applicant's request.

The motion carried by UNANIMOUS vote.

This item is CONTINUED to 2/28/01.

PUBLIC FORUM

This is the portion of the meeting devoted to the public. After completing and submitting a blue card, the public is invited to come forward upon recognition by the Chairman and speak upon any topic. Usually items received under this heading are referred to the appropriate City staff for action at a later date.

No members of the public came forward.

DIRECTOR'S BUSINESS:

Tom Bell spoke of block wall issues. He stated he would like to have a meeting with Public Works and the City Attorney's office regarding stop-gaps in these approvals. Steve Baxter stated that there will be a discussion on 2/28/01 at 5:30PM regarding traffic calming. He also stated that on 3/14/01 at 5:45PM there will be a discussion on Private Parks standards with Ken Albright, Director of Parks.

CHAIRMAN'S BUSINESS:

None

ADJOURNMENT:

A motion to ADJOURN the February 14, 2001 meeting of the Planning Commission of the City of North Las Vegas was made by Commissioner Dean Leavitt. Commissioner Anita Wood SECONDED the motion.

Nelson Stone, Chairman

ATTEST:

Ted Karant, Recording Secretary