

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Nelson Stone, Chairman
Marilyn Kirkpatrick
Dean Leavitt
Scott Albright

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

Harry Shull, Vice Chairman
Anita Wood
Tom Langford

November 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
Marilyn Kirkpatrick - Present
Scott Albright - Present

STAFF PRESENT:

Steve Baxter, Planning Manager
Marc Jordan, Senior Planner
Chris Melendrez, Associate Planner
Steve Casmus, Public Works
Madeleine Jabbour, Transportation Services
Steven DiGiovanni, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE

Vice-Chairman Harry Shull

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 October 24, 2001.

Commissioner Dean Leavitt MOVED and Commissioner Tom Langford SECONDED to APPROVE the minutes of the October 24, 2001 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-135-01 (5504) HIGHLAND HILLS 9

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by HH RES, LLC, and accept the Subdivision Bond in the amount of \$649,875.44.

B) PW-136-01 (5505) TARGET STORE

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Fireman's Fund Insurance Company to release the Subdivision Improvements Bond in the amount of \$32,187.84.

C) PW-137-01 (5506) ALEXANDER PLAZA

Accept the Commercial Developments Off-Site Improvements Agreement by DPC Development, LLC and accept the Off-Site Improvements Bond in the amount of \$78,503.00.

D) PW-138-01 (5507) CIVIC CENTER PROPERTIES

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Off-Site Bond in the amount of \$145,332.55.

E) PW-139-01 (5508) SOMERSET RIDGE 2 UNIT 3

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount of \$68,772.00.

F) PW-140-01 (5509) RANCHO RIDGE II-2

Accept the off-site improvements for maintenance and advise the Director the Director of Public Works to notify Fireman's Fund Insurance Company to release the Performance Bond in the amount of \$658,954.12.

G) PW-141-01 (5510) RANCHO RIDGE II, UNIT 3

Advise the Director of Public Works to notify Frontier Insurance Company to release the Subdivision Bond in the amount of \$278,102.99.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE Consent Agenda Items B through G.

The motion carried by UNANIMOUS vote.

Chairman Nelson Stone stated that a yellow card had been submitted to the Commission with regard to Consent Agenda Item 'A' from the following participant:

Craig Stewart, 1740 Shadow Bay Court, North Las Vegas, Nevada 89032

Mr. Stewart stated he was concerned that this project includes low-income housing and he feels this will decrease the property values in the area.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE Consent Agenda Items A.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) AMP-29-01 (5265) BELTWAY/I-15 LLC (Public Hearing)

An application submitted by the Beltway I-15, LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to Resort Commercial. The property is generally located at the northeast corner of the proposed I-215 beltway and I-15 freeway. The Assessor's Parcel Numbers are 123-28-101-003, 123-28-101-004, 123-28-101-005 and 123-28-101-006.

RECOMMENDATION:

The Development Services Department recommends that AMP-29-01 be approved to amend the Comprehensive Plan land use designation for the subject site to Resort Commercial.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who stated staff recommends approval of this item.

Bob Gronauer, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada, 89109 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE AMP-29-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #2 AMP-30-01 and Item #3 ZN-48-01 are related and shall be heard together.

2) AMP-30-01 (5344) CENTENNIAL/PECOS (Public Hearing)

An application submitted by Centennial Pecos, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Open Space to MDR Medium Density Residential. The property is generally located at the northwest corner of Tropical Parkway and Pecos Road. The Assessor's Parcel Numbers are 124-25-601-001, 124-25-601-002, 124-25-601-003 and 124-25-601-004.

RECOMMENDATION:

The Development Services Department recommends that AMP-30-01 be approved to amend the Comprehensive Plan land use designation for the subject site to Medium Density Residential.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that according to the Guidelines with the Comprehensive Plan this property needs to be located at two (2) 100-foot or larger streets or immediately adjacent to Community Commercial or Regional Commercial areas. He stated this site is located next to Pecos Road which is a 100-foot arterial as well as adjacent to other areas designated as Medium Density Residential, primarily to the north and to the east. He stated that likewise medium density should be considered as a transitional use between more intense uses in single family residential. Mr. Jordan stated the zoning map currently shows property around this area to the south and east as M-1 or M-2 which can be developed that way. The Comprehensive Plan shows many of those areas as medium density. He stated that with the adoption of the Comprehensive Plan in 1999 the medium density was shown within this area in anticipation of golf courses that would be developed north of the existing golf course at that location. Mr. Jordan stated by amending the Comprehensive Plan at this time it would still be consistent with the way the Comprehensive Plan was adopted in 1999, therefore staff is recommending approval of this item.

Bill Curran, of Curran & Parry, 601 S. Rancho, Las Vegas, Nevada 89130 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Terry Crawford, 2409 E. Gowan Road, North Las Vegas, Nevada 89030

Mr. Crawford stated he is concerned about the impact on the residential area. He stated he is a neighbor to this project and he plans to use his property as M-1 and feels that sometimes residential and M-1 don't always seem to get along.

The Public Hearing was closed.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE AMP-30-01 per staff's recommendations.

The **MOTION TO APPROVE FAILED** with Commissioners Scott Albright, Tom Langford, Anita Wood and Dean Leavitt voting against the motion.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE AMP-30-01 to the 12/12/01 Planning Commissioner meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 12/12/01.

Item #2 AMP-30-01 and Item #3 ZN-48-01 are related and shall be heard together.

3) ZN-48-01 (5348) CENTENNIAL/PECOS (Public Hearing)

An application submitted by Centennial Pecos, LLC, property owner, for reclassification of property from an M-1 Business Park Industrial District to a Planned Unit Development District (PUD) consisting of 636 single-family homes. The property is generally located at the southwest corner of Centennial Parkway and Pecos Road. The Assessor's Parcel Numbers are 124-25-501-002, portions of 124-25-501-003 and 124-25-501-004 and 124-25-601-001, 124-25-601-002, 124-25-601-003 and 124-25-601-004.

RECOMMENDATION:

The Development Services Department recommends that ZN-48-01 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning to the Planned Unit Development District, (PUD) by ordinance with the following conditions:

1. Standard Conditions: 1, 2, 3, 4, 7, 9, 11, 15, 22, 23, 26, 27, 29, 31 and 32.
2. Development of the subject site shall not exceed 636 detached single-family dwelling units.
3. The minimum lot size shall be as follows:
 - a. Developments A and B shall have a minimum lot size of 3,500 square feet.
 - b. Developments C, D and E shall have a minimum lot size of 4,500 square feet.
 - c. Developments F, G and H shall have a minimum lot size of 6,000 square feet.
4. Development shall comply with the Single Family Design Guidelines.
5. The interior street landscaping within developments A and B shall be landscaped as follows:
 - a. The developer shall provide 10 feet of landscaping next to the interior streets which shall include a sidewalk of 3.5 feet in width. The sidewalk shall be separated from the back of curb by a minimum of 6.5 feet. The landscaped area shall be shown as a common element on the final map and not as part of the residential lots.
 - b. A minimum of one 24-inch box tree shall be planted at 35 feet on center. Such trees shall be of the type that produce a shade canopy and shall be subject to Planning Commission review and approval with the final development plan.
 - c. A minimum ground coverage of 60% percent at maturity (not including trees). Shrubs shall have a minimum size of five gallons. Bare soil is not permitted.
6. Development shall comply with the following setbacks:
 - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 - b. Interior Side: Five (5) feet.
 - c. Corner Side: Ten (10) feet.
 - d. Rear Yard: Fifteen (15) feet.

7. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of all open space, park areas, interior street scape landscaping and perimeter landscaping showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director to determine what amenities will be required in the private park areas.
8. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City.
9. A minimum of two remote paved means of access shall be provided from existing streets and infrastructure to the proposed site.
10. A merger and resubdivision parcel map is required prior to final mapping. This map will subdivide the two parcels shown as "N.A.P." from the proposed planned unit development.
11. Right-of-way for a bus turn-out is required on Tropical Parkway west of Pecos Road and on Statz Street north of Tropical Parkway.
12. Azure Avenue shows two driveways west of Pecos Road. The driveway and street to the south must straddle the two on the north side.
13. Additional dedication for the flared intersection per Clark County Standard Drawing Nos. 201.1 and 245.1 is required on Pecos Road and Tropical Parkway.
14. Combined drainage/pedestrian accesses will require installation of storm drain sewer(s) to convey, at a minimum, the 10 year storm event runoff rates. These areas must be designated as public drainage easements to be privately maintained.
15. The configuration of the proposed street cross sections are acceptable to the Department of Public Works. Approval of the site plan does not imply approval of the asphalt and subgrade sections or the "typical" details shown on the site plan. Additional, the roadway curbing requirements are subject to the review and approval of the Public Works Director or designee.
16. Show topography for the entire subdivision with contour intervals not to exceed two feet.
17. Show the location of existing power lines.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated since the related Item #2 AMP-30-01 was continued to the 12/12/01 Planning Commission meeting, staff is recommending this item also be continued to the 12/12/01 Planning Commission meeting.

Bill Curran, of Curran & Parry, 601 S. Rancho, Las Vegas, Nevada 89130 appeared on behalf of the applicant who concurred with staff's recommendations.

Commissioner Tom Langford MOVED and Commissioner Scott Albright SECONDED to CONTINUE ZN-48-01 to the 12/12/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 12/12/01.

Item #4 AMP-32-01, Item #5 ZN-55-01, Item #6 ZN-53-01, Item #7 ZN-52-01 and Item #15 ZN-54-01 are all related and are being heard together.

4) AMP-32-01 (5386) ANN ROAD MULTI-FAMILY (Public Hearing)

An application submitted by Insight Holdings on behalf of the 1994 Petersen Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to M-HDR Medium-High Density Residential. The property is generally located east of San Mateo Street approximately 300 feet north of Ann Road. The Assessor's Parcel Number is 124-30-401-013.

RECOMMENDATION:

The Development Services Department recommends that AMP-32-01 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment to the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that according to the guidelines for medium high density residential the applicant would not comply with the guidelines. He stated that in previous actions taken over one year ago within this area there was a study to reduce many of the high density residential down to medium density and this would be a reversal of what was done therefore staff would not support that. Likewise, with the R-3 zoning request that is consistent with the higher density, but not consistent with medium density. He stated the applicant has agreed to amend these applications to medium density residential and the rezoning application to R-2, which would be consistent with the medium residential designation, and because this site is directly adjacent to areas that are medium density staff would not have an objection to that. He stated since this was publicly noticed as medium high density residential and as R-3 the request, if the applicant is agreeable to amending the application, would be a downgrade and it could be considered tonight.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant.

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

- ▶ Robert Krug, 4429 Ivory Jade Avenue, North Las Vegas, Nevada 89031

Mr. Krug stated he prefers to see the zoning remain as R-1 in this area.

- ▶ Mary Adamczyk, 4334 Ivory Jade Avenue, North Las Vegas, Nevada 89031

Ms. Adamczyk stated she opposes this item as she does not feel that commercial is necessary in this neighborhood. She stated that commercial exists nearby and is easy to get to.

- ▶ Vicki Adams, 4443 Sparkle Crest Avenue, North Las Vegas, Nevada 89031

Ms. Adams stated she feels R-1 would be sufficient in this area, but she would also like to see more details about what plans the applicant actually has for the area.

Chairman Stone closed the Public Hearing.

Commissioner Anita Wood stated she would like to see greater detail in the applicant's plans.

Mr. Garcia stated he has plans to meet with the neighbors and residents in the area to discuss this project in detail.

Vice-Chairman Harry Shull asked staff if staff is in favor of the changes discussed here or if their recommendation is still for denial.

Marc Jordan replied that amending this application to medium density residential would be supported by staff, as well as, if this were medium density residential, staff would also support a zone change to the R-2 District.

Commissioner Marilyn Kirkpatrick stated she has met with many of the residents in the area and they do not want R-3.

Commissioner Wood stated it sounds like what the applicant wants is to go to a PUD. She stated that she believes the Planning Commission would be happy to see it become R-2 and to go to the PUD, and if it is going to be a single-family detached project, but until the applicant meets with the residents she would prefer to see this item continued.

Commissioner Dean Leavitt stated he also feels comfortable with this being a PUD and based on that would support it tonight.

Mr. Garcia stated when he returns with this project it will be a PUD for the entire project.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-32-01 for Community Commercial and Medium Density Residential (MDR).

The motion carried by MAJORITY vote with Commissioner Tom Langford and Commissioner Anita Wood voting against the motion.

Item #4 AMP-32-01, Item #5 ZN-55-01, Item #6 ZN-53-01, Item #7 ZN-52-01 and Item #15 ZN-54-01 are all related and are being heard together.

5) ZN-55-01 (5385) ANN ROAD MULTI-FAMILY R-3 (Pubic Hearing)

An application submitted by Insight Holdings on behalf of the 1994 Petersen Trust, property owner, for reclassification of property from an R-1 Single Family Residential District to an R-3 Multi-Family Residential District. The property is generally located east of San Mateo Street approximately 300 feet north of Ann Road. The Assessor's Parcel Number is 124-30-401-013.

The Development Services Department recommends that ZN-55-01 be denied as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated, based on the outcome of the previous Item #4 AMP-32-01, staff's recommendation would be for approval of this item, to the R-2 District.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada, 89109 appeared on behalf of the applicant and stated he concurred with staff's recommendations.

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

- ▶ Robert Krug, 4429 Ivory Jade Avenue, North Las Vegas, Nevada 89031

Mr. Krug stated he would like to see this item continued until the applicant has met with the residents.

- ▶ Vicki Adams, 4443 Sparkle Crest Avenue, North Las Vegas, Nevada 89031

Ms. Adams stated she would also like to see this continued until the applicant has met with the residents and show the details of the project they are proposing.

Chairman Stone closed the Public Hearing.

Commissioner Tom Langford stated since the previous Item #4 AMP-32-01 was approved, he does not feel there would be a problem continuing this item until the applicant has met with the residents.

Commissioner Anita Wood stated she concurs with Commissioner Langford that this item should be continued until the applicant has met with the residents.

Mr. Garcia stated this item will go forward to the City Council for consideration, and during the time of this Planning Commission meeting and the item being presented before the City Council, he will have had the time to meet with the residents.

Commissioner Scott Albright stated he would prefer to see this item continued until the applicant comes back with the PUD.

Commissioner Marilyn Kirkpatrick stated she believes this should be continued until the applicant has met with the residents.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-55-01 to the 11/28/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 11/28/01.

Item #4 AMP-32-01, Item #5 ZN-55-01, Item #6 ZN-53-01, Item #7 ZN-52-01 and Item #15 ZN-54-01 are all related and are being heard together.

6) ZN-53-01 (5383) ANN ROAD MULTI-FAMILY (Public Hearing)

An application submitted by Insight Holdings on behalf of the 1994 Petersen Trust, property owner, for reclassification of property from an R-1 Single Family Residential District to an R-3 Multi-Family Residential District. The property is located north of Ann Road and approximately 300 feet west of Valley Drive. The Assessor's Parcel Number is 124-30-401-014.

RECOMMENDATION:

The Development Services Department recommends that ZN-53-01 be denied because the densities allowed in an R-3 Multi-family Residential District are not consistent with the Comprehensive Plan.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the Comprehensive Plan shows medium density residential for this site. He stated, as discussed earlier, R-3 zoning is not compatible with medium density residential as the density allowed in an R-3 would be higher than those allowed within a medium density. He stated he understands the applicant is in agreement to amend this applicant to R-2 which would be consistent with medium density and since this item was advertised as R-3 it could be downgraded to an R-2 if the Planning Commission so chooses.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated that he is in agreement to amend this to R-2.

Chairman Nelson Stone opened the Public Hearing and said that it will remain open until such time this item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE ZN-53-01 to the 11/28/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 11/28/01.

Item #4 AMP-32-01, Item #5 ZN-55-01, Item #6 ZN-53-01, Item #7 ZN-52-01 and Item #15 ZN-54-01 are all related and are being heard together.

7) ZN-52-01 (5382) ANN ROAD COMMERCIAL CENTER (Public Hearing)

An application submitted by Insight Holdings on behalf of the 1994 Petersen Trust, property owner, for reclassification of property from an R-1 Single-Family Residential District to an C-2 General Commercial District. The property is generally located at the northeast corner of Ann Road and San Mateo Street. The Assessor's Parcel Number is 124-30-401-013.

RECOMMENDATION:

The Development Services Department recommends that ZN-52-01 be continued indefinitely to allow the applicant time to amend the request to include the entire parcel.

However, should the Planning Commission determine that approval is warranted at this time, then the Development Services Department recommends that this item be forwarded to the City Council for permanent zoning to the C-2 General Commercial District by ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that typically staff would recommend approval or permanent zoning for commercial requests that are in an area that is designated as commercial in the Comprehensive Plan. He stated with this particular item staff originally recommended a continuance with this item as Title 17 does not encourage taking one parcel and dividing it into two different zoning districts, however with the request earlier for an amendment to the Comprehensive Plan for the northern portion of this property which was voted on for medium density residential is effectively reducing the commercial in this area and staff would not have an objection if the property was permanently rezoned to the C-2 District.

George Garcia, 2501 Green Valley Parkway, Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant and stated he is in agreement with a two (2) week continuation for this item.

Chairman Nelson Stone opened the Public Hearing and said that it will remain open until such time this item is heard in its entirety.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-52-01 to the 11/28/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 11/28/01.

8) UN-90-01 (5346) DIAMOND NORTH (Public Hearing)

An application submitted by Diamond Construction on behalf of Nevsur Insurance Agency, Inc., property owner, for a use permit in an M-2 General Industrial District to allow an unmanned fueling facility that would consist of five, 20,000 gallon above-ground fuel tanks. The property is generally located at the southwest corner of Alexander Road and Donna Street. The Assessor's Parcel Number is 139-11-101-002.

RECOMMENDATION:

The Development Services Department recommends that UN-90-01 be approved subject to the following conditions:

1. Standard Conditions: 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 15, 26 and 27.
2. The applicant shall comply with the Industrial Development Design Standards.
3. Landscaping improvements between the future drainage channel and the Alexander Road right-of-way are not required until such time that the drainage channel is constructed. However, a cash bond in the amount of 150 percent for the cost of materials and labor for the landscaping improvements shall be submitted to the City.
4. A decorative ground cover shall be provided between Alexander Road and the landscaped area south of the drainage channel. Such ground cover shall be subject to staff review and approval.
5. The site is impacted by a Clark County Regional Flood Control District Master Planned Facility. Dedication of right-of-way, design and construction shall be provided as required by the approved drainage study.
6. Aboveground fuel storage tanks must each have a maximum capacity of 12,000 gallons, with a maximum volume of 48,000 gallons allowed in a tank group. Separations of tanks and tank groups shall be in accordance with Ordinance 1283.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item.

Brian Psioda, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Anita Wood stated that Public Works addressed a concern about large trucks no being able to navigate around the fuel islands.

Mr. Psioda stated staff has connected their comments concerning that issue on the next item on this agenda.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-90-01 per staff's recommendations subject to the following change:

Condition #3 Changed to Read: "Landscaping improvements between the future drainage channel and the Alexander Road right-of-way are not required until such time that the drainage channel is constructed. However, cash *or an irrevocable letter of credit drawn upon a bank authorized to do business in the State of Nevada* in the amount of 150 percent for the cost of materials and labor for the landscaping improvements shall be submitted to the City."

The motion carried by UNANIMOUS vote.

9) UN-91-01 (5347) DIAMOND NORTH Public Hearing)

An application submitted by Diamond Construction on behalf of Nevsur Insurance Agency, Inc., property owner, for a use permit in an M-2 General Industrial District to allow the parking of tracked vehicles on an unpaved surface. The property is generally located at the southwest corner of Alexander Road and Donna Street. The Assessor's Parcel Number is 139-11-101-002.

RECOMMENDATION:

The Development Services Department recommends that UN-91-01 be approved subject to the following conditions:

7. Standard Conditions: 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 15, 26 and 27.
8. Approval is for the parking of "tracked equipment" only, on an unpaved surface within the storage yard shown on the site plan. The only exception will be for wheeled trucks and trailers necessary for the transportation of tracked equipment only, provided such transportation vehicles and equipment are only allowed on the unpaved surface for the purpose of loading and unloading the tracked equipment. The storage of transportation vehicles and equipment as well as other wheeled vehicles or equipment shall only be allowed on a paved surface.
9. The applicant shall comply with the Industrial Development Design Standards.
10. Landscaping improvements between the future drainage channel and the Alexander Road right-of-way are not required until such time that the drainage channel is constructed. However, a cash bond in the amount of 150 percent for the cost of materials and labor for the landscaping improvements shall be submitted to the City.
11. A decorative ground cover shall be provided between Alexander Road and the landscaped area south of the drainage channel. Such ground cover shall be subject to staff review and approval.
12. The storage yard for tracked equipment and vehicle storage shall be screened with an eight-foot high solid block wall. That portion of the wall facing Alexander Road shall be decorative, subject to review and approval by staff. Should the ordinance amendment (ZOA-12-01) be approved by the City Council, screening on the south property line next to the adjacent storage yard will not be required.
13. Dust mitigation shall be provided for the area in which tracked vehicles are parked and shall be subject to staff review and approval.
14. The site is impacted by a Clark County Regional Flood Control District Master Planned Facility. Dedication of right-of-way, design and construction shall be provided as required by the approved drainage study.
15. The eastern driveway is too close to Donna Street. It must be a minimum distance of 200 feet from the intersection.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this is the same property as the previous Item #8 UN-90-01 and staff is recommending approval of this item subject to a change in condition #4 and #9.

Brian Psioda, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-91-01 per staff's recommendations subject to the following change:

Condition #4 Changed to Read: "Landscaping improvements between the future drainage channel and the Alexander Road right-of-way are not required until such time that the drainage channel is constructed. However, cash or an irrevocable letter of credit drawn upon a bank authorized to do business in the State of Nevada in the amount of 150 percent for the cost of materials and labor for the landscaping improvements shall be submitted to the City."

Condition #9 Changed to Read: "The eastern driveway is too close to Donna Street. It must be a minimum distance of 200 feet from the intersection, or as approved by the North Las Vegas Traffic Engineer."

The motion carried by UNANIMOUS vote.

10) VAC-16-01 (5307) 5TH AND FARM (Public Hearing)

An application submitted by Phillip Nourafchar on behalf of Fifth & Farm, LLC, property owner, for a vacation of Hope Street between Tropical Parkway and Corbett Street, a vacation of Corbett Street between Donna Street and Hope Street, and to vacate associated public utility easements. The Assessor's Parcel Number is 124-26-303-001.

RECOMMENDATION:

The Development Services Department recommends that VAC-16-01 be approved and forwarded to City Council for final consideration with the following condition:

16. The vacation of right-of-way must record concurrently with the final map for the site.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item.

Sally Pelham, of Southwest Engineering, 3610 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE VAC-16-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

11) ZN-05-97 (5264) FOCUS COMMERCIAL GROUP (Public Hearing)

An application submitted by Centennial Decatur, LLC, property owner, for an extension of time on a reclassification of property from an O-L Open Land District to a C-2 General Commercial District. The property is generally located at the northeast corner of Centennial Parkway and Decatur Boulevard. The Assessor's Parcel Number is 124-19-401-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-05-97 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning to the C-2 General Commercial District.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item and permanent zoning to the C-2 District.

Bob Gronauer, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Scott Albright disclosed that this property is located adjacent to the City of Las Vegas where he is employed as a Planner, however he does not feel there is a conflict and believes that he will be able to vote on this item with no problem.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-05-97 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**There was a break in the proceedings at 8:41 P.M.
The meeting reconvened at 8:58 P.M.**

12) ZN-47-01 (5341) JOE WILCOCK (Public Hearing)

An application submitted by Joe Wilcock on behalf of the Gustav & Denise Mauler and the Wilcock Family Trust, property owners, for reclassification of property from an R-1 Single-Family Residential District to a C-2 General Commercial District. The property is generally located at the northeast corner of Clayton Street and Coralie Avenue. The Assessor's Parcel Number is 139-04-410-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-47-01 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning to the C-2 General Commercial District by ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the Comprehensive Plan shows Regional Commercial for this site. He stated the subject directly north of this area is approximately the same size in acreage and is also zoned R-1 and the question has come up why they have not included that into it and he believes the answer is that they have not been able to get the property owner to actually sign the application and come in as a part of that, however since the North Mesa Plaza Center is zoned C-2 and likewise because the Comprehensive Plan supports commercial uses there staff is supporting this request and recommending permanent zoning to the C-2 District.

Bob Gronauer, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

- ▶ Francisco Ponce De Leon, 2105 Cardigan Avenue, North Las Vegas, Nevada 89032

Mr. Ponce De Leon stated he opposes this project as he feels it should remain R-1.

- ▶ James Sohns, 4028 Mill Point, North Las Vegas, Nevada 89032

Mr. Sohns stated he does not believe this zone change is necessary.

- ▶ Joseph Haley, 4043 Knoll Ridge Avenue, North Las Vegas, Nevada 89032

Mr. Haley stated he opposes this project as he prefers it to remain residential and does not believe this would be good for the neighborhood.

- ▶ Sandra Barna, 4028 Mill Point Circle, North Las Vegas, Nevada 89032

Ms. Barna stated she want to keep this area single-family residential and opposes this change.

- ▶ Terry Holtz, 4052 Laurel Hill Drive, North Las Vegas, Nevada 89032

Mr. Holtz stated he does not see a need for more commercial in this area.

- ▶ Andrew Newell, 2012 Cool Water Circle, North Las Vegas, Nevada 89032

Mr. Newell stated he opposes commercial in this area and would like to see it remain residential.

▶ James Romero, 4116 Knoll Ridge Avenue, North Las Vegas, Nevada 89032

Mr. Romero stated he opposes this project as he feels more commercial in the area will increase the pollution and traffic for the neighborhood.

Chairman Stone closed the Public Hearing.

Mr. Gronauer, through the use of the overhead monitor, showed the Planning Commission that this property is adjacent to approximately 100 acres of commercial zoning.

Commissioner Anita Wood stated that the Planning Commission does not normally go directly from R-1 to C-2 and asked the applicant if it would be acceptable to go to C-1 instead.

Mr. Gronauer stated that C-2 is not necessary and that C-1 would be acceptable.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE ZN-47-01 from **R-1 to C-1 (not C-2)**.

The motion carried by MAJORITY vote with Commissioner Tom Langford voting against the motion.

13) ZN-49-01 (5375) CRAIG SIMMONS COMMERCIAL CENTER (Public Hearing)

An application submitted by Halferty Development Company on behalf of Mary Kay Robinson and Marilyn June Robinson, property owners, for reclassification of property from an R-1 Single-Family Residential District to a C-2 General Commercial District. The property is generally located at the southwest corner of Craig Road and Simmons Street. The Assessor's Parcel Number is 139-05-302-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-49-01 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning to the C-2 General Commercial District by ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the Comprehensive Plan supports community commercial for this subject site, therefore staff's recommendation is for permanent zoning to the C-2 General Commercial District.

Bob Gronauer, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-49-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

14) ZN-51-01 (5377) SPECIALTY HOLDINGS (Public Hearing)

An application submitted by Specialty Holdings, property owner, for reclassification of property from an R-E Ranch Estates District to an R-1 Single Family Residential District. The property is generally located at the southeast corner of Ann Road and Allen Lane. The Assessor's Parcel Number is 124-32-101-006.

RECOMMENDATION:

The Development Services Department recommends that ZN-51-01 receive a favorable recommendation and that this item be forwarded to the City Council for permanent "hard zoning" to the R-1 Single Family Residential District by ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is supporting this request and recommending permanent zoning to the R-1 District.

Vicky Troy, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Deanna Crostic, 5420 Dilly Circle, North Las Vegas, Nevada 89031

Ms. Crostic wanted to know if these homes will be single or two story homes. She stated he does not oppose the rezoning as long as it is R-1.

Terry Crostic, 5420 Dilly Circle, North Las Vegas, Nevada 89031

Mr. Crostic stated he would like to see the Planning Commission postpone voting on this item until the applicant shows exactly what their plans are.

Ed Miller, 3313 Back Country Drive, North Las Vegas, Nevada 89031

Mr. Miller stated he would like to know if there was going to be a sidewalk, landscaping, etc.

Chairman Stone closed the Public Hearing.

Ms. Troy stated any home not facing a street would have the typical landscape buffer or block wall behind it.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-51-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #4 AMP-32-01, Item #5 ZN-55-01, Item #6 ZN-53-01, Item #7 ZN-52-01 and Item #15 ZN-54-01 are all related and are being heard together.

15) ZN-54-01 (5384) ANN ROAD TWO-FAMILY COMMUNITY (Public Hearing)

An application submitted by Insight Holdings, property owner, for reclassification of property from an R-1 Single-Family Residential District to an R-2 Two-Family Residential District. The property is generally located at the northwest corner of Ann Road and Valley Drive. The Assessor's Parcel Numbers are 124-30-401-005 and 124-30-401-006.

RECOMMENDATION:

The Development Services Department recommends that ZN-54-01 receive a favorable recommendation and that this item be forwarded to the City Council for permanent "hard zoning" to the R-2 Two-Family Residential District by ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the Comprehensive Plan supports medium density residential for this area and the proposed R-2 request would be consistent with the medium density designation therefore staff is recommending approval to the R-2 District.

George Garcia, 2501 Green Valley Parkway Suite 108, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he concurs with a two (2) week continuance.

Chairman Nelson Stone opened the Public Hearing and stated it shall remain open until such time this item can be heard in its entirety.

Commissioner Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-54-01 to the 11/28/01 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 11/28/01.

16) UN-87-01 (5261) ON AIR INC. (Public Hearing)

An application by NEXTEL Communications on behalf of Donald Nelson and Robert Cohen, property owners, for a use permit in a C-3 General Service Commercial District to allow an unmanned communication facility with a 50 foot monopole. The property is generally located south of Elkhorn Road and approximately 675 feet west of Commerce Street. The Assessor's Parcel Number is 124-22-101-006.

RECOMMENDATION:

The Development Services Department recommends that UN-87-01 be approved subject to the following conditions:

1. Standard conditions 4, 8, 11 and 12.
2. A paved access to the site will be required.
3. The monopole tower shall be designed to allow expansions for co-location in increments of 10 feet to a maximum height of 100 feet subject to site plan review and approval by the Development Services staff.
4. The tower shall be a monopole design.
5. The tower shall be painted tan or another light color to be reviewed and approved by the Development Services staff.
6. That an 8-foot-high decorative block wall with solid metal gates shall be provided along the perimeter of the development.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the Comprehensive Plan shows this area is regional commercial and the zoning is C-3, General Service Commercial. He stated that in addition to the tower, the applicant is also proposing to construct the necessary support equipment with the tower which will be approximately 750 square feet, and will be enclosed by a 6-foot high block wall. He stated staff is supporting this item and is recommending approval of this item subject to six (6) conditions, with condition #2 requiring some amendment as follows: **"a paved access to the site will be required, unless an acceptable alternative is approved by the Director of Public Works."**

Lorraine Anderson, 4525 W. Reno Avenue, Suite A-5, Las Vegas, Nevada 89118 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to APPROVE UN-87-01 per staff's recommendations subject to the following change:

Condition #2 Changed to Read: "A paved access to the site will be required, **unless an acceptable alternative is approved by the Director o Public Works.**"

Condition #3 Changed to Read: "The monopole tower shall be designed to allow expansions for co-location **of a minimum of four (4) carriers with** increments of 10 feet to a maximum height of 100 feet subject to site plan review and approval by the Development Services staff.

Condition #7 Added to Read: "**The Cell tower site shall be located at the northwest corner of the site.**"

The motion carried by UNANIMOUS vote.

17) UN-89-01 (5342) FAITH BIBLE CHRISTIAN CENTER (Public Hearing)

An application submitted by Faith Bible Christian Center, on behalf of Rutherford and Deborah McKinney, property owners, for a use permit in an R-E Ranch Estates District to allow a church. The property is located at 4001 San Diego Street. The Assessor's Parcel Number 139-06-411-010.

RECOMMENDATION:

The Development Services Department recommends that UN-89-01 be approved subject to the following conditions:

1. Standard Conditions 1, 2, 3, 4, 7, 8, 10, 11, 12, 15, 26 and 27.
2. The development shall comply with the Commercial Development Design Standards, including, but not limited to the following:
 - a. Sidewalks shall be located at least six feet from the facade of the building to provide planting beds for foundation landscaping.
 - b. A wall, minimum of six feet in height, is required to be constructed on the property line(s) between the proposed development which abuts the residential property to the north and west.
 - c. In addition to a solid masonry wall, a landscaped buffer area with a minimum width of 20 feet is required to be planted and maintained with 24" box trees.
 - d. Only monument-type freestanding signs may be allowed. The materials and colors used in construction of monument signs shall be compatible to those used in the primary building.
3. The site plan does not reflect the additional ten feet of right-of-way on Alexander Road vacated to the property owner per Document Number 1980:0939536. Show this on the site plan.
4. Off-site improvements are required to be constructed along the lot frontage.
5. Fiber optic conduit is required on Alexander Road.
6. All driveways must be commercial driveways. See the Uniform Standard Drawings for Public Works Construction, Off-site improvements, Drawing 225.
7. The site shows angled parking stalls and straight handicap stalls. The mixing of the orientation will not be allowed. All stalls must have the same orientation.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the applicant is proposing to convert the dwelling units which is approximately 1,674 feet in size. He stated the applicant would remove the garage and relocate the structure on the site to accommodate for parking. He stated the applicant proposes the church would accommodate approximately 30 members and there will be 15 parking spaces which would comply with the ordinance for parking. Mr. Jordan stated that in addition the applicant has requested that off-site improvements be deferred until all improvements can be installed at one time. He stated the Department of Public Works has indicated that the improvements would need to be constructed at this time and would not be able to be deferred, as well as is a requirement out of Title 16, which does not allow for Planning Commission discretion. He also stated the applicant is not aware, but there is an additional 10 feet of right-of-way on Alexander that was previously dedicated and that area can be included into their property which would give them more room to work with. He stated the Development Services Department is recommending approval of this item subject to seven (7) conditions.

Rutherford McKinney, 1309 Bluff Avenue, North Las Vegas, Nevada 89030 appeared on behalf of the applicant.

Vernon Williams, 1921 Fair Avenue, Las Vegas, Nevada 89106 appeared on behalf of the applicant.

Mr. McKinney asked for clarification of applicable conditions.

Chairman Nelson Stone stated the waiver of the off-site improvements on Alexander cannot be done, as the Planning Commission does not have the discretion to waive that.

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

- ▶ James Sorensen, 4001 Hatch Street, North Las Vegas, Nevada 89032

Mr. Sorensen stated these are Ranch Estates and he would like to see it remain that way.

- ▶ Dan Holley, 4049 San Diego Street, North Las Vegas, Nevada 89032

Mr. Holley stated there are no sidewalks in this neighborhood. He does not want to see this project approved.

Craig Leets, 4016 San Diego Street, North Las Vegas, Nevada 89032

Mr. Leets stated he opposes this project and would like to see this neighborhood remain Ranch Estates. He also feels the septic system on the proposed house will not be adequate for the amount of people they will have in the church.

Jeff McGeachy, 4032 San Diego Street, North Las Vegas, Nevada 89032

Mr. McGeachy does not feel this project will enhance the neighborhood and he, along with his neighbors, oppose this project.

Jodi Glover, 4548 Holster Avenue, North Las Vegas, Nevada 89032

Ms. Glover stated she chose to move into this area for Ranch Estates, and does not think this church is necessary in this neighborhood.

Tom Collins, 4716 San Miguel, North Las Vegas, Nevada 89032

Mr. Collins stated he is a Nevada State Legislator and has received many calls from his constituents who oppose this project. He stated if the Planning Commission decides to approve this project, he recommends that the Planning Commission require the applicant to have block wall on three (3) sides and no access on San Diego Street, that all access would be from Alexander, and that existing trees on the property, which are mature Mondale Pine trees be left alone, that the structure no be any taller than the barn in the rear yard, if they plan to keep that for storage.

Chairman Stone closed the Public Hearing.

Mr. McKinney stated that he feels, in light of the comments of the neighbors to this property, that perhaps this item should be continued to a future meeting to allow the applicant time to meet with the residents.

Commissioner Anita Wood stated she appreciates the applicant's willingness to meet with the neighbors, however she has some concerns. She stated there is an issue of compatibility. She stated there are more wood and chain link fences than block walls in the area. She stated this application includes 15 parking spaces and yet the applicant's letter of intent stated the church is rapidly growing and if there are 30 members now, they are already too big for the 15 parking spaces, and if they get larger there is no off-site parking for the members to go to.

Mr. McKinney stated they currently have between 12 and 15 members and the most he believes they will have will be 30 members.

Commissioner Wood stated she does not understand how they would limit the growth of their membership.

Commissioner Scott Albright stated in 1999 the Nevada State Legislature passed SB391 which called for the preservation of certain neighborhoods throughout Clark County and he believes this is a rural preservation area.

Commissioner Tom Langford stated he met with some of the neighbors and he does not oppose churches, however he opposes this church in this particular location.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to DENY UN-89-01 as it is not either necessary or desirable and will seriously alter the characteristics of this neighborhood.

The motion carried by MAJORITY vote with Chairman Nelson Stone voting against the motion.

Items #18 AMP-31-01 and #19 ZN-50-01 are related and will be heard together.

18) AMP-31-01 (5378) LA MADRE CONDOS (Public Hearing)

An application submitted by the Taney Engineering on behalf of Camino Al Norte Ventures, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential and Office Commercial to HDR High Density Residential. The property is generally located at the northwest corner of La Madre Way and Camino Al Norte. The Assessor's Parcel Number is 124-33-702-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-31-01 be denied because the proposal is inconsistent with the intent of the land use element of the Comprehensive Plan.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated the Development Services Department received a letter from the applicant requesting this item be continued until January 9, 2001 as they will be submitting an amended application. He stated staff has no objection to the continuance, however recommends this item be continued indefinitely to allow staff time to process and review the new application.

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

- ▶ Bob Borgerson, 4751 Possum Berry, North Las Vegas, Nevada 89031

Mr. Borgerson stated that he believes this community is tired of apartments and stated he feels it is time to put low density in rather than high density residential.

- ▶ Sandy Tilche, 1206 Pagentry Drive, North Las Vegas, Nevada 89031

Ms. Tilche stated she opposes this project as she does not feel it would benefit the area to increase the density and put in condos or apartments and would like to see the zoning remain as is.

- ▶ Margaret Sudweeks, 5104 Milange Street, North Las Vegas, Nevada 89030

Ms. Sudweeks stated she and her neighbors oppose this project as they feel it will increase the traffic in the area and change the quiet makeup of the neighborhood.

- ▶ Ann Barnson, 1254 Taramar Street, North Las Vegas, Nevada 89031

Ms. Barnson stated she opposes this project as it will bring the property values down in the neighborhood.

- ▶ Donna Hines, 1257 Taramar Street, North Las Vegas, Nevada 89031

Mrs. Hines stated she opposes this rezoning as it will increase the traffic and would like to see the zoning remain as R-1.

Chairman Stone stated the Public Hearing shall remain open until such time as this item is heard in it's entirety.

Bob Gronauer, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with the continuance of this item to allow the applicant to meet with the neighbors and file the amended application.

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE AMP-31-01 INDEFINITELY per the applicant's request.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

Items #18 AMP-31-01 and #19 ZN-50-01 are related and will be heard together.

19) ZN-50-01 (5380) LA MADRE CONDOS (Public Hearing)

An application submitted by Taney Engineering on behalf of Camino Al Norte Ventures, LLC, property owner, for reclassification of property from an R-1 Single-Family Residential District to an R-3 Multi-Family Residential District. The property is generally located at the northwest corner of La Madre Way and Camino Al Norte. The Assessor's Parcel Number is 124-33-702-001.

The Development Services Department recommends that ZN-50-01 be denied because the proposal is inconsistent with the intent of the Land Use element of the Comprehensive Plan.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated the Development Services Department received a letter from the applicant requesting this item be continued until January 9, 2001 as they will be submitting an amended application. He stated staff has no objection to the continuance, however recommends this item be continued indefinitely to allow staff time to process and review the new application.

Bob Gronauer, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with the continuance of this item to allow the applicant to meet with the neighbors and file the amended application.

Chairman Nelson Stone stated since this item is related to Item #18 AMP-31-01, and that item is being continued indefinitely, this item should also be continued indefinitely.

Chairman Stone stated the Public Hearing. He stated all the comments made on the previous Item #18 AMP-31-01 shall also apply to this item and that the Public Hearing shall remain open until such time as this item is heard in it's entirety.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-50-01 INDEFINITELY per the applicant's request.

The motion carried by UNANIMOUS vote.

The item is CONTINUED INDEFINITELY.

20) UN-88-01 (5338) CLARK COUNTY SCHOOL DISTRICT (Public Hearing)

An application submitted by the Clark County School District, for a use permit in an R-E Ranch Estates District to allow an elementary school. The property is generally located at the southeast corner of Fuselier Drive and San Miguel Avenue. The Assessor's Parcel Numbers are 139-05-801-001, 139-05-802-002, 139-05-802-003, 139-05-802-004, 139-05802-005 and 139-05-802-006.

RECOMMENDATION

The Development Services Department recommends UN-88-01 be approved subject to the following conditions:

1. Standard Conditions: 1, 2, 3, 4, 7, 11, 12, 15, 26, 27, 29, 31, and 32.
2. Screening of roof mounted equipment shall be architecturally compatible with the building in both design and materials.
3. Driveway widths must be a minimum of 32 feet.
4. An administrative consolidation of parcels is required. The form is available on line at www.co.clark.nv.us/assessor/consolid.htm.
5. Dedication of 30 feet of right-of-way for Fuselier Drive adjacent to APN 139-05-802-003 and 005 is required.
6. Dedication of 30 feet of right-of-way for Coleman Street adjacent to APN 139-05-802-004 and 006 is required.
7. Dedication of 30 feet of right-of-way for San Miguel Avenue adjacent to APN 139-05-802-001 and 002 is required.
9. The fire access gates shall be designed and installed in accordance with the requirements set forth in Ordinance 1283.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item subject to nine (9) conditions.

Matt LaCroix, 4212 Eucalyptus Annex, Las Vegas, Nevada 8121 appeared on behalf of the applicant.

John Lopeman, 10150 Covington Cross Drive, Las Vegas, Nevada 89144 appeared on behalf of the applicant.

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

Dorothy Ames, 4021 Mystic Canyon Court, North Las Vegas, Nevada 89032

Ms. Ames stated she believes that if a school is built she will feel confident the zoning will not change in the future and allow apartments in the area.

Chairman Stone closed the Public Hearing.

John Lopeman, 10150 Covington Cross Drive, Las Vegas, Nevada 89144 appeared on behalf of the applicant who stated this school is being fronted on Fuselier Drive, which is the main auto-drop off and staff parking location.

Commissioner Dean Leavitt disclosed that he is currently employed by the Clark County School District, however he does not feel that will impact his ability to vote on this item.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-88-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

21) UN-93-01 (5369) INFINITY OUTDOOR (Public Hearing)

An application submitted by Paulus Enterprises Civic Center Distribution, on behalf of Wail Paulus, property owner, for a use permit in an M-2 General Industrial District to allow an existing off-premise sign (billboard) to remain on property proposed for development . The property is generally located at the southwest corner of Civic Center Drive and Alexander Road. The Assessor's Parcel Number is 139-12-103-002.

RECOMMENDATION

The Development Services Department recommends that UN-93-01 be approved subject to the following conditions:

1. Standard Conditions: 11 and 12.
2. That the site plan shall be revised so that the billboard is not located within a drive aisle. Such revisions shall be subject to review and approval by staff.

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

Jim Anscorb, 701 N. Green Valley Parkway #200, Henderson, Nevada 89074 appeared on behalf of the applicant who stated he concurs with 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 Marilyn Kirkpatrick SECONDED to APPROVE UN-93-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Chairman Nelson Stone stated he will be abstaining from voting on this item as he has a business interest.

22) UN-65-01 (5260)VERIZON WIRELESS (Public Hearing)

An application submitted by Verizon Wireless on behalf of Red Partners, LLC, property owner, for a use permit in a C-2 General Commercial District to allow a seventy (70) foot cellular tower. The property is located at 1435 W. Craig Road. The Assessor's Parcel Number is 139-04-701-011.

RECOMMENDATION:

The applicant has submitted a revised site plan with the locations of the additional carriers. Staff originally recommended that the application for the use permit be continued to allow the applicant time to revise the site plan to allow the additional support facilities to be designed and submitted with this application. The revised site plan contains the leased areas of the four carriers but does not show the support facilities of these additional carriers.

As shown on the site plan, the Cingular and Sprint areas are located along the northern wall of the existing commercial building, adjacent to the proposed communication tower. Nextel and Verizon occupy leased space to the south in the parking area. The two facilities will remove a total of seven off-street parking spaces which should not impact the existing retail development. Public Works has expressed concern that the proposed support facilities will protrude into the existing drive aisle and should be redesigned to keep the drive clear of obstructions.

With the revised site plan, staff recommends that UN-65-01 be approved subject to the following conditions:

1. Standard condition numbers: 4, 7, 8, 10, 11 and 12.
2. The maximum height of the tower shall not exceed 70 feet.
3. The tower shall be a monopole design.
4. The tower shall be painted desert tan. (Benjamin Moore Paints #1032 or equivalent)
5. Co-location shall be permitted to others at competitive rates.
6. An eight-foot high split-face block wall with a solid metal gate shall be constructed around the perimeter of the accessory, utility building.
7. The proposed block wall for the surrounding modular site shall be redesigned to not protrude into the drive aisle between the parking stalls and the adjacent building and approved by Traffic Engineering prior to issuance of a building permit.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated this item was previously approved by the Planning Commission with a 50-foot high tower and the applicant is requesting to amend this application to allow an additional 20 feet so that approximately four (4) carriers can be located on this tower. He stated in the original staff report staff recommended this item be continued so that the applicant can submit a revised site plan showing all the support equipment such as cabinets and storage areas would be located. He stated the applicant has submitted a revised site plan indicating those locations, and within that area one of the cabinets is encroaching a couple feet into the drive aisle behind the building. Mr. Jordan stated there is a concern that this would disrupt the drive aisle and the flow of traffic, however staff believes with the existing conditions written in the memorandum this can be an item that can be handled administratively, therefore staff is recommending approval of this item subject to seven (7) conditions.

Don Cape, of Spectrum Engineering, 7351 W. Charleston Boulevard, Las Vegas, Nevada 89117 appeared on behalf of the applicant. He stated this will be a change out of the pole, and not an extension of the existing pole.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-65-01 per staff's recommendations.

The motion carried by MAJORITY vote with Chairman Nelson Stone abstaining from the item as he has a related business interest.

23) UN-94-01 (5373) KEN BLACK/BRILOR (Public Hearing)

An application submitted by Ken Black/Brilor on behalf of Floyd Meldrum, property owner, for a use permit in an M-2 General Industrial District to allow the outdoor manufacturing of trusses. The property is generally located at the southeast corner of Bruce Street and Gilmore Avenue. The Assessor's Parcel Number is 139-11-302-002.

RECOMMENDATION:

The Development Services Department recommends that UN-94-01 be approved subject to the following conditions:

1. Standard condition numbers: 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 15, 26, 27, and 31.
2. An eight-foot high block wall shall be provided along the perimeter of the development, with the portion adjacent to the streets being decorative.
3. Twenty (20) feet of landscaping shall be placed along Bruce and Gilmore Streets.
4. Four landscaped islands, each a minimum of six feet in width, shall be placed in the parking lot as required by Design Guidelines.
5. Dedication of 30 feet for Gilmore Avenue, 40 feet for Gowan Road, and 40 feet for Bruce Street along with associated spandrels is required.
6. Parking, backing or maneuvering will not be permitted on Gilmore Avenue or Bruce Street.
7. Fiber optic conduit shall be installed along Bruce Street.
8. All sight distance triangles shall be shown.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to eight (8) conditions.

Brian Seager, 5661 S. Cameron, Las Vegas, Nevada 89118 appeared on behalf of the applicant who stated he is requesting the Planning Commission consider modifying conditions #2. He stated, with regard to condition #2, this project has a total of 80 acres and they are proposing this on the first 20 acres. He is asking for the south boundary to continue being a chain link fence.

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

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE UN-94-01 per staff's recommendations subject to the following change:

Condition #2 Changed to Read: "An eight-foot high block wall shall be provided along the perimeter of the development, **next to Gilmore, Bruce, Gowan and Donna** with the portion adjacent to the streets being decorative.

The motion carried by UNANIMOUS vote.

24) UN-95-01 (5374) ROYAL COMMISSARY LLC (Public Hearing)

An application submitted by Patrick Fullmer, property owner, for a use permit in an M-2 General Industrial District to allow a 1,152 gallon propane tank. The property is located at 439 Rock Quarry Way. The Assessor's Parcel Number is 139-10-310-014.

RECOMMENDATION:

The Development Services Department recommends that UN-95-01 be approved subject to the following conditions:

1. Standard condition numbers: 4, 8, 10, 11, 12, 15, and 27.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the site property is located within an industrial area to the north, east, south and west, however approximately 400 feet to the west there is a school site. He stated staff is recommending approval of this item subject to one condition which lists several standard conditions.

Patrick Fullmer, 9011 W. LaMadre Way, Las Vegas, Nevada 89149 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

- ▶ Lesley Clark, 830 Las Vegas Boulevard South, Las Vegas, Nevada 89012

Ms. Clark stated she opposes this project due to its proximity to the school.

Mr. Jordan stated staff has received one letter of opposition to this project.

Chairman Stone closed the Public Hearing.

Steve DiGiovanni, of the Fire Department, stated the Fire Department has no objection to this project.

Commissioner Anita Wood asked Mr. DiGiovanni about the nearby school and possible risk involved.

Mr. DiGiovanni stated the Fire Department is confident there are safeguards built in to address potential problems and there is no concern regarding risk at this time as he considers this to be fairly safe with regard to Fire Safety Codes.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-95-01 per staff's recommendations.

The motion carried by MAJORITY vote with Chairman Nelson Stone, Commissioner Tom Langford and Commissioner Anita Wood voting against the motion.

25) ZN-03-89 (5259) NEVSUR INSURANCE AGENCY (Public Hearing)

An application submitted by Becker Realty Corporation on behalf of Nevsur Insurance Agency, property owner, for an extension of time on a reclassification of property from an M-2 General Industrial District to a Planned Unit Development (PUD) consisting of high density residential and commercial. The property is generally located at the northeast corner of Cheyenne Avenue and Clayton Street, the northeast and southeast corner of Gowan Road and Clayton Street, and the southeast corner of Alexander Road and Clayton Street and the southeast corner of Alexander Road and Scott Robinson Boulevard. The Assessor's Parcel Numbers are 139-09-110-007, 139-09-119-001, 139-09-101-004, 139-09-101-005, 139-09-210-004, 139-09-301-001, 139-09-301-012, 139-09-301-013, 139-09-401-002 and 139-09-401-004.

RECOMMENDATION:

The Development Services Department recommends that the Planning Commission provide a favorable recommendation to the City Council for ZN-03-89 to be permanently zoned to PUD, Planned Unit Development, by ordinance subject to the following conditions:

- a. All applicable conditions of approval for ZN-03-89 shall apply. Where there is a conflict between the conditions listed below and the previous conditions, the more restrictive shall apply.
- b. Standard Conditions: 3, 6, 7, 9, 11, 17, 18, 22, 26, 28, and 30.
- c. All future developments in the proposed areas shall comply with the applicable residential or commercial design standards.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item.

Barry Becker, 50 S. Jones Boulevard, Las Vegas, Nevada 89107 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Tom Millsap, 3702 Bizet Court, North Las Vegas, Nevada 89132

Mr. Millsap stated he opposes this project as he does not wish to have apartments or condos that close to his property.

Ron Lake, 1917 Toscanini Way, North Las Vegas, Nevada 89032

Mr. Lake stated he opposes this project as he feels it will reduce property values in the area.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-03-89 per staff's recommendations.

The motion carried by UNANIMOUS vote.

26) ZOA-12-01 (5339) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Section 17.24.080(1) of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) to eliminate the word “fence” and the requirement for a screen wall between two abutting storage yards.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated at the September 26, 2001 Planning Commission the subject was raised under Director’s Business regarding the possibility of amending the zoning ordinance to remove the word “FENCE” from the screening requirements because that word could mean that a developer could build a wood fence around a storage yard, which would also not comply with the Industrial Design Guidelines on preferred materials lists. He also stated as part of this request it would be necessary to amend the definition section of screening also to remove the word “fence.” Mr. Jordan stated, as discussed earlier in other applications, because of the number of requests received in the past requesting alternative screening between two storage yards that are not visible from public rights-of-way or other adjacent properties that are not developed as storage yards, staff’s recommendation is that section of the zoning ordinance for screening be amended to also not require screening between two abutting storage yards, therefore staff’s recommendation is for approval of those ordinance amendments as listed.

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

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE ZOA-12-01 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

27) FDP-10-01 (5345) THE SALVATION ARMY

An application submitted by the Salvation Army, property owner, for a Final Development Plan review in a Planned Unit Development District (PUD). The property is located at 2035 Yale Street. The Assessor's Parcel Number is 139-22-605-001.

RECOMMENDATION:

The Development Services Department recommends that FDP-10-01 be continued to allow the applicant time to submit a sample of a textured finish for the proposed 12,000-square-foot building.

If however, the Planning Commission were to determine that approval is warranted, then staff recommends the following conditions:

1. Standard conditions 1, 2, 3, 4, 7, 8, 10, 11, 15, 26, 27, 28 and 29.
2. The development shall comply with the Commercial Development Design Standards, including, but not limited to the following:
 - a. Sidewalks shall be located at least six feet from the facade of the building to provide planting beds for foundation landscaping.
 - b. A minimum six-foot-wide landscaped island shall be provided at the ends of every row.
3. That all conditions of approval for ZN-20-01 shall be met.
4. That textured finish samples, that comply with the preferred building materials, for the proposed 12,000-square-foot building shall be submitted to the Development Services Department at the time building plans are submitted for review.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that recently the Planning Commission and the City Council amended the zoning designation for this property for PUD development which consists of several uses, most of those already having been built. He stated the applicant at that time proposed a 12,000 square foot building on this site and as a condition of approval for that PUD they are required to come before the Planning Commission with a Final Development Plan and describe what they are building for the Planning Commission to review it. There have been a number of concerns on it regarding primarily some landscaping which can be worked out as part of the conditions. He stated that originally staff had recommended this item be continued because, as indicated, the applicant is proposing a metal building, and the Commercial Design Standards apply to this building and metal is not listed as one of the preferred building materials, however it is indicated in the Design Standards that simulated materials may also be acceptable. He stated the applicant has submitted some samples in which they plan to coat the building with.

Lt. Colonel Jim Sullivan, of the Salvation Army, 10301 George Hart Court, Las Vegas, Nevada 89129 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE FDP-10-01 per staff's recommendations subject to the following change:

Condition #5 Added to Read: "Exhibit A is the approved finished material."

The motion carried by UNANIMOUS vote.

28) SPR-32-01 (5372) CAMINO AL NORTE MEDICAL CENTER

An application submitted by Gemini Development, Inc. on behalf of Camino Al Norte Ventures, LLC, property owner for a site plan review in an R-1 Single-Family Residential District (ROI to C-P Professional Office District) to allow a waiver of the landscaping and screening requirements outlined in the Commercial Development Standards. The property is generally located at the southwest corner of Camino Al Norte and Washburn Road. The Assessor's Parcel Number is 124-33-701-004.

RECOMMENDATION:

The Development Services Department recommends that SPR-32-01 be approved for a 15' landscaped-setback along Camino al Norte and that 30' of total landscaping be provided.

Further, the Development Services Department recommends that the waiver request for a 15' landscaped-setback along Washburn Road be denied due to the applicants lack of a compelling argument to grant the requested waiver.

Finally, the Development Services Department recommends that the waiver request to allow a hedgerow of shrubs in place of the required berm or decorative screen wall be denied due to the applicants lack of a compelling argument to grant the requested waiver, and that a decorative screen wall be provided.

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

Steve Patel, 6255 McLeod Drive Suite 25, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations, however he does have an issue with staff's recommendation. Mr. Patel stated when the project was originally designed the new guidelines that are currently in place did not exist back then. He stated they designed the project with landscaping being a major factor and he wanted to make sure the building ended up with nice landscaping. Mr. Patel stated he increased the footage on Camino Al Norte, which is a 130-foot wide street, so instead of the standard 15 plus 5 he increased it to 30 feet plus 5. Mr. Patel stated that Camino Al Norte is basically 15 plus 15, plus another 5 feet of sidewalk, therefore it is 35 feet, 30 feet of landscaping. He also stated on Washburn, what they did is they thought it was a tradeoff because Washburn was a secondary street and dead-ends, and they provided extra landscaping on Camino Al Norte to make the property look, where landscaping is concerned, to make the property look aesthetically pleasing. He stated since Washburn was a secondary street they decided the 15-foot was reasonable there. He stated by changing the 5 feet it would set him back approximately six (6) to nine (9) months, and they are almost ready to be under construction for this project.

Chairman Nelson Stone stated he prefers staff's recommendations as they are, as he feels this property is in a key area of the new part of the City of North Las Vegas and he would like to see staff's recommendations upheld in this case.

Commissioner Marilyn Kirkpatrick stated she concurs with Chairman Stone's comments.

Mr. Patel stated he felt the applicant is in compliance as he has provided an additional 10 feet on Camino Al Norte, instead of the standard 20 feet.

Chairman Stone stated to the applicant that the City of North Las Vegas is doing the applicant a favor as the applicant is only provided 15 feet of land on their parcel for landscaping and the additional 15 feet comes from the public works right-of-way that is located there.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE SPR-32-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

29) T-891 (5357) LONE MOUNTAIN ESTATES

An application submitted by William Lyon Homes on behalf of Five and Ten Limited Partnership Don Romano-Romano Realty, property owner, for a tentative map review in an R-E Ranch Estates District (proposed reclassification application to an R-1 Single Family Residential District). The property is generally located at the southeast corner of Lone Mountain Road and Commerce Street. The Assessor's Parcel Number is 139-03-502-001.

RECOMMENDATION:

The Development Services Department recommends that T-891 be approved subject to the following conditions:

1. Standard conditions: 1, 2, 3, 7, 11, 15, 17, 18, 22, 23, 26, 27, 29, 31 and 31.
2. The applicant has a pending rezoning application (ZN-44-01) to the R-1 Single Family Residential District. The applicant shall obtain permanent zoning to the R-1 Single Family Residential District, otherwise, the tentative map shall be null and void.
3. The developer shall comply with the single family design standards.
4. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City.
5. The street names (Amy, Dan, Art and Don) will use the suffix "Court" per the CNLV Street Naming and Address Assignment Standard.
6. Dedication of Lone Mountain Road, Goldfield Street and Kraft Avenue is required.
7. Fiber optic conduit is required on the Lone Mountain Road and Commerce Street frontage.
8. The developer will be required to sign and/or stripe a bike route in Lone Mountain Road.
9. Since there already exists a subdivision named Lone Mountain Estates at Lone Mountain and Ferrell Street, this project must be renamed.
10. Remove the typical street section detail and section C and F from the map. These streets must be designed and constructed in accordance with Standard Specification Section 401 using the AASHTO model. Sections must be based on the estimated traffic counts.
11. Two copies of a revised tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the Comprehensive Plan shows this area as low density residential and there is a pending application before the City Council for zoning to the R-1 District. He stated the applicant complies with all the Single-Family Design Guidelines according to the tentative map therefore staff is recommending approval of this item subject to eleven (11) conditions.

Ed Taney, of Taney Engineering, 4445 S. Jones Boulevard Suite 1, Las Vegas, Nevada 89103 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Anita Wood asked the applicant how long are the cul-de-sacs.

Mr. Taney replied they are 500 feet.

Commissioner Wood asked if at 500 feet is there a requirement for some curve in the cul-de-sac.

Mr. Jordan replied that as a policy before staff has been requiring curvilinear streets for streets that are 500 feet or longer.

Commissioner Scott Albright stated he is concerned that there is an elementary school across the street from this and there is no access to Lone Mountain Road from any of these cul-de-sacs which troubles him that the children will need to go the long way around to get to school. He feels there should be at least one possible street that penetrate Lone Mountain Road.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-891 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Scott Albright voting against the motion.

30) UN-81-01 (5115) CRAIG/COMMERCE TAVERN (Public Hearing)

An application submitted by Mitchell Vexler on behalf of Craig Commerce Plaza No. Six, LTD, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow the “on-sale” of alcoholic beverages in conjunction with a tavern. The property is generally located at the southeast corner of Kings Hill Road and Craig Road. The Assessor’s Parcel Number is 139-03-311-007.

RECOMMENDATION:

The Development Services Department recommends UN-81-01 be denied, because the development does not comply with the ordinance requirements outlined in the analysis section.

This application was continued from the October 24, 2001, Planning Commission meeting at the request of the applicant.

Prior to the Planning Commission meeting, the applicant requested this item be WITHDRAWN.

The item is WITHDRAWN.

OLD BUSINESS

31) SPR-28-01 (5147) NORTHSTAR BUSINESS CENTER

An application submitted by James E. Stroh, Architect, Inc., on behalf of Pat Lamers, Vegas Industrial Development, LLC, Richard & LaDawn Peterson, Juel Parker, Darlene Parker, Douglas Albright, Loren & Arlene Peiterson, Parker Ranches, Charles & Valerie Dimick and Brent & Julie Rae Parker, et.al., property owners, for a site plan review in an M-2 General Industrial District to allow a 117,454 square foot office park. The property is generally located at the southwest corner of Craig Road and Lamb Boulevard. The Assessor's Parcel Numbers are 140-06-610-026, 140-06-701-012 and 140-06-701-014.

RECOMMENDATION

The Development Services Department recommends that this project be continued indefinitely in order for the applicant to address concerns regarding the perimeter landscaping and the concerns of the Public Works Department.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated staff is recommending this item be continued to allow a traffic study to be conducted.

Jack Rankin, 7380 W. Sahara Avenue Suite 120, Las Vegas, Nevada 89117 appeared on behalf of the applicant.

Chairman Nelson Stone stated this is not a Public Hearing, however he has an individual who wishes to speak on this item with testimony the Chairman feels will be relevant. The following participant came forward:

- ▶ Joe Hart, 6020 Beale Avenue, Nellis Air Force Base, Nevada 89191

Mr. Hart stated that he was present at the Planning Commission meeting at Clark County when Mr. Rankin proposed to change the zoning from MD to R-2, and there were many questions at that meeting regarding the adjacent property, which is this particular property. He stated that item was approved as one of the Planning Commissioners believed the item would be appealed, therefore he felt it appropriate to send the item to the Board of County Commissioners.

Commissioner Anita Wood stated the North Las Vegas Planning Commission cannot consider approving an SPR in a vacuum, as if the other application does not exist. She would not want Clark County to not consider a pending application in North Las Vegas, if the situation were reversed and she would like the City of North Las Vegas to give Clark County the same consideration. She asked Mr. Rankin if he owns the other property.

Mr. Rankin stated he does own the property and he is offering the buffer.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to CONTINUE SPR-28-01 to the 2/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 2/13/02.

32) T-878 (4415) CENTENNIAL AND REVERE

An application submitted by Real Homes, on behalf of Pearl Corp., property owner, for a tentative map review in an R-E Single Family Residential District (pending reclassification to the PUD Planned Unit Development District) to allow 274 single-family homes. The property is generally located at the northeast corner of Centennial Parkway and Revere Street. The Assessor's Parcel Number is 124-22-401-001.

RECOMMENDATION:

The Development Services Department recommends that the revised tentative map, T-878 be continued to allow the City Council time to consider the appeal of the application (ZN-24-01) to rezone the subject site to the PUD Planned Unit Development District and if approved, to allow staff time to review the tentative map in accordance with any conditions or changes that may be required as part of the PUD request or to allow the applicant time to revise the tentative map to be in compliance with any conditions or changes that may be required as part of the PUD request.

If however, the City Council upholds the decision of the Planning Commission regarding the application (ZN-24-01) to rezone the subject site to the PUD Planned Unit Development District, then staff's recommendation will be for denial as the proposed tentative map will not comply with the requirements of the R-E Ranch Estates District.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/28/01 Planning Commission meeting.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE T-878 to the 11/28/01 Planning Commission meeting per the applicant's request.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 11/28/01.

PUBLIC FORUM

This is the portion of the meeting devoted to the public. After completing and submitting a yellow 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: Steve Baxter, Planning Manager, spoke of a Commercial and Residential Corridors Workshop to be held on Tuesday, December 4, 2001.

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 12:30 AM

A motion to ADJOURN the November 14, 2001 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Nelson Stone. Commissioner Anita Wood SECONDED the motion.

Nelson Stone, Chairman

ATTEST:

Ted Karant, Recording Secretary