

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

April 10, 2002

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
Bob Hoyes, Associate Planner
Randy Cagle, Public Works
Klete Kus, Transportation Services
Steven DiGiovanni, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Dean Leavitt

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

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

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

MINUTES

Approval of the MINUTES for the Planning Commission meeting of March 27, 2002.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE the minutes of the March 27, 2002 Planning Commission Meeting.

The motion carried by MAJORITY vote with Commissioner Scott Albright and Vice-Chairman Harry Shull abstaining from voting as they were not present at the 3/27/02 meeting.

CONSENT AGENDA

A) PW-43-02 (6668) ROADWAY EXPRESS

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Reliance Insurance Company to release the Performance Bond in the amount of \$25,744.95.

B) PW-44-02 (6670) STOCKTON PRODUCTS

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Western Insurance Company to release the Performance Bond in the amount of \$102,179.00.

C) PW-45-02 (6672) GLENEAGLES UNIT 2

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Developers Insurance Company to release the Performance Bond in the amount of \$730,551.12.

D) PW-46-02 (6673) MLK BUSINESS PARK

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Las Vegas Radio Land Company, Inc. and accept the Subdivision Bond in the amount of \$80,838.45.

E) PW-47-02 (6674) RETAIL SHOPS

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Frontier Insurance Company to release the Subdivision Bond in the amount of \$22,487.08.

Commissioner Anita Wood MOVED and Commissioner Tom Langford SECONDED to APPROVE Consent Agenda Items A through E.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Item #1 ZN-43-02, #2 GED-01-02, #3 UN-28-02 and #4 UN-29-02 are related.

1) ZN-43-02 (6349) CENTENNIAL CROSSINGS (Public Hearing)

An application submitted by Beltway I-15, L.L.C., property owner, for reclassification of property from an O-L Open Land District to a C-2 General Commercial District. The property is generally located at the southwest corner of Centennial Parkway and Christy Lane. 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 ZN-43-02 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.

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.

Jo Ann Scott, 3800 Howard Hughes Parkway Suite 680, Las Vegas, Nevada 89109 appeared as the Court Reporter for Items #1 ZN-43-02, #2 GED-01-02, #3 UN-28-02 and #4 UN-29-02 as they are all related items.

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

- ▶ John Bayer, 4270 S. Decatur Boulevard, Las Vegas, Nevada (no zip stated)

Mr. Bayer stated he is pleased to see this project coming to pass and supports it.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull **MOVED** and Commissioner Tom Langford **SECONDED** to **APPROVE** ZN-43-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

Item #1 ZN-43-02, #2 GED-01-02, #3 UN-28-02 and #4 UN-29-02 are related.

2) GED-01-02 (6360) CENTENNIAL CROSSINGS (Public Hearing)

An application submitted by Beltway I-15, L.L.C., property owner, for a petition to establish a Gaming Enterprise District. The property is generally located at the southwest corner of Centennial Parkway and Christy Lane. The Assessor's Parcel Numbers are 123-28-101-003, 123-28-101-004, 123-28-101-005 and 123-28-101-006.

RECOMMENDATION:

If the Planning Commission finds that approval of the gaming enterprise district is warranted based upon the evidence presented by the petitioner, then the Development Services Department recommends that the petition for a gaming enterprise district be approved and that this item be forwarded to the City Council for final consideration.

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

Jo Ann Scott, 3800 Howard Hughes Parkway Suite 680, Las Vegas, Nevada 89109 appeared as the Court Reporter for Items #1 ZN-43-02, #2 GED-01-02, #3 UN-28-02 and #4 UN-29-02 as they are all related items.

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

- ▶ John Bayer, 4270 S. Decatur Boulevard, Las Vegas, Nevada (no zip stated)

Mr. Bayer stated he is pleased to see this project coming to pass and supports it.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull **MOVED** and Commissioner Tom Langford **SECONDED** to **APPROVE** GED-01-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

Item #1 ZN-43-02, #2 GED-01-02, #3 UN-28-02 and #4 UN-29-02 are related.

3) UN-28-02 (6348) CENTENNIAL CROSSINGS (Public Hearing)

An application submitted by Beltway I-15, L.L.C., property owner, for a use permit in an O-L Open Land District (proposed property reclassification to C-3 General Service Commercial District to allow a casino. The property is generally located at northeast corner of the I-215 Beltway and the 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:

Should the Planning Commission determine that clear and convincing evidence has been produced by the applicant to designate the subject site as a Gaming Enterprise District, then the Development Services Department recommends that UN-28-02 be approved subject to the following conditions:

1. Standard condition numbers: 1, 2, 5, 6, 7, 9, 10, 11, 12, 15, 26, 27, 29 and 32.
2. The applicant shall receive City Council approval of the petition for the Gaming Enterprise District (GED-01-02), establishing the subject site as a Gaming Enterprise District. Otherwise, the use permit shall be null and void.
3. The applicant shall receive City Council approval for the rezoning application (ZN-43-02) to the C-2 General Commercial District. Otherwise, the use permit shall be null and void.
4. The applicant shall receive separate approval (UN-29-02) to allow a building height of 68 feet. Otherwise, the maximum height of the building shall not exceed 60 feet.
5. Semi-truck parking shall be provided on-site toward the side and/or rear of the subject site with access from Christy Lane.
6. Building elevations and building colors shall substantially conform to the building elevations submitted with the use permit.
7. All rooftop equipment shall be screened from view by a parapet wall integral to the design and construction of the building.
8. Landscaping, including all planter areas, shall be provided as shown on the site plan.
9. The landscape areas next to Military Road, North Belt Road and Christy Lane shall incorporate a three-foot high barrier in the form of a berm or wall or a combination thereof.
10. Twenty-four inch box trees (minimum of one and one-half inch caliper measured at four and one-half feet above the root ball) shall be planted at the minimum spacing appropriate to each plant variety next to Military Road, North Belt Road, Christy Lane and the landscaped area next to Interstate 15 and the Beltway right-of-way.
11. Twenty-four inch box trees (minimum of one and one-half inch caliper measured at four and one-half feet above the root ball) shall be planted at the end of each parking row and within each landscaped diamond as shown on the site plan.
12. Twenty-four inch box trees (minimum of one and one-half inch caliper measured at four and one-half feet above the root ball) shall be planted at intervals of 25 feet within the landscaped islands between parking rows.
13. All landscaped areas shall be planted with a minimum ground coverage of 60% (not including trees).

14. A photometric lighting plan shall be submitted to planning staff for review and approval prior to the issuance of a building permit. The plan shall be prepared by a licensed electrical engineer and shall show the light intensity in foot-candles on a 10-foot grid and the location of proposed structures, parking areas, drive aisles, and pedestrian walkways. The minimum light intensity for all vehicle and pedestrian traffic areas, including the parking structure, shall average 1.0 foot-candles, with a maximum ratio of 10:1. Parking lot lighting shall be installed prior to the issuance of a certificate of occupancy. Light standards shall not exceed more than 20 feet in height.
15. A merger and resubdivision map is required prior to development.
16. Dedication of a sixty-foot (60.0') alignment is required along the southerly property line connecting Military Road and Christy Lane. Contact JoMar C. Alwes, SR/WA at 633-1640 for additional information.
17. Centennial Parkway (North Belt Road on the site plan) is an offset alignment that will require an additional sixty-foot (60.0') dedication along the northerly property line.
18. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to an amendment to Condition #17.

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.

Jo Ann Scott, 3800 Howard Hughes Parkway Suite 680, Las Vegas, Nevada 89109 appeared as the Court Reporter for Items #1 ZN-43-02, #2 GED-01-02, #3 UN-28-02 and #4 UN-29-02 as they are all related items.

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

- ▶ John Bayer, 4270 S. Decatur Boulevard, Las Vegas, Nevada (no zip stated)

Mr. Bayer stated he is pleased to see this project coming to pass and supports it.

Chairman Stone closed the Public Hearing.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-28-02 per staff's recommendations subject to the following change:

Condition #17 Changed to Read: "Centennial Parkway (North Belt Road on the site plan) is an offset alignment that will require an additional ten-foot (10.0') dedication along the northerly property line."

The motion carried by UNANIMOUS vote.

Item #1 ZN-43-02, #2 GED-01-02, #3 UN-28-02 and #4 UN-29-02 are related.

4) UN-29-02 (6361) CENTENNIAL CROSSINGS (Public Hearing)

An application submitted by Beltway I-15, L.L.C., property owner, for a use permit in an O-L Open Land

District (proposed property reclassification to C-2 General Commercial District) to allow a building to exceed the maximum height of 60 feet. The property is generally located at the southwest corner of Centennial Parkway and Christy Lane. 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 UN-29-02 be approved subject to the following conditions:

1. Standard condition numbers: 4, 6, 9, 10, 11 and 12.
2. The maximum height of the building shall not exceed 68 feet.
3. The applicant shall receive City Council approval of the petition for the Gaming Enterprise District (GED-01-02), establishing the subject site as a Gaming Enterprise District. Otherwise, the use permit shall be null and void.
4. The applicant shall receive City Council approval for the rezoning application (ZN-43-02) to the C-2 General Commercial District. Otherwise, the use permit shall be null and void.
5. The applicant shall receive separate approval (UN-28-02) to allow a hotel and casino. In addition, the applicant shall comply with all conditions of approval for UN-28-02.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval of this item subject to an amendment to Condition #17.

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.

Jo Ann Scott, 3800 Howard Hughes Parkway Suite 680, Las Vegas, Nevada 89109 appeared as the Court Reporter for Items #1 ZN-43-02, #2 GED-01-02, #3 UN-28-02 and #4 UN-29-02 as they are all related items.

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

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

Mr. Hart stated he represents Nellis Air Force Base and was concerned about the building height. He also stated that Range Road was originally constructed as a military road and stated the underlying purpose or use for this road is for the military and asked, if possible, that there be another access in and out of the property as this road may be closed in an emergency.

- ▶ John Bayer, 4270 S. Decatur Boulevard, Las Vegas, Nevada (no zip stated)

Mr. Bayer stated he is pleased to see this project coming to pass and supports it.

Chairman Stone closed the Public Hearing.

Vice-Chairman Harry Shull **MOVED** and Commissioner Tom Langford **SECONDED** to **APPROVE** UN-29-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

Bob Gronauer informed Chairman Nelson Stone that he is on the next two items #5 & 6 and asked if the two items can be heard in approximately 30 minutes.

Chairman Stone stated that is acceptable.

Item #5 AMP-25-02 was heard following the break after Item #24 SPR-08-02 was heard.

Item #5 AMP-25-02 and Item #6 ZN-48-02 are related.

5) AMP-25-02 (6473) AMERICAN PREMIERE, INC. (Public Hearing)

An application submitted by American Premiere Homes on behalf of Moehrle John A. SEP PPTY TR et.al., Moehrle John A. TRS, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to MDR Medium Density Residential. The property is located north of Centennial Parkway, approximately 330 feet west of Statz Street. The Assessor's Parcel Number is 124-24-401-009 and 124-24-401-010.

RECOMMENDATION:

The Development Services Department recommends that AMP-25-02 be denied because the proposed amendment to the Comprehensive Plan is not supported by the guidelines for Medium Density Residential and because the proposed changes are not supported by the Visions, Goals, Objectives and Policies within the Comprehensive Plan.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 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 Scott Albright SECONDED to APPROVE AMP-25-02.

The motion carried by UNANIMOUS vote.

Item #5 AMP-25-02 and Item #6 ZN-48-02 are related.

6) ZN-48-02 (6474) AMERICAN PREMIERE HOMES (Public Hearing)

An application submitted by American Premier Homes on behalf of Moehrle John A SEP PPTY TR, et. al., Moehrle John A., TRS, property owner, for reclassification of property from an R-E Ranch Estates District

to a Planned Unit Development District (PUD) consisting of 110 single-family homes. The property is located north of Centennial Parkway, approximately 330 feet west of Statz Street. The Assessor's Parcel Numbers are 124-24-401-009 and 124-24-401-010.

RECOMMENDATION:

The Development Services Department recommends that ZN-48-02 be denied because the proposed amendment to the Comprehensive Plan is not supported by the guidelines established in the Comprehensive Plan and the preliminary development plan is not in compliance with Municipal Codes requirements.

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

Bob Gronauer, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89014 appeared on behalf of the applicant.

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

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

Mr. Hart stated the noise factor in this area is high and that should be considered with this item.

Commissioner Anita Wood asked the applicant if he would agree to a continuance of this item so as to allow the Planning Staff to submit conditions to the Planning Commission.

Mr. Gronauer replied that he would be in agreement with a continuance.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-48-02 to the 4/24/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/24/02.

7) AMP-26-02 (6506) THE GALLERIA AT EL CAMPO GRANDE (Public Hearing)

An application submitted by Insight Holdings on behalf of Tropical Mateo, L.L.C., Richard M. and Sharon St. John, DS Decatur & Hualapai, L.L.C. Unlimited Holdings, Inc., and GLK Holdings III Decatur, L.L.C., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of MDR Medium Density Residential to Regional Commercial. The property is generally

located at the southeast corner of Tropical Parkway and Decatur Boulevard. The Assessor's Parcel Number is 124-30-302-002.

RECOMMENDATION:

The Development Services Department recommends that AMP-26-02 received a favorable recommendation and that this item be forwarded to the City Council to amend the Comprehensive Plan land use designation for the subject site to Regional Commercial.

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

George Garcia, 2501 N. Green Valley Parkway Suite 108, Henderson, Nevada 89014 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** AMP-26-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

8) ZN-50-02 (6478) THE GALLERIA AT EL CAMPO GRANDE (Public Hearing)

An application submitted by Insight Holdings on behalf of Unlimited Holdings, Inc., property owner, for reclassification of property from an R-1 Single-Family Residential District to a Planned Unit Development District (PUD) consisting of General Service Commercial. The property is generally located at the southeast corner of Tropical Parkway and Decatur Boulevard. The Assessor's Parcel Numbers 124-30-305-001 and 124-30-401-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-50-02 be continued indefinitely to allow the applicant to revise the development booklet clearly identifying those deviations that the applicant is requesting from the Zoning Ordinance and to clearly identify those improvements beyond normal requirements that the applicant is proposing in order to warrant approval of this Planned Unit Development.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time the item is heard in its entirety.

Vice-Chairman Harry Shull **MOVED** and Commissioner Anita Wood **SECONDED** to **CONTINUE** ZN-50-02 to the 4/24/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was CONTINUED to 4/24/02.

9) ZN-49-02 (6482) INSIGHT HOLDINGS (Public Hearing)

An application submitted by Jim Zeiter on behalf of Tevel Land Development LLC, property owner, for reclassification of property from an R-2 Two-family Residential District to a PUD Planned Unit Development District to allow a mix use of commercial and residential site. The property is generally located at the northeast

corner of Ann Road and San Mateo Street. The Assessor's Parcel Numbers are 124-30-401-006, 124-30-401-013 and 124-30-401-014.

RECOMMENDATION

The Development Services Department recommends that ZN-49-02 be denied because the proposal is inconsistent with the purpose of the PUD zoning district; the minimum lot sizes are too small; many Ordinance deviations are being requested without justification; the PUD open space requirements have not been met; and because the applicant has not demonstrated why the proposed development is more necessary and desirable than the existing R-2, Two-Family Residential zoning allows.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

The application was presented by Bob Hoyes, Associate Planner, on behalf of staff.

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

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time the item is heard in its entirety.

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to CONTINUE ZN-49-02 to the 4/24/02 Planning Commission meeting.

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

The item was CONTINUED to 4/24/02.

10) UN-36-02 (6480) INSIGHT HOLDINGS (Public Hearing)

An application submitted by Jim Zeiter on behalf of Tevel Land Development LLC, property owner, for a use permit in an R-2 Two-family Residential District (proposed to a PUD Planned Unit Development District) to allow "on-sales" of alcohol beverages. The property is generally located at the northeast corner of Ann Road and San Mateo Street. The Assessor's Parcel Number 124-30-401-014.

RECOMMENDATION

The Development Services Department recommends that UN-36-02 be denied because the proposal is inconsistent with the requirements in the Zoning Ordinance, additional information is required, and because significant design issues must be addressed prior to a favorable recommendation.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

The application was presented by Bob Hoyes, Associate Planner, on behalf of staff.

George Garcia, 2501 N. 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:

- ▶ Debra Baldwin, 4510 Dagnar Court, North Las Vegas, Nevada 89031

Ms. Baldwin stated she will wait until the item is presented in its entirety to comment on it.

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

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE UN-36-02 to the 4/24/02 Planning Commission meeting.

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

The item was CONTINUED to 4/24/02.

11) UN-37-02 (6481) INSIGHT HOLDINGS (Public Hearing)

An application submitted by Jim Zeiter on behalf of Tevel Land Development LLC, property owner, for a use permit in an R-2 Two -family Residential District (proposed to a PUD Planned Unit Development District) to allow a convenience store. The property is generally located at the northeast corner of Ann Road and San

RECOMMENDATION

The Development Services Department recommends that UN-37-02 be denied because the proposal is inconsistent with the requirements in the Zoning Ordinance and because significant design issues must be addressed prior to a favorable recommendation.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

The application was presented by Bob Hoyes, Associate Planner, on behalf of staff.

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

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time the item is heard in its entirety.

Commissioner Dean Leavitt **MOVED** and Commissioner Anita Wood **SECONDED** to CONTINUE UN-37-02 to the 4/24/02 Planning Commission meeting.

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

The item was CONTINUED to 4/24/02.

12) T-916 (6479) MARVILLA

An application submitted by Jim Neiter c/o Insight Holdings on behalf of Gary O'Keefe 75 and the Rosalie Filipelli Family Trust 25, property owners, for a tentative map review in an R-2 Two-Family Residential District (proposed property reclassification to a Planned Unit Development District). The property is generally located at the northeast corner of Ann Road and San Mateo Street. The Assessor's Parcel Numbers are 124-30-401-004, 124-30-401-005, 124-30-401-006, 124-30-401-013 and 124-30-401-014.

RECOMMENDATION

The Development Services Department recommends that T-916 be denied because the proposal is inconsistent with the current zoning of the subject site; the proposed lot sizes are smaller than the minimum acceptable to the City; the minimum acreage for open space has not been provided; the distribution of open space is not acceptable; and significant design issues must be addressed prior to a favorable recommendation.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE T-916 to the 4/24/02 Planning Commission meeting

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

The item was CONTINUED to 4/24/02.

13) UN-30-02 (6443) ABF FREIGHT SYSTEM, INC. (Public Hearing)

An application submitted by ABF Freight System, Inc. on behalf of Wonderview Corporation, property owner, for a use permit in an M-2 General Industrial District to allow a motor freight terminal. The property is located at 4501 N. Lamb Boulevard. The Assessor's Parcel Number is 140-06-610-021.

RECOMMENDATION:

The Development Services Department recommends that UN-30-02 be approved subject to the following conditions:

1. Standard Conditions 1, 4, 10, 11 and 12.
2. That landscape ground cover and any landscaping that has died be replaced with plant materials listed in Section 17.24.100. Landscaping plans indicating existing and proposed landscaping shall be submitted and approved by Development Services staff.
3. Right-of-way dedication required on Lamb Boulevard to complete the flared intersection as shown in Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1. Contact JoMar C. Alwes, SR/WA Real Property Agent at 633-1640 for additional information.
4. That all applicable conditions mentioned herein be satisfied prior to the application of a business license.

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

David Deruelle, 4501 N. Lamb Boulevard, Las Vegas, Nevada 89115 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 Anita Wood SECONDED to APPROVE UN-30-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

14) UN-35-02 (6457) LAS VEGAS CYCLE ACCESSORIES (Public Hearing)

An application submitted by Las Vegas Cycle Accessories on behalf of Robert L. Lockwood, property owner, for a use permit in an M-2 General Industrial District to allow an automotive repair facility. The property is located at 3824 Civic Center Drive . The Assessor's Parcel Number is 139-12-103-036.

RECOMMENDATION:

The Development Services Department recommends that UN-35-02 be approved subject to the following

conditions:

1. Standard Conditions 4, 10, 11 and 12.
2. That all repairs shall be performed within the building.
3. That all vehicles left after hours shall be kept within the building.
4. That all vehicles awaiting repair shall be screened from view by a masonry wall or approved landscape screen.
5. That all applicable conditions mentioned herein be satisfied prior to the application of a business license.

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

Chairman Nelson Stone called for the applicant to come forward. The applicant was not present.

Chairman 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 UN-35-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

15) VN-05-02 (6475) GEORGE ELLIKER (Public Hearing)

An application submitted by George Elliker, property owner, for a variance in an R-1 Single Family Residential District to allow 2 feet side setback where 5 feet is required. The property is located at 1645 James Street. The Assessor's Parcel Numbers is 139-24-812-067.

RECOMMENDATION:

The Development Services Department must recommend that VN-05-02 be denied because of the criteria set forth in State Law and the City of North Las Vegas Municipal Code.

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

The item was WITHDRAWN.

16) AMP-24-02 (6471) CENTENNIAL/BRUCE (Public Hearing)

An application submitted by Centex Homes on behalf of Jack Binion 79, Phyllis Cope 21, property owners, for an Amendment to the Master Plan of Streets and Highways to remove Bruce Street between Centennial Parkway and Deer Springs Way. The Assessor's Parcel Numbers are 124-23-701-001, 124-23-401-005 and 124-23-301-009.

RECOMMENDATION

The Development Services Department recommends that AMP-24-02 be denied at the request of the Public Works Department.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/8/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time item is heard in its entirety.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE AMP-24-02 to the 5/8/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/8/02.

17) VN-04-02 (6372) BRENT CHILDRESS (Public Hearing)

An application submitted by Brent Childress, property owner, for a variance in an R-1 Single-Family Residential District to allow a zero (0) foot setback for a canopy where three (3) feet is required. The property is located at 3948 Extenso Drive. The Assessor's Parcel Number is 139-06-711-007.

RECOMMENDATION

The Development Services Department recommends that VN-04-02 be denied because the proposal fails to meet the criteria set forth in State Law and the City of North Las Vegas Municipal Code.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/8/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE VN-04-02 to the 5/8/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/8/02.

18) UN-31-02 (6452) DECATUR CROSSING PLAZA (Public Hearing)

An application submitted by NGA #2 LLC on behalf of John A Ritter, James M. Tighi and Allen Swartz, property owners, for a use permit in a Planned Unit Development District (PUD) consisting of C-1 Neighborhood Commercial to allow gas pumps in conjunction with a grocery store. The property is generally located at the northeast corner of Ann Road and Decatur Boulevard . The Assessor's Parcel Numbers are 124-30-401-010, 011, 015, 016, 017 and 018.

RECOMMENDATION

The Development Services Department recommends that UN-31-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

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

The item was WITHDRAWN.

19) UN-32-02 (6453) DECATUR CROSSING PLAZA (Public Hearing)

An application submitted by NGA #2 LLC on behalf of John A Ritter, James M. Tighi and Allen Swartz, property owners, for a use permit in a PUD Planned Unit Development District to allow “on-sales” of alcohol beverages. The property is generally located at the northeast corner of Ann Road and Decatur Boulevard. The Assessor’s Parcel Numbers are 124-30-401-010, 011, 015, 016, 017 and 018.

RECOMMENDATION

The Development Services Department recommends that UN-32-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

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

The item was WITHDRAWN.

20) UN-33-02 (6454) DECATUR CROSSING PLAZA (Public Hearing)

An application submitted by NGA #2 LLC on behalf of John A Ritter, James M. Tighi and Allen Swartz, property owners, for a use permit in a Planned Unit Development District (PUD) consisting of C-1 Neighborhood Commercial to allow a convenience food restaurant with a drive-through. The property is generally located at the northeast corner of Ann Road and Decatur Boulevard . The Assessor's Parcel Numbers are 124-30-401-010, 124-30-401-011, 124-30-401-015, 124-30-401-016, 124-30-401-017 and 124-30-401-018.

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

The item was WITHDRAWN.

21) UN-34-02 (6455) DECATUR CROSSING PLAZA (Public Hearing)

An application submitted by NGA #2 LLC on behalf of John A Ritter, James M. Tighi and Allen Swartz, property owners, for a use permit in a PUD Planned Unit Development District to allow a financial institution. The property is generally located at the northeast corner of Ann Road and Decatur Boulevard . The Assessor's Parcel Numbers are 124-30-401-010, 011, 015, 016, 017 and 018.

RECOMMENDATION

The Development Services Department recommends that UN-34-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

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

The item was WITHDRAWN.

22) UN-38-02 (6487) DECATUR CROSSING PLAZA (Public Hearing)

An application submitted by NGA #2 LLC on behalf of John A Ritter, James M. Tighi and Allen Swartz, property owners, for a use permit in a Planned Unit Development District (PUD) consisting of C-1 Neighborhood Commercial to allow a convenience food restaurant. The property is generally located at the northeast corner of Ann Road and Decatur Boulevard . The Assessor's Parcel Numbers are 124-30-401-010, 124-30-401-011, 124-30-401-015, 124-30-401-016, 124-30-401-017 and 124-30-401-018.

RECOMMENDATION

The Development Services Department recommends that UN-38-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

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

The item was WITHDRAWN.

Commissioner Marilyn Kirkpatrick abstained from voting on this item due to a business interest.

Item #23 UN-72-01 and #24 SPR-08-02 are related.

23) UN-72-01 (6605) CHEYENNE MARKETPLACE (Public Hearing)

An application submitted by Chet Cox, property owner, for an amendment to conditions of approval for a use permit in a PUD Planned Unit Development District to allow a convenience store with gas pumps and a car wash. The property is generally located at the northwest corner of Martin Luther King Boulevard and Cheyenne Avenue. The Assessor's Parcel Number is 139-09-801-002.

RECOMMENDATION

The Development Services Department recommends that the requested amendment to condition #5-d for UN-72-01 be denied, as the proposal fails to identify a compelling reason for granting of the waiver request and upon granting of the proposed waiver, the development would not meet the intent of the Commercial Design Standards.

The application was presented by Bob Hoyes, Associate Planner, on behalf of staff who indicated staff does not support this request as it does not comply with the Design Guidelines and recommends denial of this item.

Chet Cox, 2232 Chatsworth Court, Henderson, Nevada 89014 appeared on behalf of the applicant who stated he thought this issue had been previously resolved.

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

Commissioner Anita Wood stated she recommends to add a condition, regarding the canopy, that states the canopy is to be the same or higher quality design material and finish as the Chevron canopy at the northeast corner of Craig and Simmons and asked the applicant if that was acceptable to him.

Mr. Cox stated that he owned the station at the corner of Craig and Simmons and that would be acceptable to him.

Commissioner Marilyn Kirkpatrick abstained from voting on this item due to a business interest.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-72-01 per staff's recommendations subject to the following change:

Condition #5d Changed to Read: "That the canopy be of the same or higher quality design material and finish as the Chevron canopy at the northeast corner of Craig Road and Simmons Street and per Exhibit A requiring that the cornice of the canopy be in the same color to match the building."

The MOTION TO APPROVE FAILED with Chairman Nelson Stone, Commissioner Scott Albright and Commissioner Tom Langford voting against the motion and Commissioner Marilyn Kirkpatrick abstaining due to a business interest.

Commissioner Scott Albright MOVED and Commissioner Tom Langford SECONDED to DENY UN-72-01.

The MOTION TO DENY FAILED with Vice-Chairman Harry Shull, Commissioner Anita Wood and Commissioner Dean Leavitt voting against the motion and Commissioner Marilyn Kirkpatrick abstaining due to a business interest.

The item was DENIED.

Commissioner Marilyn Kirkpatrick abstained from voting on this item due to a business interest.

Item #23 UN-72-01 and #24 SPR-08-02 are related.

24) SPR-08-02 (6607) CHEYENNE MARKETPLACE

An application submitted by Chet Cox, property owner, for a site plan review in a PUD Planned Unit Development District to waive Commercial Design Standards. The property is generally located at the northeast corner of Cheyenne Avenue and Martin Luther King Boulevard. The Assessor's Parcel Numbers are 139-09-801-002.

RECOMMENDATION

The Development Services Department recommends that SPR-08-02 be approved to allow a single large landscape planter in place of two smaller planters, and that the request for shortened landscape planters be denied as the applicant has not provided a compelling reason for granting such a waiver.

The application was presented by Bob Hoyes, Associate Planner, on behalf of staff who indicated staff is

recommending denial of this item.

Chet Cox, 2322 Chatsworth Court, Henderson, Nevada 89014 appeared on behalf of the applicant.

Commissioner Marilyn Kirkpatrick abstained from voting on this item due to a business interest.

Commissioner Tom Langford MOVED and Commissioner Scott Albright SECONDED to DENY SPR-08-02 per staff's recommendations.

The motion carried by MAJORITY vote with Vice-Chairman Harry Shull voting against the motion and Commissioner Marilyn Kirkpatrick abstaining due to a business interest.

The item was DENIED.

There was a break in the proceedings at 8:44 P.M.

The meeting reconvened at 8:58 P.M.

Items #5 AMP-25-02 AND #6 ZN-48-02 were heard next following to break.

25) VAC-09-02 (6477) CENTURY ONE (Public Hearing)

An application submitted by Real Homes on behalf of Centennial Parkway - Commerce, L.L.C., property owner, for a vacation of Kitamaya Street commencing at Centennial Parkway and proceeding south approximately 344 feet. The Assessor's Parcel Numbers are 124-27-102-001 and 124-27-101-002.

RECOMMENDATION

The Development Services Department recommends that VAC-09-02 be denied as the right of way is needed as a utility, drainage, and vehicular access corridor.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item is heard in its entirety.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE

VAC-09-02 to the 4/24/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/24/02.

26) T-915 (6476) CENTURY ONE

An application submitted by Real Homes on behalf of Centennial Parkway-Commerce, L.L.C., property owner, for a tentative map review in an R-E Ranch Estates District (proposed property reclassification to Planned Unit Development District). The property is generally located at the southwest corner of Centennial Parkway and Revere Street. The Assessor's Parcel Number is 124-27-101-002.

RECOMMENDATION:

The Development Services Department recommends that T-915 be denied as the proposed development does not meet the minimum standards for a single-family residential neighborhood.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

Commissioner Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE T-915 to the 4/24/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

27) SPR-06-02 (6458) POTLATCH

An application submitted by Power Engineers Inc. on behalf of Potlatch Corporation, property owner, for a site plan review in an M-2 General Industrial District to allow a indoor manufacturing of paper towels. The property is located at 3901 Donna Street. The Assessor's Parcel Number is 139-11-101-002.

RECOMMENDATION

The Development Serviced Department recommends that SPR-06-02 be approved subject to the following conditions:

1. That Standard Conditions 1, 2, 5, 8, 11, 15, 26, 27, 29 and 32 apply; and
2. That Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required; and
3. That no parking, only landscaping and driveways, will be allowed in the forty-foot (40.00') drainage easement; and
4. That a merger and resubdivision map is required to adjust the property line. The map must be recorded prior to the issuance of any construction permits; and
5. That three inch (3") schedule 40 PVC fiber optic conduit is required in Alexander Road; and

6. That a joint access agreement between the two parcels is required. (Contact JoMar C. Alwes, SR/WA at 633-1640 for additional information; and
7. That colors for the building be subject to review and approval by staff; and
8. That all roof-mounted and wall-mounted mechanical equipment be screened from adjacent properties and rights-of-way by a parapet wall integral to the design of the building; and
9. That all ground-mounted mechanical equipment be screened from adjacent properties and rights-of-way by a solid masonry enclosure designed and painted to match the main building; and
10. That landscape materials be provided in accordance with Zoning Ordinance requirements, unless the location of said materials interferes with the drainage facility. If plants are prohibited in certain locations, those materials shall be relocated on-site, not eliminated. The substitution of planting materials may be acceptable, if deemed appropriate by the Development Services Department; and
11. That "No Parking" signs be placed along the Alexander Road and Donna Street rights-of-way, if not currently in place; and
12. That landscaping materials, including but not limited to irrigation, plants and groundcover, within the drainage easement be installed prior to the issuance of a certificate of occupancy. The location of landscaping materials shall be such that they minimize the removal and replacement process at the time of constructing the channel. Maintenance of all landscaping materials within the easement shall be the responsibility of the property owner; and
13. The future drainage channel along the south side of the Alexander Road right-of-way has been designed as an open channel, which would preclude the majority of the proposed parking. To accommodate the proposed parking, the developer must enter into an agreement with the City of North Las Vegas and post a cash deposit, or other surety acceptable to the City, for an amount sufficient to fund the additional engineering and construction costs of a closed conduit through the property frontage. The agreement must be executed and the cash deposit posted prior to the approval of the project's civil improvement plans; and
14. That, unless specified above, the development of this site shall be in compliance with the Industrial Design Standards.

The application was presented by Bob Hoyes, Associate Planner, on behalf of staff who indicated there is a correction necessary on the staff report with regard to the square footage of the expansion which is 93,199 square feet, as opposed to 134,000 square feet, as written. He stated this would also impact the verbiage in the background information that refers to the required parking based on the square footage would be 84 parking spaces. Mr. Hoyes stated the applicant submitted a parking study that the City finds acceptable therefore the parking for this facility will be contained within the existing Potlatch property. He further read into the record two amended conditions:

Condition #12 Changed to Read: "Unless a suitable alternative is provided to the City, landscaping materials, including, but not limited to irrigation, plants and groundcover, within the drainage easement be installed prior to the issuance of a certificate of occupancy. The location of plants and irrigation shall only be within five feet of the back-of-sidewalk. Groundcover shall be provided throughout the entire easement."

Condition #13 Changed to Read: "If the property owner so chooses to utilize the 40-foot drainage easement for parking, the following stipulation shall apply: The future drainage channel along the south side of the Alexander Road right-of-way has been designed as an open channel, which would preclude the majority of the proposed parking. To accommodate the proposed parking, the developer must enter into an agreement with the City of North Las Vegas and post a cash deposit, or other surety acceptable to the City,

for an amount sufficient to fund the additional engineering and construction costs of a closed conduit through the property frontage. The agreement must be executed and the cash deposit posted prior to the approval of the project's civil improvements plans."

Bruce Truxal, of Power Engineers, 3940 Grenbrook Drive, North Las Vegas, Nevada 89030 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE SPR-06-02 per staff's recommendations subject to the following changes:

Condition #12 Changed to Read: "Unless a suitable alternative is provided to the City, landscaping materials, including, but not limited to irrigation, plants and groundcover, within the drainage easement be installed prior to the issuance of a certificate of occupancy. The location of plants and irrigation shall only be within five feet of the back-of-sidewalk. Groundcover shall be provided throughout the entire easement."

Condition #13 Changed to Read: "If the property owner so chooses to utilize the 40-foot drainage easement for parking, the following stipulation shall apply: The future drainage channel along the south side of the Alexander Road right-of-way has been designed as an open channel, which would preclude the majority of the proposed parking. To accommodate the proposed parking, the developer must enter into an agreement with the City of North Las Vegas and post a cash deposit, or other surety acceptable to the City, for an amount sufficient to fund the additional engineering and construction costs of a closed conduit through the property frontage. The agreement must be executed and the cash deposit posted prior to the approval of the project's civil improvements plans."

The motion carried by UNANIMOUS vote.

28) T-914 (6460) FIFTH AND FARM

An application submitted by Phillip Nourafchan on behalf of Warren S. Wood, Nevazona 20 Partnership, Joseph P. Pohorsky, Jr. and Judith Pohorsky, Artemus W. Ham III and Vinciene C. Ham, property owners, for a tentative map review in an R-E Ranch Estates District (proposed property reclassification to Planned Unit Development District). The property is generally located at the northeast corner of Tropical Parkway and North 5th Street. The Assessor's Parcel Number is 124-26-301-001, 124-26-301-003, 124-26-301-004 and 124-26-303-001.

RECOMMENDATION:

The Development Services Department recommends that T-914 be approved subject to the following conditions:

1. Standard conditions: 1, 2, 3, 4, 5, 11, 17, 18, 26, 27, 28, 29, 31 and 32.
2. The applicant has a pending rezoning application (ZN-34-01) to the PUD Planned Unit Development District. The applicant shall obtain permanent zoning to the PUD Planned Unit Development District, otherwise, the tentative map shall be null and void.
3. If approved, the applicant shall comply with all conditions of development for the PUD Planned Unit Development District (ZN-34-01).

4. All residential units shall be provided with fire sprinklers, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
5. A merger and resubdivision map is required.
6. The vacation of Corbett and Hope Street, VAC-16-01, must record concurrently with the final map.
7. The southerly end of Street "C" shall be revised to a modified cul-de-sac with a back of curb radius of 24 feet. Contact the Department of Public Works for details concerning the recently adopted cul-de-sac.
8. Right-of-way dedication for a bus turn out is required on North Fifth Street north of Tropical Parkway.
9. Improved pedestrian access to the park is required by incorporating pedestrian access walkways between lots. Contact Clete Kus, Transportation Planner, at 633-1235 for additional information.
10. Three inch (3") schedule 40 PVC fiber optic conduit is required in Tropical Parkway and four inch (4") schedule 40 PVC fiber optic conduit is required in Losee Road.
11. Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
12. Remove the thickness dimensions from the pavement sections shown on Sheet 3 of 3. The off-site pavement sections shown on the plans must be designed in accordance with Standard Specifications Section 401 using the AASHTO model. The new sections must be based on the estimated traffic counts.
13. The tentative map must show the Nevada Power transmission line along Tropical Parkway and the associated easement. It is recommended the developer contact Nevada Power concerning any building restrictions in the easement or adjacent to the power line.

14. Five 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 staff is recommending approval of this item subject to some amendment to the conditions listed: Condition #9 deleted; Condition #10 Amended to read: Three inch (3") schedule 40 PVC fiber optic conduit is required in Tropical Parkway and four inch (4") schedule 40 PVC fiber optic conduit is required in North 5th Street; Condition #13 Amended to Read: The common element along Tropical Parkway must be expanded to include all of the Nevada Power transmission line easement.

Mark Jones, of Southwest Engineering, 3610 N. Rancho Drive, Las Vegas, Nevada 89120 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Chairman Nelson Stone stated although this is not a Public Hearing, he has a request before him for a participant to speak on this item and asked the Commission's indulgence. The Commission agreed.

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

Mr. Hart stated this property falls within the 65-70 noise decibel area and wished to bring this to the attention of the Planning Commission.

Commissioner Anita Wood asked staff if a condition is necessary to address the noise issue raised by Mr.

Hart.

Marc Jordan replied that a condition addressing that issue would be appropriate.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE T-914 per staff's recommendations subject to the following changes:

Condition #9 Deleted.

Condition #10 Changed to Read: "Three inch (3") schedule 40 PVC fiber optic conduit is required in Tropical Parkway and four inch (4") schedule 40 PVC fiber optic conduit is required in North 5th Street."

Condition #13 Changed to Read: "The common element along Tropical Parkway must be expanded to include all of the Nevada Power transmission line easement."

Condition #14 Added to Read: "The sound attenuation of 25 decibels shall be constructed into each dwelling unit."

The motion carried by UNANIMOUS vote.

29) T-917 (6484) CRAIG/SIMMONS COMMERCIAL CENTER

An application submitted by Halferty Development Company, L.L.C., property owner, for a tentative map review in an a C-1 Neighborhood 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 T-917 be approved with the following conditions:

1. Standard Conditions: 2, 3, 5, 11, 15, 26, 27, 29, 31, and 32.
2. Right-of-way dedication is required for the bus turnout shown on Simmons Street south of Craig Road.
3. Clark County Regional Flood Control District (CCFRCD) concurrence of the drainage study is required.

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

Art Macareg, 2260 Corporate Circle, Henderson, Nevada 89074 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-917 per staff's recommendations.

The motion carried by UNANIMOUS vote.

30) SPR-07-02 (6459) HIGH NOON AT HIGHLAND HILLS

An application submitted by D.R. Horton on behalf of HHRES, L.L.C., property owner for a site plan review in an R-3 Multi-Family Residential District to allow 54 freestanding buildings totaling 162 dwelling units. The property is generally located south of Centennial Parkway approximately 1,600 feet east of Valley Drive. The Assessor's Parcel Number is 124-30-510-003.

RECOMMENDATION

The Development Serviced Department recommends that SPR-07-02 be continued indefinitely to allow the applicant sufficient time to submit revised site plans addressing all issues of concern stated in the analysis.

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

The item was WITHDRAWN.

OLD BUSINESS

31) 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 to HDR High Density Residential. The property is located north of La Madre Way and approximately 270 feet west of Camino Al Norte. The Assessor's Parcel Number is 124-33-702-001.

This item was continued from the February 28th Planning Commission meeting at the request of the applicant.

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

The item was WITHDRAWN.

32) ZN-18-02 (5942) 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 a Planned Unit Development District (PUD) consisting of 244 condominium units. The property is generally located at the northwest corner of Camino Al Norte and La Madre Way. The Assessor's Parcel Number is 124-33-702-001.

This item was continued from the February 28th Planning Commission meeting at the request of the applicant.

RECOMMENDATION

The Development Services Department recommends that ZN-18-02 be denied because the proposal is inconsistent with the purpose of the PUD zoning district, the PUD open space requirements cannot be met, and proposed density would be inappropriate at this location.

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

The item was WITHDRAWN.

Item #33 AMP-24-01 and Item #34 ZN-33-01 are related.

33) AMP-24-01 (4784) ANN/COMMERCE COMMERCIAL (Public Hearing)

An application submitted by Rancho Mirage I, LLC, on behalf of Jerry Goeden, 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 northwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-27-401-007.

The application was presented by Bob Hoyes, Associate Planner, on behalf of staff who indicated these related items were continued indefinitely from the August 22, 2001 Planning Commission meeting and as such the market analysis at that time did not support the request and staff has not been presented with any new information that would change staff's recommendation which is still for denial.

Ryan Arnold, 3225-B S. Rainbow Boulevard, Las Vegas (no zip stated) appeared on behalf of the applicant.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Anita Wood SECONDED to DENY AMP-24-01 per staff's recommendations.

The motion carried by MAJORITY vote with Chairman Nelson Stone, Vice-Chairman Harry Shull and Commissioner Scott Albright voting against the motion.

The item was DENIED.

Item #33 AMP-24-01 and Item #34 ZN-33-01 are related.

34) ZN-33-01 (4798) ANN & COMMERCE COMMERCIAL CENTER (Public Hearing)

An application submitted by Rancho Mirage I, LLC, on behalf of Jerry Goedon, property owner, for reclassification of property from an R-E Ranch Estates District to a C-1 Neighborhood Commercial District. The property is generally located at the northwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-27-401-007.

These applications were continued indefinitely from the Planning Commission meeting of August 22, 2001, because results of a study for potential commercial development in the area had not been presented to the Planning Commission. The results have been presented to the Planning Commission and City Council and were subsequently denied by the City Council on March 6, 2002.

Based on the criteria listed in the Comprehensive Plan and the existing conditions of the area surrounding the subject site, the Development Services Department recommends denial of both requests.

The application was presented by Bob Hoyes, Associate Planner, on behalf of staff who indicated these related items were continued indefinitely from the August 22, 2001 Planning Commission meeting and as such the market analysis at that time did not support the request and staff has not been presented with any new information that would change staff's recommendation which is still for denial.

Ryan Arnold, 3225-B S. Rainbow Boulevard, Las Vegas (no zip stated) appeared on behalf of the applicant.

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

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to DENY ZN-33-01 per staff's recommendations.

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

35) AMP-16-02 (6236) SIGNATURE HOMES (Public Hearing)

An application submitted by Signature Homes on behalf of Adams Investments, L.L.C., property owner, for an Amendment to the Master Plan of Streets and Highways to remove San Mateo Street between Racel Street and Horse Drive. The Assessor's Parcel Numbers are 124-07-301-002, 124-07-301-003, 124-07-301-011 and 124-07-301-012.

This application was continued from the March 13, 2002, Planning Commission meeting at the request of the Planning Commission.

In the original staff report, staff recommended denial because San Mateo Street may be required to serve as emergency access in this area. The Public Works Department has submitted a revised memorandum requesting that this request be denied because San Mateo Street is needed to relieve congestion from Decatur Boulevard as it would provide additional north/south connectivity.

Therefore, staff's recommendation is still for denial.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item can be heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE AMP-16-02 to the 4/24/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/24/02.

36) VAC-07-02 (6239) SIGNATURE HOMES (Public Hearing

An application submitted by Signature Homes on behalf of Adams Investments LLC, property owner, for a vacation of San Mateo Street commencing at Horse Drive and proceeding in a southerly direction approximately 1,264 to Racel Street. The Assessor's Parcel Numbers are 139-07-301-003, 139-07-301-008, 124-07-301-011 and 124-07-301-012.

This application was continued from the March 13, 2002, Planning Commission meeting at the request of the applicant. The applicant has submitted a revised request to vacate a portion of San Mateo Street. The applicant is proposing to vacate the portion of San Mateo Street commencing at Racel Street and extending north approximately 544 feet. According to the tentative map (T-912), half street dedication and improvements would be provided for the northerly portion of San Mateo Street to serve as access to the subdivision from Horse Drive.

In the original staff report, staff recommended denial because San Mateo Street may be required to serve as emergency access in this area. The Public Works Department has submitted a revised memorandum requesting that this request be denied because San Mateo Street is needed to relieve congestion from Decatur Boulevard as it would provide additional north/south connectivity.

Therefore, staff's recommendation is still for denial.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item can be heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE VAC-07-02 to the 4/24/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/24/02.

37) T-912 (6249) SIGNATURE HOMES

An application submitted by Signature Homes on behalf of Adams Investments, Inc., property owner, for a tentative map review in an O-L Open Land District (proposed property reclassification to R-1 Single-Family Residential District). The property is generally located at the southeast corner of Racel Street and Decatur Boulevard. The Assessor's Parcel Numbers are 124-07-301-002, 124-07-301-003, 124-07-301-011 and 124-07-3010012.

Recommendation:

The Development Services Department recommends that T-912 be denied, because the tentative map is not in compliance with the Single Family Design Guidelines, one street does not comply with the curvilinear street requirement, staff is not supporting the requests for a Comprehensive Plan amendment and a reclassification for this site, the proposed development would add to an already overcrowded Lied Middle School and the Fire Department opposes this request due to concerns regarding response times and access to the subject site.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time this item can be heard in its entirety.

Commissioner Anita Wood **MOVED** and Commissioner Dean Leavitt **SECONDED** to CONTINUE T-912 to the 4/24/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/24/02.

38) SPR-35-01 (5441) CENTENNIAL MARKETPLACE

An application submitted by Mark Lefkowitz on behalf of Centennial Losee Center, LLC, property owner, for a site plan review in an R-E Ranch Estates District (proposed property reclassification to C-2 General Commercial) to allow a Commercial Center. The property is generally located at the northeast corner of Centennial Parkway and Losee Road. The Assessor's Parcel Numbers are 124-24-401-001 and 124-24-401-002.

RECOMMENDATION

The Development Services Department recommends that SPR-35-01 be approved subject to the following conditions:

1. Standard Conditions: 1, 2, 3, 4, 7, 11, 15, 26, 27, 28, 29 and 31.
2. That fiber optic conduit must be provided on Losee Road and Centennial Parkway.
3. That the driveways must be a minimum distance of 200 feet from the Centennial Parkway and Losee Road intersection.
4. That right-of-way for a bus turnout must be provided on Losee Road north of Centennial Parkway.
5. That dedication of 50 feet of right-of-way for Losee Road and Centennial Parkway is required along with the right-of-way needed for associated spandrels.
6. That additional dedication for the flared intersection per Clark County Standard Drawing Numbers 201.1 and 245.1 is required on Losee Road and Centennial Parkway.
7. That the jog in the main entrance off of Losee Road must be eliminated.
8. That all buildings shall be equipped with fire sprinklers with alarms transmitted off-site to a central station.
9. That the turning radii of the fire access land shall conform to the requirements of Ordinance 1283.
10. That approval of the site plan shall not imply approval of the proposed pylon signage. Signage shall comply with all Codes and Ordinances in place at the time of building permit application.
11. That the development shall comply with the Commercial Design Standards including but not limited to:

1. The convenience store shall be relocated to the corner of Losee Road and Centennial Parkway.
2. Shaded bicycle parking facilities shall be provided in the vicinity of the public open space plazas.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 5/8/02 Planning Commission meeting.

Commissioner Dean Leavitt MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE SPR-35-01 to the 5/8/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/8/02.

Item #39 AMP-23-02 and Item #40 ZN-47-02 are related.

39) AMP-23-02 (6354) REVERE/GOWAN (Public Hearing)

An application submitted by Richmond American Homes of Nevada, Inc. on behalf of Revere, L.L.C., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Light Industrial to MDR Medium Density Residential. The property is generally located at the southeast corner of Revere Street and Gowan Road. The Assessor's Parcel Numbers are 139-10-302-001 and 139-10-302-004.

This item was continued from the March 27, 2002, Planning Commission meeting at the request of the applicant.

From the 3/27/02 Planning Commission meeting:

RECOMMENDATION:

The Development Services Department recommends that AMP-23-02 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 staff is recommending approval of this item.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant.

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

Willie Mae Scott, 832 Mandalin Way, North Las Vegas, Nevada 89032

Ms. Scott stated she is concerned about these new homes being as good or better as her house so as not to negatively affect the value of her property.

The Public Hearing was closed.

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE AMP-23-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #39 AMP-23-02 and Item #40 ZN-47-02 are related.

40) ZN-47-02 (6355) REVERE/GOWAN (Public Hearing)

An application submitted by Richmond American Homes of Nevada, Inc. on behalf of Revere, L.L.C., property owner, for reclassification of property from an M-2 General Industrial District to a Planned Unit Development District (PUD) consisting of 124 Single-Family Homes. The property is generally located at the southeast corner of Revere Street and Gowan Road. The Assessor's Parcel Numbers are 139-10-302-001 and 139-10-302-004.

Recommendation:

The Development Services Department recommends that ZN-47-02 be continued indefinitely to allow the applicant time to submit a revised preliminary development plan that demonstrates a minimum lot size of 4,500 square feet.

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

1. Standard Conditions: 1, 2, 4, 5, 7, 11, 15, 26, 27, 28, 29, 31 and 32.
2. Development of the subject site shall not exceed 115 detached single-family dwelling units.
3. Lots shall not be less than 4,000 square feet in size.
4. Development shall comply with the Single Family Design Guidelines.
5. Development shall comply with the following setbacks:
 1. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 2. Interior Side: Five (5) feet.
 - c. Corner Side: Ten (10) feet.
 - d. Rear Yard: Fifteen (15) feet.
6. 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. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required in the private park areas.
7. A merger and resubdivision map will be required.
8. Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is

required.

9. Side lot line drainage easements must be landscaped in conformance with North Las Vegas Municipal Code.
10. The secondary entry right-of-way must be sixty feet (60.0') in width.
11. If entry gates are installed, a queuing analysis will be required.

12. The applicant must comply with the following:

The Clark County Regional Flood Control District (CCRFCD) Hydrological Criteria and Drainage Design Manual Section 1603, Subsection 303.6.1 states: "The City of North Las Vegas does not permit the construction of permanent structures within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, any developer / builder proposing to place structures within a SFHA must meet the following requirements prior to the issuance of various permits and certificates-of-occupancy:

- a. Grading and off-site construction permits may be issued by the City of North Las Vegas, Department of Public Works, once the improvement plans and drainage study have been approved and a copy of the completed Conditional Letter of Map Revision (CLOMR) application has been submitted to FEMA for processing.
 2. Building permits can be issued once a CLOMR has been obtained from the FEMA.
 3. Certificates of occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
13. All residential units shall be equipped with fire sprinklers, unless the applicant provides a alternative acceptable to the City prior to recording the final map.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway 7th Floor, Las Vegas, Nevada 89109 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-47-02 per staff's recommendations subject to the following change:

Condition #14 Added to Read: "Pedestrian access shall be provided to Gowan Road at the end of the cul-de-sac."

The motion carried by UNANIMOUS vote.

41) AMP-20-02 (6341) PLEASANT GROVE LLC (Public Hearing)

An application submitted by Pleasant Grove, L.L.C., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low- Density Residential to Regional Commercial. The property is generally located west of Losee Road and approximately 300 feet north of Deer Springs Way. The Assessor's Parcel Numbers are 124-23-601-001, 124-23-601-002, 124-23-601-003, 124-23-601-004, 124-23-601-005, 124-23-601-006, 124-23-601-007, 124-23-601-008, 124-23-601-013, 124-23-601-014 and 124-23-601-016.

This item was continued from the March 27, 2002, Planning Commission meeting at the request of the applicant.

From the 3/27/02 Planning Commission meeting:

RECOMMENDATION:

The Development Services Department recommends that AMP-20-02 be denied as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan. In addition to the lack of compelling reasons, amending the Comprehensive Plan at this time would be premature.

The Development Services Department recommends that ZN-42-02 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 staff is recommending denial of this item.

Mindy Unger-Wadkins, 42 Caddy Circle, Henderson, Nevada 89074 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 Scott Albright SECONDED to APPROVE AMP-20-02.

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

42) ZN-42-02 (6342) PLEASANT GROVE LLC (Public Hearing)

An application submitted by Pleasant Grove, L.L.C., property owner, for reclassification of property from an R-E Ranch Estates District to a C-3 General Service Commercial District. The property is generally located west of Losee Road and approximately 300 feet north of Deer Springs Way. The Assessor's Parcel Numbers are 124-23-601-001, 124-23-601-002, 124-23-601-003, 124-23-601-004, 124-23-601-005, 124-23-601-006, 124-23-601-007, 124-23-601-008, 124-23-601-013, 124-23-601-014 and 124-23-601-016.

This item was continued from the March 27, 2002, Planning Commission meeting at the request of the applicant.

From the 3/27/02 Planning Commission meeting:

RECOMMENDATION:

The Development Services Department recommends that AMP-20-02 be denied as the proposed change does not comply with the guidelines established in the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan. In addition to the lack of compelling reasons, amending the Comprehensive Plan at this time would be premature.

The Development Services Department recommends that ZN-42-02 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 staff is recommending denial of this item.

Mindy Unger-Wadkins, 42 Caddy Circle, Henderson, Nevada 89074 appeared on behalf of the applicant.

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

Commissioner Anita Wood MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-42-02 as C-2, not C-3.

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

43) VAC-08-02 (6356) ANN/DECATUR (Public Hearing)

An application submitted by Focus Commercial Group on behalf of N.G.A. #2, L.L.C, property owner, for a vacation of a portion of the Montgomery Street right-of-way commencing at Ann Road and proceeding north approximately 339 feet. The Assessor's Parcel Number is 124-30-401-015.

The Planning Commission continued this vacation request to the 4/10/02 at the request of the applicant.

RECOMMENDATION

The Development Services Department recommends that VAC-08-02 be approved and forwarded to City Council for final consideration with the following conditions:

1. Dedicated access to Assessor's Parcel Number (APN) 124-30-401-008 is required as deemed acceptable by the Director of Public Works.
2. A merger and resubdivision map must record concurrently with the vacation.

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

The item was WITHDRAWN.

44) T-913 (6358) ANN/DECATUR (Public Hearing)

An application submitted by Focus Commercial Group on behalf of Tighi Family Limited Partnership, property owner, for a tentative map review in a PUD Planned Unit Development District for a commercial development. The property is generally located at the northeast corner of Ann Road and Decatur Boulevard. The Assessor's Parcel Numbers are 124-30-401-010, 011, 012, 015, 016, 017 and 018.

The Planning Commission continued this tentative map to April 10 at the request of the applicant.

From the 3/27/02 Planning Commission meeting?

RECOMMENDATION

The Development Services Department recommends that T-913 be approved with the following conditions:

1. Standard Conditions: 2, 3, 6, 7, 9, 11, 15, 26, 27, 29 and 32.
2. Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
3. A merger and resubdivision map shall be required prior to development.
4. Remove street section thickness from the typical sections. The off-site pavement sections shown on the plans must be designed in accordance with Standard Specifications Section 401 using the AASHTO model. The new sections must be based on the estimated traffic counts.
5. Dedicated access to Assessor's parcel Number 124-30-401-008 is required as deemed acceptable by the Director of Public Works.
6. Approval and recordation of VAC-08-02, Montgomery Street vacation is required.
7. Dedication of the remainder of the sixty feet for Decatur Boulevard and fifty feet for Ann Road is required.
8. Driveway number and location are subject to review and approval by the City of North Las Vegas traffic engineer.
9. Applicant must abide by all conditions of the approved traffic study.

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

The item was WITHDRAWN.

45) FDP-03-02 (6345) DECATUR CROSSING PLAZA (Public Hearing)

An application submitted by NGA #2 LLC, property owner, for a Final Development Plan review in Planned Unit Development District (PUD). The property is generally located at the northeast corner of Ann Road and Decatur Boulevard. The Assessor's Parcel Numbers 124-30-401-011, 012, 016, 017 and 018.

The Planning Commission continued the final development plan to April 10 at the request of the applicant.

RECOMMENDATION

The Development Services Department recommends that FDP-03-02 be continued indefinitely to allow the applicant time to redesign the site to comply with minimum parking and commercial design standards.

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

The item was WITHDRAWN.

46) ZN-10-02 (5788) CENTURY ONE (Public Hearing)

An application submitted by Centex Homes on behalf of Centennial Parkway - Commerce, LLC., property owner, for reclassification of property from an R-E Ranch Estates District to a Planned Unit Development District (PUD) consisting of 87 Single-Family Homes. The property is generally located at the southeast corner of Centennial Parkway and Revere Street. The Assessor's Parcel Number is 124-27-101-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-10-02 be denied as the proposed development does not meet the minimum standards for a single-family residential neighborhood and the concerns expressed by Public Works requires a complete revision of the proposed site plan.

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, 5, 6, 7, 9, 11, 15, 17, 22, 24, 26, 27, 28, 29, 31 and 32.
2. The site is affected by a significant wash. A drainage study is needed to determine what temporary facilities are needed until the city completes the Centennial Parkway Channel Project. The temporary facilities may require considerable re-design of the site layout.
3. Development shall comply with the Single-Family Design Guidelines and shall be limited to detached, single family dwelling units having minimum lot size of 4,500 square feet.
4. Development of lots shall have a minimum lot size of 4,500 square feet and shall comply with the following setbacks:
 - Front: Minimum of 15 (20 feet for the garage)
 - Side: Minimum of 5 feet
 - Rear: Minimum of 15 feet (exception: all lots along southern property line shall have a minimum of 25 feet rear yard setback)
 - Corner Side: Minimum of 10 feet
5. A Final Development Plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director, or designee, to determine what amenities will be required of the private park areas.
6. The landscaping next to Centennial Parkway shall be increased appropriately to accommodate the entire Nevada Power utility easement and to landscape in accordance with the Single Family Design Guidelines.
7. The developer shall provide sign and / or stripe a bike path along Revere Street and Centennial Parkway.
8. Provide four-inch (4") schedule 40 PVC fiber optic conduit on Centennial Parkway and Revere Street. Contact the CNLV Traffic Engineer at 633-1200 for additional information.
9. Right of way dedication for a bus turn out is required on Centennial Parkway east of Revere Street.

10. If entrance gates are used, a queuing analysis will be required.
11. 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.
12. Remove the section thickness from the typical sections. The off-site pavement sections shown on the plans must be designed in accordance with Standard Specifications Section 401 using the AASHTO model. The new sections must be based on the estimated traffic counts.
13. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City.
14. All Fire Department codes and ordinances in effect at the issuance of building plans shall apply.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 4/24/02 Planning Commission meeting.

Chairman Nelson Stone opened the Public Hearing. No participants came forward. He stated the Public Hearing shall remain open until such time the item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-10-02 to the 4/24/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 4/24/02.

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:

Jim Stubler, Acting Director, Development Services, spoke of a possible joint meeting between The City Council and the Planning Commission to be held on Wednesday July 31, 2002 since there are five (5) Wednesdays in the month of July, 2002. Commissioner Anita Wood stated she would prefer to see the joint meeting take place on the 5th Wednesday of May, 2002 instead. Commissioner Tom Langford concurred with Commissioner Wood's statement. Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE a JOINT MEETING WITH THE CITY COUNCIL AND PLANNING COMMISSIONER ON THE 5TH WEDNESDAY OF MAY, 2002 (MAY 29, 2002). The motion carried by UNANIMOUS vote.

CHAIRMAN'S BUSINESS:

None

ADJOURNMENT:

10:15 PM

A motion to ADJOURN the April 10, 2002 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