

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

December 12, 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:

Jim Stubler, Acting Director, Development Services
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

Commissioner Tom Langford

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 November 28, 2001.
Approval of the MINUTES for the Planning Commission meeting of November 14, 2001.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE the minutes of the November 28, 2001 Planning Commission Meeting.

The motion carried by MAJORITY vote with Commissioner Tom Langford abstaining from the vote.

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE the minutes of the November 14, 2001 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-147-01 (5661) LAS VEGAS CORPORATE CENTER BUILDINGS 7 AND 8

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify United Pacific Insurance Company to release the Performance Bond in the amount of \$159,049.20.

B) PW-148-01 (5662) TIERRA DE LAS PALMAS VILLAGE 2, UNIT 3

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Desert Wind and accept the Off-Site Improvement Bond in the amount of \$62,782.83.

C) PW-146-01 (5605) ELDORADO R1-70 #7 TM #17

Approve the Final Map and the Subdivision Agreement by Pardee Construction Company and accept the Subdivision Bond in the amount of \$1,323,751.39.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE Consent Agenda Items A through C.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Items #1 AMP-37-01, #2 AMP-38-01, #3 AMP-39-01, #4 AMP-40-01 and #5 ZN-61-01 are related and will be presented together.

1) AMP-37-01 (5522) CENTENNIAL AND LOSEE (Public Hearing)

An application submitted by Albert J. Guida on behalf of 1979 Guida Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the southeast corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-25-101-001.

RECOMMENDATION

The Development Services Department recommends that AMP-37-01 be continued indefinitely to allow the Planning Commission additional time to complete the commercial study along Centennial Parkway.

Otherwise, the Development Services Department recommends that AMP-37-01 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment and such an amendment may not be in the best interest of the community.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/23/02.

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

Vice-Chairman Harry Shull **MOVED** and Commissioner Marilyn Kirkpatrick **SECONDED** to **CONTINUE** AMP-37-01 to the 1/23/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item is CONTINUED to 1/23/02.

Items #1 AMP-37-01, #2 AMP-38-01, #3 AMP-39-01, #4 AMP-40-01 and #5 ZN-61-01 are related and will be presented together.

2) AMP-38-01 (5523) CENTENNIAL AND LOSEE (Public Hearing)

An application submitted by Albert J. Guida on behalf of the 1979 Guida Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to M-HDR Medium High Density Residential. The property is located approximately 350 feet east of Losee Road and north of Azure Avenue. The Assessor's Parcel Number is 124-25-101-002.

RECOMMENDATION

The Development Services Department recommends that AMP-38-01 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/23/02.

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

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE AMP-38-01 to the 1/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/23/02.

Items #1 AMP-37-01, #2 AMP-38-01, #3 AMP-39-01, #4 AMP-40-01 and #5 ZN-61-01 are related and will be presented together.

3) AMP-39-01 (5524) CENTENNIAL AND LOSEE (Public Hearing)

An application submitted by the Berman Family Trust on behalf of the 1979 Guida Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to HDR High Density Residential. The property is generally located at the southeast corner of Centennial Parkway and McCarran Street. The Assessor's Parcel Number is 124-25-102-001.

RECOMMENDATION

The Development Services Department recommends that AMP-39-01 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/23/02.

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

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE AMP-39-01 to the 1/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/23/02.

Items #1 AMP-37-01, #2 AMP-38-01, #3 AMP-39-01, #4 AMP-40-01 and #5 ZN-61-01 are related and will be presented together.

4) AMP-40-01 (5526) CENTENNIAL AND LOSEE (Public Hearing)

An application submitted by Albert J. Guida Agency on behalf of the 1979 Guida Trust, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Office Commercial. The property is generally located at the northeast corner of Azure Avenue and Losee Road. The Assessor's Parcel Number is 124-25-101-002.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/23/02.

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

Vice-Chairman Harry Shull **MOVED** and Commissioner Marilyn Kirkpatrick **SECONDED** to **CONTINUE** AMP-40-01 to the 1/23/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item is CONTINUED to 1/23/02.

Items #1 AMP-37-01, #2 AMP-38-01, #3 AMP-39-01, #4 AMP-40-01 and #5 ZN-61-01 are related and will be presented together.

5) ZN-61-01 (5525) CENTENNIAL AND LOSEE (Public Hearing)

An application submitted by the Berman Family Trust on behalf of the 1979 Guida Trust, property owner, for reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of neighborhood commercial, office, high density residential and medium-high density residential. The property is generally located at the southeast corner of Losee Road and Centennial Parkway. The Assessor's Parcel Numbers are 124-25-101-001, 124-25-101-002 and 124-25-102-001.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/23/02.

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

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to CONTINUE ZN-61-01 to the 1/23/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/23/02.

Item #6 ZN-62-01 and Item #7 T-894 are related and will be presented together.

6) ZN-62-01 (5527) COMMERCE VILLAGE (Public Hearing)

An application submitted by Fiesta Homes on behalf of Octaviano Cabrera, Marlin and Ellen Werner, Rayford and Fannie Turner, and Douglas Pike, property owners, 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 southwest corner of Kraft Avenue and Goldfield Street. The Assessor's Parcel Numbers are 139-03-502-002, 139-03-502-003, 139-03-502-004, 139-03-502-005, 139-03-502-006, 139-03-502-007, 139-03-502-008 and 139-03-502-009.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/9/02.

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

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to CONTINUE ZN-62-01 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

Item #6 ZN-62-01 and Item #7 T-894 are related and will be presented together.

7) T-894 (5528) COMMERCE VILLAGE

An application submitted by the Fiesta Homes, property owner, for a tentative map review in an R-1 Single-Family Residential District to allow 94 single family homes. The property is located at the southwest corner of Goldfield Street and Kraft Avenue. The Assessor's Parcel Numbers are 139-03-502-002 through 009.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/9/02.

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to CONTINUE T-894 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

Item #8 UN-99-01, Item #9 UN-100-01, Item #10 UN-101-01 and Item #11 UN-102-01 are related and will be presented together.

8) UN-99-01 (5469) NORTH VALLEY LATERAL-PHS 2 (Public Hearing)

An application submitted by the Southern Nevada Water Authority on behalf of the Bureau of Land Management, property owner, for a use permit in an O-L Open Land District to allow a surge tank. The property is generally located at the southwest corner of Grand Teton Drive and Revere Street. The Assessor's Parcel Number is 124-16-000-001.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/9/02.

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-99-01 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

Item #8 UN-99-01, Item #9 UN-100-01, Item #10 UN-101-01 and Item #11 UN-102-01 are related and will be presented together.

9) UN-100-01 (5471) NORTH VALLEY LATERAL PHS 2 (Public Hearing)

An application submitted by Southern Nevada Water Authority on behalf of the Bureau of Land Management, property owner, for a use permit in an O-L Open Land District to allow a temporary construction staging area. The property is generally located at the northeast corner of Grand Teton Drive and North 5th Street. The Assessor's Parcel Number is 124-11-000-001.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/9/02.

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

Commissioner Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE UN-100-01 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

Item #8 UN-99-01, Item #9 UN-100-01, Item #10 UN-101-01 and Item #11 UN-102-01 are related and will be presented together.

10) UN-101-01 (5472) NORTH VALLEY LATERAL PHS 2 (Public Hearing)

An application submitted by the Southern Nevada Water Authority on behalf of the Bureau of Land Management, property owner, for a use permit in an O-L Open Land District to allow a temporary construction staging area. The property is generally located at the northwest corner of Grand Teton Drive and Lamb Boulevard. The Assessor's Parcel Number is 123-07-000-001.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/9/02.

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

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE UN-101-01 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

Item #8 UN-99-01, Item #9 UN-100-01, Item #10 UN-101-01 and Item #11 UN-102-01 are related and will be presented together.

11) UN-102-01 (5470) NORTH VALLEY LATERAL PHS 2 (Public Hearing)

An application submitted by the Southern Nevada Water Authority on behalf of the Bureau of Land Management, property owner, for a use permit in an O-L Open Land District to allow a temporary construction staging area. The property is generally located at the northeast corner of Grand Teton Drive and Allen Lane. The Assessor's Parcel Number is 124-08-000-001.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/9/02.

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

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-102-01 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

12) UN-103-01 (5497) LAS VEGAS CO-GENERATION (Public Hearing)

An application submitted by Southwest Gas Corporation on behalf of Jose Luis and Socorro Hernandez, property owners, for a use permit in an R-E Ranch Estates District to allow a tap site for the Las Vegas Co-Generation Power Plant II Expansion. The property is generally located at the northwest corner of North 5th Street and Azure Avenue. The Assessor's Parcel Number is 124-27-504-005.

Recommendation:

The Development Services Department recommends that UN-103-01 be approved subject to the following conditions:

1. Standard conditions 2, 4, 7, 8, 10, 11, 12, 15, 26, 27 and 31.
2. The two towers shall not exceed 20 feet in height.
3. The towers shall be painted tan or another light color to be reviewed and approved by the Development Services staff.
4. That an eight-foot (8') high decorative block wall with solid metal gates shall be provided along the perimeter of the development.
5. Barbed wire fencing shall be prohibited along the perimeter of the development.
6. That twenty (20) feet of landscaping shall be provided along North 5th Street, subject to staff review and approval.
7. The City recorded a Restrictive Covenant October 24, 2001 as Book Number 20011024 Instrument Number 02714 deferring the off site improvements adjacent to the parcel until such time as deemed necessary by the Director of Public Works or designee.
8. Four inch (4") schedule PVC fiber optic conduit is required on North 5th Street.

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

Doug Gapp, 5241 Spring Mountain Road, Las Vegas, Nevada 89150 appeared on behalf of the applicant.

Jodi Jojorian, 901 N. Green Valley Parkway, Suite 100, Henderson, Nevada 89014 appeared on behalf of the applicant.

Mr. Gapp stated he concurs with staff's recommendations, however he wished to discuss condition #4 which did not allow barbed wire for the wall surrounding the site. He stated this is a typical site they have installed in other locations and they usually install barbed wire to keep people from getting into the site. He asked if there could be an alternative to the barbed wire.

Chairman Nelson Stone asked staff if there is a legal issue for the City with regard to the barbed wire.

Mr. Jordan stated staff's preference is to not have barbed wire, however it is at the discretion of the Planning Commission to allow barbed wire. He stated if the Planning Commission decided to allow the barbed wire staff would prefer to have it angled in, instead of out.

Commissioner Scott Albright stated an alternative could possibly be a wrought iron fence.

Ms. Jojorian stated that would not be as preventative as barbed wire, but would be a visual deterrent.

Commissioner Marilyn Kirkpatrick asked staff what is required with other Public Utilities, stating she does not recall seeing barbed wire at other such facilities.

Steve Baxter, Planning Manager, stated this issue has not come up in the past, and facilities such as Nevada Power have high walls which do not require barbed wire.

Commissioner Tom Langford stated that condition #4 calls for an eight (8) foot high wall. Rather than using barbed wire, he suggested the wall be made higher than 8 feet.

Mr. Baxter stated that the maximum wall height allowed is ten (10) feet.

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 UN-103-01 per staff's recommendations subject to the following change:

Condition #4 Changed to Read: "That a ten (10) foot high decorative block wall with solid metal gates shall be provided along the perimeter of the development."

The motion carried by UNANIMOUS vote.

Item #13 VAC-19-01 and Item #20 T-895 are related.

13) VAC-19-01 (5534) WASHBURN AND BRUCE (Public Hearing)

An application submitted by Heller Development, property owner, for a vacation of a portion of Fisher Avenue commencing approximately 300 feet east of Donna Street and proceeding east approximately 300 feet and the knuckle of four (4) cul-de-sacs on Amber Falls Court, Calico Springs Court, Cypress Falls Court and Jewel Springs Court. The applicant is also requesting a vacation of the five (5) foot wide utility easements around each of the four (4) cul-de-sacs. The property is generally located at the northwest corner of Bruce Street and Washburn Road. The Assessor's Parcel Numbers are 124-35-204-001, 124-35-203-002 and 124-35-202-002.

RECOMMENDATION:

The Development Services Department recommends that VAC-19-01 be approved and forwarded to City Council for final consideration with the following conditions:

1. Standard conditions: 1, 11 and 15.
2. The revised tentative map (T-895) must be approved prior to the approval of this application.
3. The vacation legal description must be revised to remove the portions of the street as shown on T-895 that will remain.
4. Vacation to include the five-foot Public Utility Easements dedicated per the Owner's Certificate of the Washburn - Bruce final map. Applicant must revise the legal description to include the easements.
5. Dedication of the new cul-de-sacs contained within the Washburn - Bruce final map as shown on T-895 must be dedicated by Deed of Dedication and must record concurrently with the vacation and the adjacent final map. Applicant must provide Real Property Services the legal descriptions for these areas of dedication.
6. Vacation must record concurrently with the adjacent final map.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to six (6) conditions.

Dean Rasmussen, 3068 E. Sunset Road Suite 9, Las Vegas, Nevada 89120 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 Dean Leavitt SECONDED to APPROVE VAC-19-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #20 T-895 is a related item and was heard following Item #19 VAC-19-01.

14) ZN-15-01 (5501) MLK-HIGHLANDS BUSINESS PARK (Public Hearing)

An application submitted by Rick Jakle on behalf of Las Vegas Radio Land Company, Inc., property owner, for a review of the conditions of approval for a Planned Unit Development District (PUD) consisting of Business Park Industrial and General Industrial District to allow outside vehicle storage and to eliminate the required 20 feet of perimeter landscaping on the north side of the property and to allow desert type plant materials. The property is generally located at the northwest corner of Martin Luther King, Jr. Boulevard and Evans Avenue. The Assessor's Parcel Number is 139-16-201-004.

RECOMMENDATION:

The Development Services Department recommends that the request to amend ZN-15-01 be continued indefinitely to allow the applicant time to submit a revised site plan showing topographic contours, street widths and lot dimensions.

If however, the Planning Commission were to determine that approval is warranted at this time to amend ZN-15-01 by ordinance, then staff recommends the following as conditions of approval for the Planned Unit Development:

1. A final development plan shall be required. The site plan shall generally conform to the revised preliminary development plan as submitted.
2. Development of the site shall comply with the industrial design guidelines, including, but not limited to the following:
 - a. Twenty feet of landscaping shall be provided next to Martin L. King Boulevard and the interior street.
 - b. Twenty feet of landscaping shall be provided next to the southern property line.
3. Landscaping shall be required next to Martin L. King Boulevard with the first phase of development.
4. Landscaping next to Martin L. King Boulevard shall be similar to the approved landscaping scheme and materials for the street medians in Martin L. King Boulevard.
5. A perimeter wall shall be required with the first phase of development. That portion of the wall adjacent to any public street shall be decorative and subject to staff review and approval.
6. Outside storage shall be prohibited on any lot within the development with the exception of Lot 2 where the outside storage of recreational vehicles and other personal belongings (i.e., boats, trailers and other larger vehicles) may be stored.
7. The minimum building setback for the front and corner sides shall be 30 feet and for the interior and rear sides 15 feet.
8. All buildings on the southern lots shall be limited to one story, not to exceed 28 feet in height. Buildings located on the remaining lots shall not exceed 45 feet.
9. All buildings within the development shall share architectural themes and color schemes.
10. The radio tower shall not exceed 250 feet in height.
11. If the applicant chooses, cellular facilities may be located on the radio tower.

12. The applicant must file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA Western Pacific Region, and obtain a permit from the Clark County Director of Aviation. Any structures greater than 2,353 feet above mean sea level at the subject property must obtain a Variance from the Airport Hazard Areas Board of Adjustment (AHABA).
13. Landscaping for the Planned Unit Development shall consist of the same or similar plant materials approved for the street medians in Martin L. King Boulevard, subject to staff review and approval. In addition, an irrigation system for the landscaping shall also be required, subject to staff review and approval.
14. Access gates and turning radii associated with the require fire access lanes shall be designed and installed in accordance with Ordinance 1283.
15. That a traffic study is required.
16. That a comprehensive drainage study is required.
17. That dedication of perimeter streets and offsite improvements are required and subject to review and approval by the Director of Public Works.
18. That the driveway location and parking plan shall be subject to review and approval by the North Las Vegas Traffic Engineer.
19. That the development shall comply with all applicable codes and ordinances.
20. That development shall comply with all applicable requirements of Title 16 and N.R.S. 278.
21. That street construction must conform to current engineering standards and city ordinances.
22. That technical design comments will be made at the time development plans are submitted.
23. That some interior streets may require minor revisions as required by the Traffic Engineer.
24. That a water network analysis must be provided prior to development.
25. Any known geologic hazards shall be shown on the plans. The presence of such hazards may substantially alter the design of the tentative map layout.

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

James Veltman, 2921 N. Tenaya Way Suite 335, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Rick Jakle, 14 Douglas Avenue, Elgin, Illinois, 60120 appeared on behalf of the applicant.

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-15-01 per staff's recommendations subject to the following changes:

Condition #26 Added to Read: "A four (4") schedule 40 PVC fiber optic conduit is required in Martin Luther King Boulevard."

Condition #27 Added to Read: "Access to Martin Luther King Boulevard will be limited to right-in, right-out movements only."

The motion carried by UNANIMOUS vote.

15) FDP-12-01 (5503) MLK-HIGHLANDS BUSINESS PARK

An application submitted by Rick Jakle on behalf of Las Vegas Radio Land Company, Inc., property owner, for a Final Development Plan review in a Planned Unit Development District (PUD) consisting of Business Park Industrial and General Industrial. The property is generally located at the northwest corner of Martin Luther King, Jr. Boulevard and Evans Avenue. The Assessor's Parcel Number is 139-16-201-004.

RECOMMENDATION:

The Development Services Department recommends that FDP-12-01 be continued indefinitely to allow the applicant time to submit a revised site plan showing topographic contours, street widths and lot dimensions.

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

1. Standard conditions: 1, 2, 3, 4, 6, 7, 8, 10, 11, 15, 26, 27, 28, 29 and 31.
2. The application shall comply with all conditions of approval for the Planned Unit Development (ZN-15-01).
3. The tower shall be reduced in height to be in compliance with the conditions of approval for ZN-15-01.
4. The radio studio shall comply with the preferred building materials listed within the Industrial Development Standards.
5. Paved access to the site is required.
6. Access to Martin L. King Boulevard will be limited to right-in, right-out movements only.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the previous application was for the Planned Unit Development (PUD). He stated, as with every PUD a Final Development Plan is required, which is this application currently before the Planning Commission. He stated the first phase of this would consist of the radio studio with a 253-foot high radio tower, which is located on lot 3, the largest lot towards the backside of this property. He stated the applicant is proposing to develop and eight (8) foot high block wall around this area at this time. He stated that according to condition #10 on the PUD, the height of the radio tower shall not exceed 250 feet and therefore they would have to reduce it in height by three (3) feet. He stated that likewise the building on this site is approximately 200 square feet in size with not much detail provided on it and staff is not necessarily objecting to that building at this time, providing when they apply for a building permit they comply with the Industrial Design Guidelines regarding preferred building materials. He stated as part of the conditions of this Planned Unit Development the applicant is required to provide the perimeter wall with the first phase of development and the landscaping next to Martin L. King Boulevard with the first phase of development and that is a condition of the Planned Unit Development. He stated staff is recommending approval of this item subject to the six (6) conditions listed.

James Veltman, 2921 N. Tenaya Way Suite 335, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated with regard to the height of the tower he initially intended to have the tower be as close to 250 feet, but it ended up being 253 feet. He stated he does not have a problem with making changes to get it below 250 feet. He also stated he concurs with staff's recommendations.

Mr. Jordan stated staff has no objection to 253 feet.

Vice-Chairman Harry Shull MOVED and Commissioner Scott Albright SECONDED to APPROVE FDP-12-01 per staff's recommendations subject to the following changes:

The motion carried by UNANIMOUS vote.

16) FDP-14-01 (5530) CHEYENNE & ALLEN COMMERCIAL DEVELOPMENT

An application submitted by Gerald Garapich, AIA, LLC, on behalf of C.P. Development, LLC, property owner, for a Final Development Plan in a Planned Unit Development District (PUD) to allow retail commercial buildings. The property is generally located at the northeast corner of Cheyenne Avenue and Allen Lane. The Assessor's Parcel Number is 139-08-401-003.

RECOMMENDATION:

The Development Services Department recommends that FDP-14-01 be continued indefinitely to allow the applicant sufficient time to submit a revised site plan incorporating all concerns mentioned within the analysis section.

If, however, the Planning Commission were to determine that approval is warranted at this time, the Development Services Department recommends the following conditions:

7. Standard conditions 1, 2, 4, 7, 8, 11, 15, 26, 27, 29 and 31.
8. The development shall comply with the Commercial Development Design Standards including, but not limited to the following:
 - a. That a three-foot wall or berm shall be provided along Cheyenne Avenue.
 - b. That samples of colors and materials for the proposed development shall be provided to the Development Services Department at the time building plans are submitted for review.
 - c. That the rear and side elevations of buildings 1 and 2 be provided with a consistent level of detail.
 - d. That the 9.1 acre development shall provide 450 square feet of pedestrian open space or plazas.
 - e. That a minimum 20-foot wide landscaped buffer be provided along the residential property to the north.
9. The development shall comply with all conditions of approval for ZN-8-97.
10. That colors and materials for the proposed buildings, decorative awnings and trellis shall be subject to review and approval by staff.
11. That prior to construction, the applicant shall file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA Western Pacific Region, and obtain a permit from the Clark County Director of Aviation.
12. That any structure greater than 2,353 above mean sea level at the subject property shall obtain a variance from the Airport Hazard Areas Board of Adjustment (AHABA).
13. The turning radii of the fire access lane shall conform to the requirements of City Ordinance 1283.
14. The right-of-way for the bus turn out shown on Allen Lane north of Cheyenne Avenue must be dedicated to the City.
15. Site plan shows development of a portion of APN 139-08-401-003. If lot is not subdivided, all off site improvements adjacent to the parcel will be required with the initial development.

16. Four inch (4") schedule 40 PVC fiber optic conduit is required along Cheyenne Avenue and three inch (3") schedule PVC fiber optic conduit is required along Allen Lane.
17. An Aviation Easement for the North Las Vegas Airport is required. Contact Teresa Arnold at 261-5706 with the Clark County Department of Aviation for the appropriate form.
18. An encroachment permit from the Nevada Department of Transportation (NDOT) is required for work done within the Cheyenne Avenue right-of-way.
19. NDOT review and approval of the traffic study is required.
20. The Cheyenne Avenue driveway is restricted to right-in, right-out movements only.
21. The medians necessary for this project must be constructed in Cheyenne Avenue and Allen Lane. Contact the North Las Vegas Traffic Engineer for additional information.

Prior to the Planning Commission meeting, the applicant requested this application be withdrawn.

The item has been WITHDRAWN.

17) ZN-60-01 (5499) CAMINO AL NORTE BUSINESS PLAZA Public Hearing)

An application submitted by Gemini Development, Inc., on behalf of Camino Al Norte Ventures, LLC., property owner, for reclassification of property from an R-1 Single-Family Residential District to a CP Professional Office Commercial District. 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 ZN-60-01 receive a favorable recommendation and that this item be forwarded to the City Council for permanent "hard zoning" to the C-P Professional Office Commercial District by ordinance.

The application was presented by Marc Jordan, Senior 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 and 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 Marilyn Kirkpatrick SECONDED to APPROVE ZN-60-01 per staff's recommendations.

The motion carried by UNANIMOUS vote.

18) ZN-63-01 (5529) CENTENNIAL AND NORTH 5TH STREET (Public Hearing)

An application submitted by Great North, property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is located north of Centennial Parkway approximately 600 feet east of North 5th Street. The Assessor's Parcel Number is 124-23-401-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-63-01 be continued indefinitely to allow the Planning Commission time to complete it's study of the commercial corridor along Centennial Parkway.

If however, the Planning Commission were to determine that approval is warranted at this time, then the Development Services Department recommends that ZN-63-01 be forwarded to the City Council for permanent zoning to the C-1 Neighborhood Commercial District by ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated that presented the Comprehensive Plan shows this area as being Community Commercial, however this area has been recently studied by the Planning Commission regarding commercial uses along Centennial Parkway. He stated staff's recommendation is to continue this item indefinitely, or at least to the January 23, 2002 Planning Commission, as that is when the Comprehensive Plan Amendment will be presented to the Planning Commission for consideration based upon that commercial study.

Bill Curran, of Curran & Parry, 601 S. Rancho, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

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

Mr. Curran stated the applicant has owned this property for approximately 20 years. He stated the parcel immediately adjacent to the west of this property is already hardzoned as commercial and this property is shown in the Master Plan as commercial. He stated he believes the Planning Commission's review of the area shows this is an area that, even on a fresh review, shows that it is appropriate for commercial development. He stated the applicant has waited 20 years for this action, and to put it off longer will impose hardship and will encourage others to race to beat the applicant to this, and asked that this item be approved tonight.

Mr. Garcia stated that during the workshops in the past on this area that while there were 120 acres of commercial currently master planned at the intersection of N. 5th Street and Centennial Parkway, the discussions occurred where they would reduce it between 60 and 80 acres. He stated based on those discussions and the agreement that this corner would be a total of 80 acres, which is a substantial reduction from the 120 acres, he stated he would like to see this item moved forward as he feels it is consistent with the Master Plan and the direction that the Planning Commission is taking.

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

Commissioner Tom Langford stated that several other items have been continued until the Comprehensive Plan Amendment has been presented, and he suggested this applicant also wait until that date for the Amendment to be heard.

Vice-Chairman Harry Shull MOVED and Chairman Nelson Stone SECONDED to APPROVE ZN-63-01 per staff's recommendations.

The motion to approve FAILED, with Commissioners Scott Albright, Marilyn Kirkpatrick, Tom Langford and Anita Wood voting against the motion.

Mr. Curran stated that rather than continuing this item, he would prefer to see this item either approved or denied to move the item forward.

Commissioner Tom Langford MOVED and Vice-Chairman Harry Shull SECONDED to DENY ZN-63-01.

The motion carried by MAJORITY vote with Vice-Chairman Harry Shull and Commissioner Anita Wood voting against the motion.

19) UN-96-01 (5422) NEVADA POWER (Public Hearing)

An application submitted by the Nevada Power Company, property owner, for a use permit in an O-L Open Land District to allow a transmission line corridor. The properties generally commence at Decatur Boulevard and Log Cabin Way, traversing southeasterly along the Las Vegas Wash to the intersection of Grand Teton Drive and Revere Street; commencing at the intersection of Revere Street and Grand Teton Drive and Pecos Road; and commencing at the intersection of Pecos Road and Grand Teton Drive traversing east to approximately ½ mile west of Hollywood Boulevard.

RECOMMENDATION

The Development Services Department recommends that UN-96-01 be continued indefinitely in order for the applicant to resolve the concerns of the Public Works Department.

The application was presented by Chris Melendrez, Associate Planner, on behalf of staff who indicated the Development Services Department originally recommended this item be continued due to concerns by the Public Works Department, however he stated those concerns have been met and therefore staff is recommending approval of this item.

Michelle Baltz, 6226 W. Sahara Avenue, #9, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

Robert M. Leavitt, 3133 W. Post Road, Las Vegas, Nevada 89118 appeared on behalf of the applicant.

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

- ▶ Terri Robertson, 6135 E. Carey Avenue, Las Vegas, Nevada 89156

Ms. Robertson appeared on behalf of the Tule Springs Preservation Committee, and stated she is concerned about the potential impact on the Preservation Area. She stated that the Preservation Committee is requesting the Planning Commission deny this application and send the parties back to discussions in order to explore an alternate route for this project.

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

Mr. Hart stated he has been working with Nevada Power and stated the only thing missing is an FAA Certification showing that the poles have been either obstruction-lit at the top or that the FAA and Nellis Air Force Base agree that the poles do not need to be lit. He stated that the initial review is that a portion of these poles will need to be lit along the corridor for this site.

- ▶ Don White, 8500 Log Cabin Way, Las Vegas, Nevada 89143

Mr. White stated he is a neighbor of Floyd Lamb State Park and a frequent visitor of the canyons which make up the unique Las Vegas Wash. He spoke of "The Big Dig" which is a famous archeological dig which occurred in Las Vegas.

Commissioner Anita Wood asked the applicant about the route the power lines would take through the Preservation Area.

Ms. Baltz indicated the route via the overhead monitor for the Planning Commission.

Commissioner Wood asked the applicant to confirm that the problem is if the lines go farther east they would end up in the BLM Wilderness Area.

Alan Helms, of Nevada Power Company, 2215 Lone Mountain Road, North Las Vegas, Nevada 89031 appeared on behalf of the applicant who replied that is correct.

Commissioner Wood asked the applicant to confirm if the overhead line is in all of the entities.

Ms. Baltz replied that is correct.

Chairman Stone stated he feels this is a unique use permit applicant, which is not commonly seen by the Planning Commission. He feels it is a line on a very large scale drawing, which does not show the exact location of the power poles, however the standard spacing is indicated. He stated his understanding is that, in approving this item, the Planning Commission is approving the use of electricity on a line and there will be final plans developed that will reflect exact placement of the poles. Chairman Stone also stated he is concerned about the applicant being sensitive to the concerns of the Tule Springs Preservation Committee.

Mr. Helms stated the applicant is in agreement with the Tule Springs Preservation Group that this is a site that needs to be preserved and the applicant plans to commit resources and make the effort to ensure the Preservation Group is involved in with this project.

Commissioner Scott Albright asked if there is a way to approve this special use permit, but exclude this area until all concerns have been resolved. He stated he does not feel comfortable with this particular site until all concerns have been resolved.

Steve Baxter, Planning Manager, stated the Planning Commission has the discretion to approve a portion of the use permit tonight, and continue to rest of it until more facts come in, or the Commission could continue the item to a later date.

Commissioner Marilyn Kirkpatrick stated she feels Nevada Power did take the appropriate action by allowing the public to choose the lines at workshops held on this issue. She stated she believes Nevada Power will do the right thing to preserve this area as necessary.

Commissioner Tom Langford stated he understands the need for preservation of this area, however he feels that this project is necessary in order to provide the needs for the growth of the City, and he favors exploring alternative routes, however he does not favor further delays to completion of this project.

Commissioner Dean Leavitt stated Nevada Power is needing to develop the necessary facilities to provide the power needs of the growing population in the Valley and he concurs with Commissioner Langford's comments regarding the need for progress to take place.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-96-01 per staff's recommendations.

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

Item #13 VAC-19-01 and Item #20 T-895 are related.

20) T-895 (5533) WASHBURN AND BRUCE SUBDIVISION

An application submitted by Heller Development on behalf of Briarwood Homes, 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 Bruce Street and Hammer Lane. The Assessor's Parcel Numbers are 124-35-204-001, 124-35-203-002 and 124-35-202-002.

RECOMMENDATION:

The Development Services Department recommends that T-895 be continued indefinitely to allow the applicant time to submit a revised tentative map addressing the concerns outlined in the analysis section. State statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-895 be denied.

If, however, the Planning Commission were to determine that approval is warranted at this time, the Development Services Department recommends the following conditions:

1. Standard conditions 1, 2, 3, 11,15, 16, 17, 18, 26, 27, 28, 29 and 31.
2. The developer shall comply with the single family design standards, including, but not limited to the following: Ten feet of landscaping, which may include the sidewalk shall be provided adjacent to the corner side of all corner lots within the subdivision (except Unit 1). The landscaping must be shown as common elements on the final map. Maintenance of the landscaping shall be the responsibility of the homeowner's association.
3. Merger and resubdivision map required.
4. VAC-19-01 must be approved and all conditions met prior to recordation of the final map.
5. Surveyor of record for Unit 1 must prepare a Certificate of Amendment changing the street suffix of Jewels Springs and Amber Falls from "Court" to "Lane."
6. Remove the typical street section details from the map. These streets must designed and constructed in accordance with Standard Specification Section 401 using the AASHTO model. Section must be based on the estimated traffic counts.
7. Developer to provide 3" schedule 40 PVC fiber optic conduit along Washburn Road.
8. Paved access to Donna Street along the Fisher Street alignment is required.
9. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City.
10. Fire hydrants will be provided in accordance with City Ordinance 1283.
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 a portion of this property has an improved tentative map which has been recorded already. He stated the applicant has acquired the property to the west and has now incorporated that into the design of the subdivision. He stated the proposed tentative map currently submitted before the Planning Commission requires some design changes to be in compliance with the Single-Family Design Standards, one of those being is that adjacent to the corner lots on the interior of this development, for rights-of-way less than 60 feet, 10 feet of landscaping which is required, and is not reflected in this tentative map. He stated in addition on the westerly portion of this subdivision there are a couple of stub streets and the Public Works Department has requested those stub streets be eliminated. He stated staff is recommending this item be continued indefinitely to allow the applicant time to submit a revised tentative map incorporating those new requirements, otherwise staff's recommendation is for denial if the applicant is not in concurrence with that continuation.

Dean Rasmussen, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's eleven (11) alternate recommendations, however he stated he has some comments on condition #2 which is the purpose of the continuance request by staff. He stated the ordinance is very clear regarding the Single-Family Design Guidelines. He stated the ordinance states a 10-foot landscaped area, but states nothing about easement or common lot. He stated he would like to modify condition #2 by striking the last two sentences. He stated these sentences do not reflect the way it is written in the ordinance.

Chairman Nelson Stone asked Mr. Rasmussen if he would be in agreement to a continuance of this item.

Mr. Rasmussen replied that he would prefer a full vote, either for or against the item.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-895 per staff's recommendations subject to the following changes:

Condition #2 Changed to Read: "The developer shall comply with the single family design standards, including, but not limited to the following: Ten feet of landscaping, which may include the sidewalk shall be provided adjacent to the corner side of all corner lots within the subdivision (except Unit 1)."

Delete the following language from Condition #2: "The landscaping must be shown as common elements on the final map. Maintenance of the landscaping shall be the responsibility of the homeowner's association."

Condition #12 Added to Read: "Stub streets shall be painted red indicating no parking."

The motion carried by MAJORITY vote with Commissioners Scott Albright, Marilyn Kirkpatrick and Tom Langford voting against the motion.

OLD BUSINESS

21) 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.

This item was continued from the December 12, 2001, Planning Commission meeting at the request of the applicant. The applicant has proposed a revised preliminary development plan as part of the accompanying rezoning request (ZN-48-01). However, the proposal for an amendment to the Comprehensive Plan has not changed.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/9/02.

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

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

Mr. Crawford stated he is in agreement with this item being continued.

Chairman Stone stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE AMP-30-01 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

22) 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.

This item was continued from the November 14, 2001, Planning Commission meeting to allow the Planning Commission time to complete the commercial study along Centennial Parkway.

Recommendation:

The Development Services Department recommends that ZN-48-01 be continued to allow the applicant time to meet with the Director of Parks and Recreation to provide information on the development and amenities of the open space areas.

If however, the Planning Commission were to determine that approval is warranted at this time, then the Development Services Department recommends that ZN-48-01 be forwarded to the City Council for permanent zoning to the Planned Unit Development District, (PUD) by ordinance with the following conditions:

2. Standard Conditions: 1, 2, 3, 4, 7, 9, 11, 15, 22, 23, 26, 27, 29, 31 and 32.
3. Development of the subject site shall not exceed 626 detached single-family dwelling units.
4. 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.
5. Development shall comply with the Single Family Design Guidelines.
6. The interior street landscaping within developments A and B shall be landscaped in accordance with the Planned Unit Development requirements.
7. 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 streetscape 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 1.5 acres of land shown as a proposed fire station on the preliminary development plan shall be dedicated to the City of North Las Vegas.
9. All residential units shall be provided with fire sprinklers, unless the applicant provides a suitable alternative to the City prior to recording the final map.
10. A minimum of two remote means of paved access must be provided to connect this site to existing streets and infrastructure.

11. 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.
12. 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.
13. Azure Avenue shows two driveways west of Pecos Road. The driveway and street to the south must straddle the two on the north side.
14. 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.
15. 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.
16. 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.
17. Show topography for the entire subdivision with contour intervals not to exceed two feet.
18. Show the location of existing power lines.

Prior to the Planning Commission meeting, the applicant requested the item be continued to 1/9/02.

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

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

Mr. Crawford stated he is in agreement with this item being continued.

Chairman Stone stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-62-01 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

23) 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 indefinitely to allow the applicant time to submit a revised tentative map that is in compliance with the open space provisions for a Planned Unit Development and the conditions of approval for the PUD. State Statutes require the Planning Commission to act within 45 days, otherwise the revised tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-878 be denied.

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

1. Standard conditions: 1, 2, 3, 5, 7, 11, 15, 17, 18, 26, 27, 28, 29, 31 and 32.
2. The applicant shall comply with all conditions of approval for ZN-24-01 (Ordinance No. 1563) for the Planned Unit Development.
3. The applicant shall revised the tentative map appropriately to comply with the open space requirements.
4. The following right-of-way must be dedicated:
 1. Fifty-foot (50.0') for Centennial Parkway and Revere Street.
 2. Bus turnout on Revere Street north of Centennial Parkway.
 3. Flared intersection at Centennial Parkway and Revere Street per Clark County Standard Drawing 201.1.
5. The tentative map must be revised to reflect a thirty-foot (30.0') wide public drainage easement, or width(s) established with an approved technical drainage study, adjacent to the north side of Centennial Parkway for a Clark County Regional Flood Control District (CCRFCD) master planned facility CNEA - Centennial Parkway Channel East. For coordination of the channel alignment and configuration contact Dennis Brown, G. C. Wallace, Inc. at 802-2000.
6. The above referenced drainage easement shall be labeled as a "Public Drainage Easement / Privately Maintained Landscape Easement."
7. No trees will be allowed within five feet (5.0') horizontally of the storm drain facility shown on the north side of Centennial Parkway.
8. The landscaping next to Centennial Parkway shall be increased appropriately to accommodate the required storm drain facility and to provide trees in accordance with the Single Family Design Guidelines.
9. Provide four-inch (4.0") schedule 40 PVC fiber optic conduit on Centennial Parkway and Revere Street. Contact the CNLV Traffic Engineer at 633-1200 for additional information.
10. Remove typical street sections from Sheet 1 of 3. The pavement sections shown on the plans must be designed in accordance with Standard Specification Section 401 using the AASHTO model. The new sections must be based on the estimated traffic counts.

11. The intersections of Brighton Hill Street and Braided River Avenue, Alpine Meadows Avenue and Bismark Hills Street and Bailey Street and Baltic Avenue must be revised to conform to Clark County Standard Drawing 211.
12. CCRFCD review and concurrence with the results of the technical drainage study must be obtained prior to final map approval.
13. North Las Vegas Municipal Code 16.20.050 (G) states "Whenever a subdivision abuts upon an undedicated and/or unimproved street, the subdivider shall provide as part of the subdivision, the necessary improvement and/or dedication for the portion of the street contained within the subdivision boundaries." Therefore, Kitamaya Street must be provided unless vacated.
14. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City.
15. All Fire Department codes and ordinances in effect at the issuance of building plans shall apply.
16. 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 this item has been submitted to the Planning Commission in the past, but has been continued several times due to several revised tentative map applications, and also pending approval of the Planned Unit Development (PUD) which was approved by the City Council on 12/5/01. He stated the most recent revised tentative map that is before the Planning Commission at this time is very similar to the original maps, which incorporates 175 lots, whereas 177 lots were proposed for the large lot component which will have a minimum lot size of 4,500 square feet. He stated that 92 lots are now proposed, whereas 97 were originally proposed for the smaller lot component. He stated on the original map the applicant showed a minimum lot size of 1,566 square feet for the small lot component and that was approved as part of the conditions for the PUD. He stated the applicant is now proposing a minimum lot size of 1,920 square feet. He also stated, with this tentative map, the applicant has eliminated all the stub streets for this area that was originally proposed when the Public Works Department requested that those be eliminated, as well as there are some minor revisions to the tentative map that would be required regarding the lot size requirements, however he stated there are some serious concerns with this particular tentative map regarding the open space. Mr. Jordan stated with the increase of the smaller lot component the only place that the applicant was able to encroach into was into the open space areas and likewise this proposed tentative map before the Planning Commission does not comply with the open space requirements, as there are areas that do not comply with the minimum width for open space, and this tentative incorporates all the perimeter landscaping as part of the open space requirements which by ordinance cannot be included into it. He stated there are provisions that the applicant would be able to include a portion, approximately 30% of that area if they were to meet certain requirements which this proposed tentative map does not comply with those items, therefore staff's recommendation of this item is for continuance, otherwise staff's recommendation is for denial.

Dean Rasmussen, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's sixteen (16) conditions of approval, however he would like to address the open space issue. He stated the ordinance is subject to some interpretation in certain areas. He stated that he is not asking Planning Commission to make any interpretations tonight, however he is suggesting to amend condition #3 to read as follows:

"The applicant shall revised the tentative map appropriately to comply with the open space requirements ***as determined by the Final Development Plan approval process.***"

He stated that the applicant is required, as part of the zoning ordinance, to appear before the Planning Commission and City Council with a Final Development Plan, and he would like to work out the details to the satisfaction of staff, the Planning Commission and the City Council the exact interpretations on the open space code. He stated the applicant has not asked for a waiver of the open space requirements and he understands that compliance of the open space requirements is necessary. Mr. Rasmussen stated how that is interpreted is subject to much debate and there are several weeks to work that out through the Final Development Plan.

Commissioner Anita Wood stated there seem to be numerous Public Works issues and asked staff if those issues have been resolved with the Public Works Department.

Steve Casmus, of the Public Works Department, stated that Public Works issued revised recommendations that are included in the sixteen (16) conditions.

Vice-Chairman Harry Shull asked staff if this item could move forward with the amended language in condition #3 and still have control through the Final Development Plan.

Mr. Jordan replied that he does not see the point of adding the language to condition #3. He stated that needs to be shown on the tentative map as well as the Final Development Plan. He stated there are two (2) more applications, this one being included, that the Planning Commission needs to consider and possibly approve, that being the tentative map and which tentative map needs to be in compliance with the Planned Unit Development (PUD) that was approved by the City Council, as well as there is a Final Development Plan required, which also needs to be consistent with the Planned Unit Development (PUD) as well as the tentative map. He stated this may be a case of having the "cart before the horse." Mr. Jordan stated the Final Development Plan should be a reflection of the tentative map, not the tentative map a reflection of the Final Development Plan.

Vice-Chairman Shull asked Mr. Jordan if this issue is about a few thousand feet.

Mr. Jordan replied that it is probably quite a bit more than that. He stated the applicant's calculations show this tentative map complies with open space requirements, however they have not indicated dimensions on this plan, therefore staff cannot go in and determine an accurate figure and separate all the perimeter landscaping and separate the areas that are less than twenty (20) feet in width, and this map presently before the Planning Commission may require significant changes in order for the applicant to comply with the open space requirements. He stated he feels it would be better if this tentative map were revised and approved in accordance with the conditions and then the Final Map be considered. He stated the applicant has already submitted the Final Development Plan which is scheduled for the 1/9/02 Planning Commission meeting, and that Final Development Plan is not based on this tentative map that is presently before the Planning Commission. Mr. Jordan reiterated staff recommends this item be continued as there are significant changes required and staff would prefer to see those changes brought before the Planning Commission for approval.

Chairman Nelson Stone stated in order to have a continuance the applicant would need to be in agreement of such continuance.

Mr. Rasmussen stated he is in agreement with continuing this item to the 1/9/02 Planning Commission meeting.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Tom Langford SECONDED to CONTINUE T-878 to the 1/9/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item is CONTINUED to 1/9/02.

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: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 9:10 PM

A motion to ADJOURN the December 12, 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