

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 24, 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
Mary Aldava, Associate Planner
Lenny Badger, Public Works
Steven DiGiovanni, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Scott Albright

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 April 10, 2002.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE the minutes of the April 10, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-48-02 (6793) PAULUS ENTERPRISES CIVIC CENTER DISTRIBUTION CENTER

Accept the Commercial Developments Off-Site Improvements Agreement by Paulus Enterprises, LLC and accept the Cash-In-Lieu-Of Bond in the amount of \$44,462.50.

B) PW-49-02 (6794) CHEYENNE VALLEY, UNIT 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Celebrate Homes XI, LLC and accept the Subdivision Bond in the amount of \$501,847.50.

C) PW-50-02 (6795) SENECA FALLS, UNIT 1

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Subdivision Bond in the amount of \$576,810.24.

D) PW-51-02 (6796) SENECA FALLS, UNIT 2

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount \$404,869.30.

E) PW-52-02 (6797) NORTHPORT LOTS 2 & 4

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Developers Surety and Indemnity Company to release the Subdivision Bond in the amount \$54,847.76.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE Consent Agenda **Items A, C, D, and E.**

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to APPROVE **Consent Agenda Item B** with Vice-Chairman Harry Shull abstaining from voting on Consent Agenda Item B due to a business interest.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) AMP-27-02 (6580) 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 eliminate Rome Boulevard between Donna Street and Lawrence Street. The Assessor's Parcel Numbers are 124-23-301-009, 124-23-401-003, 124-23-401-004, 124-23-401-005, 124-23-701-001, 124-23-701-002 and 124-23-801-001.

RECOMMENDATION

The Development Services Department recommends that AMP-27-02 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 5/22/02 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.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to CONTINUE AMP-27-02 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/22/02.

2) AMP-28-02 (6582) THE GALLERIA @ EL CAMPO GRANDE (Public Hearing)

An application submitted by Insight Holding on behalf of GLK Holdings III Decatur LLC et. al., property owners, for an Amendment to the Master Plan of Streets and Highways to change the width of the following streets:

Decatur Boulevard from 100 feet to 124 feet
Centennial Parkway from 100 feet to 108 feet
El Campo Grande Avenue from 60 feet to 96 feet

The Assessor's Parcel Numbers are 124-30-301-001, 124-30-302-001, 124-30-301-002, 124-30-304-001, 124-30-305-001, 124-30-305-001, 124-30-401-001, 124-30-401-002, 124-30-401-007 and 124-30-401-008.

RECOMMENDATION:

The Development Services Department recommends that AMP-28-02 be denied because the landscaped areas proposed as part of the right-of-way can already be accomplished without the need to amend the Master Plan of Streets and Highways.

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

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. The Public Hearing was closed.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE AMP-28-02.

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

3) VAC-11-02 (6581) THE GALERIA @ EL CAMPO GRANDE (Public Hearing)

An application submitted by Insight Holdings on behalf of GLK Holdings III Decatur, L.L.C., property owner, for a vacation of a vacation of Montgomery Street commencing at Tropical Parkway and proceeding south approximately 1,236 feet to El Campo Grande Avenue, of Corbett Avenue commencing at Decatur Boulevard and proceeding east approximately 1,216 feet to San Mateo Street, and San Mateo Street, between El Campo Grande Avenue and Tropical Parkway. The Assessor's Parcel Numbers are 124-30-301-001, 124-30-305-001, 124-30-401-001, 124-30-302-001, 124-30-304-001 and 124-30-302-002.

RECOMMENDATION:

The Development Services Department recommends that VAC-11-02 be approved to vacate portions of Montgomery Street and Corbett Street as described above only, and that this item be forwarded to City Council for final consideration with the following conditions:

1. The legal description for the vacation must be modified to include that portion of Centennial Parkway lying between San Mateo Street and the future right of way line of Centennial Parkway.
2. Dedication of the additional right of way for Tropical Parkway and Decatur Boulevard required to include the ultimate right of way width and the flared intersection per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1. Contact JoMar C. Alwes, SR/WA at 633-1640 for additional information.

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.

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 VAC-11-02 per staff's recommendations subject to the following changes:

Condition #1 Changed to Read: "Applicant must apply for a vacation of that portion of Centennial parkway lying between San Mateo Street and the future of way line of Centennial Parkway. That vacation record concurrently with VAC-11-02.

Condition #2 Changed to Read: "Dedication of the additional right of way for Tropical Parkway and Decatur Boulevard required to include the ultimate right of way width and the flared intersection per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1. Contact JoMar Alwes, SR/WA at 633-1640 for additional information."

The motion carried by UNANIMOUS vote.

Items #4 AMP-29-02, #5 ZN-53-02, #6 AMP-30-02, #7 ZN-54-02 and #8 ZN-55-02 are related.

4) AMP-29-02 (6587) AZURE/STATZ III (Public Hearing)

An application submitted by Nigro Associates on behalf of Kavoossi Family Trust, 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 generally located at the northwest corner of Azure Avenue and Statz Street. The Assessor's Parcel Number is 124-25-102-002.

RECOMMENDATION

The Development Services Department recommends that AMP-29-02 receive a favorable recommendation and be forwarded to the City Council for final consideration.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the applicant has revised plans which staff has not review yet and recommends this item be continued for 30 days to allow staff the opportunity to review and comment on the revised plans.

Jennifer Lazovich, of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated she concurs with a 30-day continuance of this item.

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 AMP-29-02 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

Items #4 AMP-29-02, #5 ZN-53-02, #6 AMP-30-02, #7 ZN-54-02 and #8 ZN-55-02 are related.

5) ZN-53-02 (6588) AZURE/STATZ III (Public Hearing)

An application submitted by Nigro Associates on behalf of Kavoossi Family Trust, property owner, for reclassification of property from an R-E Ranch Estate District to a PUD Planned Unit Development District consisting of 220 dwelling units . The property is generally located at the northwest corner of Azure Avenue and Statz Street. The Assessor's Parcel Number is 124-25-102-002.

RECOMMENDATION

The Development Services Department recommends that ZN-53-02 be denied because the proposal is inconsistent with the purpose of the PUD zoning district; the PUD open space requirements have not been met; the proposed density exceeds the maximum allowable at this location (if AMP-29-02 is approved); the proposal is not designed as one cohesive development; landscape buffer areas do not meet the minimum dimensional requirements; and proposed streetscapes do not meet the minimum standards set forth in the Zoning Ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the applicant has revised plans which staff has not reviewed yet and recommends this item be continued for 30 days to allow staff the opportunity to review and comment on the revised plans.

Jennifer Lazovich, of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated she concurs with a 30-day continuance of this item.

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.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-53-02 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/22/02.

Items #4 AMP-29-02, #5 ZN-53-02, #6 AMP-30-02, #7 ZN-54-02 and #8 ZN-55-02 are related.

6) AMP-30-02 (6586) AZURE/STATZ (Public Hearing)

An application submitted by Nigro Associates on behalf of Nevcan Development LTD., et. al., 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 generally located at the southwest corner of Azure Avenue and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

RECOMMENDATION

The Development Services Department recommends that AMP-30-02 receive a favorable recommendation and be forwarded to the City Council for final consideration.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the applicant has revised plans which staff has not review yet and recommends this item be continued for 30 days to allow staff the opportunity to review and comment on the revised plans.

Jennifer Lazovich, of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated she concurs with a 30-day continuance of this item.

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.

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to CONTINUE AMP-30-02 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/22/02.

Items #4 AMP-29-02, #5 ZN-53-02, #6 AMP-30-02, #7 ZN-54-02 and #8 ZN-55-02 are related.

7) ZN-54-02 (6585) AZURE/STATZ (Public Hearing)

An application submitted by Nigro Associates on behalf of Nevcan Development LTD., et. al., property owner, for a property reclassification to change the current designation of R-E Ranch Estates to Planned

Unit Development District (PUD) consisting of 208 Single-Family Residential lots. The property is generally located at the southwest corner of Azure Avenue and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

RECOMMENDATION

The Development Services Department recommends that ZN-54-02 be denied because the proposal is inconsistent with the purpose of the PUD zoning district; the PUD open space requirements have not been met; there are several discrepancies between the letter of intent, application form and proposed preliminary development plan; pertinent information (e.g. lot sizes, proposed setbacks, etc.) was not provided; and the proposed streetscapes do not meet the minimum standards set forth in the Zoning Ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the applicant has revised plans which staff has not reviewed yet and recommends this item be continued for 30 days to allow staff the opportunity to review and comment on the revised plans.

Jennifer Lazovich, of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated she concurs with a 30-day continuance of this item.

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.

Vice-Chairman Harry Shull **MOVED** and Commissioner Anita Wood **SECONDED** to CONTINUE ZN-54-02 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/22/02.

Items #4 AMP-29-02, #5 ZN-53-02, #6 AMP-30-02, #7 ZN-54-02 and #8 ZN-55-02 are related.

8) ZN-55-02 (6584) AZURE/STATZ II (Public Hearing)

An application submitted by Nigro Associates on behalf of Nevcan Development, LTD, et. al., property owner, for reclassification of property from an M-1 Business Park Industrial District to a Planned Unit

Development District (PUD) consisting of 70 Single-Family homes.. The property is generally located at the northeast corner of Azure Avenue and Statz Street. The Assessor's Parcel Number is 124-25-501-005.

RECOMMENDATION

The Development Services Department recommends that ZN-55-02 be denied because the proposal is inconsistent with the purpose of the PUD zoning district; the PUD open space requirements have not been met; there are several discrepancies between the calculations, application form and proposed preliminary development plan; pertinent information (e.g. lot sizes, proposed setbacks, etc.) was not provided; and the proposed streetscapes do not meet the minimum standards set forth in the Zoning Ordinance.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated the applicant has revised plans which staff has not reviewed yet and recommends this item be continued for 30 days to allow staff the opportunity to review and comment on the revised plans.

Jennifer Lazovich, of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated she concurs with a 30-day continuance of this item.

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 Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-55-02 to the 5/22/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/22/02.

9) UN-64-01 (4831) DECATUR 2538 PUMPING STATION (Public Hearing)

An application submitted by the Southern Nevada Water Authority, property owner, for a use permit in an O-L Open Land District to allow a pumping station. The property is generally located at the southeast corner of Decatur Boulevard and Horse Drive. The Assessor's Parcel Numbers are 124-07-301-008 and 124-07-301-010.

RECOMMENDATION:

The Development Services Department recommends that UN-64-01 be approved subject to the following conditions:

1. Standard Conditions: 4, 8, 10, 11 and 12.
2. UN-64-01 shall be valid for 10 years from the date of approval by the Planning Commission and shall be considered inaugurated upon issuance of a building permit and completion of substantial above ground construction.
3. The applicant shall comply with all conditions of approval for UN-50-99.
4. Additional ten foot (10.0') dedication of right-of-way is required on Decatur Boulevard.

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 this item is heard in its entirety.

Vice-Chairman Harry Shull **MOVED** and Commissioner Tom Langford **SECONDED** to **CONTINUE** UN-64-01 to the 5/8/02 Planning Commission meeting.

The motion carried by **UNANIMOUS** vote.

The item was CONTINUED to 5/8/02.

10) UN-39-02 (6562) STAGING AREA-DECATUR BLVD. (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 staging area for the construction of a pumping station. The property is generally located at the northeast corner of Horse Drive and Decatur Boulevard. The Assessor's Parcel Number is 124-07-201-001.

RECOMMENDATION

The Development Services Department recommends that UN-39-02 be approved subject to the following conditions:

1. Standard Conditions 4, 8, 10, 11, 12 and 15 apply.
2. That all necessary provisions be taken to mitigate dust, subject to staff review and approval.
3. That UN-39-02 shall expire on March 31, 2004.

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 this item is heard in its entirety.

Commissioner Tom Langford MOVED and Commissioner Anita Wood SECONDED to CONTINUE UN-39-02 to the 5/8/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/8/02.

11) UN-40-02 (6560) DR. DWAYNE'S AUTO SPECIALIST (Public Hearing)

An application submitted by Carl Dwayne Richardson on behalf of Bulk Carriers Service, Inc., property owner, for a use permit in an M-2 General Industrial District to allow an automobile repair facility. The property is located at 3844 Losee Road. The Assessor's Parcel Number is 139-11-504-002.

RECOMMENDATION:

The Development Services Department recommends that UN-40-02 be approved with the following conditions:

1. Standard conditions: 4, 6, 8, 10, 11 and 12.
2. The proposed development shall place opaque metal gates in place of the existing chain link gates along Losee Road.
3. The applicant shall reduce the amount of automobile salvage on the site, so that it is incidental to the primary use of an auto repair facility.

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

Carl Dwayne Richardson, 3620 Thom Boulevard, Las Vegas, Nevada 89130 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-40-02 per staff's recommendations subject to the following change:

Condition #3 Changed to Read: "That automobile salvage shall not be allowed on the site. All auto parts incidental to the auto repair facility shall be kept within the building."

The motion carried by UNANIMOUS vote.

12) UN-41-02 (6572) HOUSE OF DELIVERANCE MINISTRY (Public Hearing)

An application submitted by House of Deliverance MTOC Church on behalf of Robert Brown, property owner, for a use permit in a PUD Planned Unit Development District consisting of C-1 Neighborhood Commercial to allow a church. The property is located at 4116 W. Craig Road #101. The Assessor's Parcel Number is 139-06-613-003.

RECOMMENDATION:

The Development Services Department recommends that UN-41-02 be continued indefinitely to allow the applicant the opportunity to file for an amendment to the PUD district and to allow the Planning Commission and City Council time to consider the amendment. If the applicant is not in agreement with the continuance, then staff's recommendation is for denial.

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

Chairman Nelson Stone called for the applicant to come forward. The applicant was not present. He stated this item shall be placed at the end of this Planning Commission meeting to be heard last and give the applicant another opportunity to be present for this item.

This item was heard following Item #35.

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

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to CONTINUE UN-41-02 to the 5/8/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/8/02.

13) UN-42-02 (6579) POPPA'S SPORTS CAFÉ & GRILL (Public Hearing)

An application submitted by the Emil-Herche Miller Trust on behalf of William R. Morse, Timothy Morse, et. al., property owners, for a use permit in an M-2 General Industrial District to allow the "on-sale" of alcoholic beverages in conjunction with a tavern. The property is generally located at the northeast corner of Craig Road and Berg Street. The Assessor's Parcel Number is 139-01-201-015.

RECOMMENDATION

The Development Services Department recommends that UN-42-02 be approved subject to the following Conditions:

1. Standard Conditions: 1, 2, 4, 6, 8, 10, 11, 12, 15, 26, 27, and 29.
2. Four inch (4") schedule PVC fiber optic conduit is required on Craig Road.
3. That a merger and resubdivision map is required to adjust the property line.
4. That the development shall be in compliance with Chapter 5.26 of the North Las Vegas Municipal Code. (North Las Vegas Liquor Control Ordinance)
5. The site plan must be revised to remove the parking and landscape planters from the 30' access easement on the north and east side of the parcel, or the easement must be vacated.

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

Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Commissioner Anita Wood MOVED and Commissioner Scott Albright SECONDED to APPROVE UN-42-02 per staff's recommendations subject to the following change:

Condition #6 Added to Read: "That the applicant shall submit a survey stamped by a licensed surveyor to the Development Services Department as proof of compliance with the 1,500-foot separation requirement prior to the issuance of a business license or building permit."

Condition #7 Added to Read: "That the bathroom accessibility be maintained without having to go through the bar area."

Condition #8 Added to Read: "That the applicant maintain the 50-50 ratio between the restaurant and the bar area."

The motion carried by UNANIMOUS vote.

14) ZN-46-02 (6350) CENTENNIAL VILLAGE (Public Hearing)

An application submitted by NGA #2, L.L.C. on behalf of Exber, Inc., property owner, for reclassification of property from an M-2 General Industrial District to a Planned Unit Development District (PUD) consisting of single-family residential. The property is generally located at the southeast corner of Centennial Parkway and Pecos Road. The Assessor's Parcel Numbers are 123-30-101-002, 123-30-201-001, 123-30-201-002, 123-30-201-003, 123-30-201-004, 123-30-501-001, 123-30-601-002 and 123-30-601-004.

RECOMMENDATION

The Development Services Department recommends that ZN-46-02 be denied as the revised site plan does not comply with the standards of the Comprehensive Plan or the Zoning Ordinance.

If the Commission thinks that the proposed zoning change is appropriate, then a continuance should be granted to allow the developer to submit a revised site plan that is in conformance with the Comprehensive Plan and Design Standards; and to meet with the Clark County School District about a school site.

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 this item is heard in its entirety.

Commissioner Dean Leavitt MOVED and Vice-Chairman Harry Shull SECONDED to CONTINUE ZN-46-02 to the 5/8/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/8/02.

15) ZN-51-02 (6505) LONE MOUNTAIN/COMMERCE (Public Hearing)

An application submitted by William Lyon Homes on behalf of Cabrera Investments, property owner, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Kraft Avenue and Goldfield Street. The Assessor's Parcel Numbers are 139-03-502-003, 139-03-502-004, 139-03-502-005 and 139-03-502-006.

RECOMMENDATION:

The Development Services Department recommends that ZN-51-02 receive a favorable recommendation

and that this item be forwarded to the City Council for permanent “hard zoning” to the R-1 Single Family Residential District by ordinance.

Prior to the Planning Commission meeting, the applicant requested the item be continued indefinitely.

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

- ▶ Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101

Mr. Curran stated he does not represent this applicant, but does represent another party who is claiming ownership to this property and stated there is current litigation pending on this matter.

Chairman Nelson Stone stated the Public Hearing on this item 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-51-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

16) T-918 (6507) KRAFT & GOLDFIELD

An application submitted by William Lyon Homes on behalf of Cabriers Invest, property owner, for a tentative map review in an R-E Ranch Estates Residential District (proposed property reclassification to an R-1 Single Family Residential District). The property is generally located at the southwest corner of Kraft Street and Goldfield Street. The Assessor’s Parcel Numbers are 139-03-502-003, 004, 005 and 006.

RECOMMENDATION:

The Development Services Department recommends that T-918 be continued in order for the applicant address the concerns of the Public Works Department and revise the tentative map eliminating the drainage easements and redesigning Art Court and Don Court so that they align with the streets in the

proposed single-family development to the north of Kraft Avenue. Also, the perimeter landscaping for Lot 1, Lot 9, Lot 10, Lot 18 and Lot 19 need to be shown as a common element on the tentative map.

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-918 be denied.

Prior to the Planning Commission meeting, the applicant requested the item be continued indefinitely.

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

- ▶ Bill Curran, of Curran & Parry, 300 S. 4th Street, Suite 1201, Las Vegas, Nevada 89101

Mr. Curran stated he does not represent this applicant, but does represent another party who is claiming ownership to this property and stated there is current litigation pending on this matter.

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

Commissioner Tom Langford MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE T-918 indefinitely.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #17 ZN-52-02, #18 VAC-10-02 and #19 T-920 are related.

17) ZN-52-02 (6576) LONE MOUNTAIN & DONNA (Public Hearing)

An application submitted by Richmond American Homes of Nevada on behalf of John Michelon and Gabriella Michelon, 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 northwest corner of Lone Mountain Road and Donna Street. The Assessor's Parcel Numbers are 124-35-401-001 and 124-35-401-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-52-02 receive a favorable recommendation and that this item be forwarded to the City Council for permanent "hard zoning" to the R-1 Single Family

Residential District by ordinance.

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

Dennis Wertzler, 940 CedarCliff, Las Vegas, Nevada 89123 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

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

Joe Hart stated this property falls within the 65-70 noise decibel and he requests that this property be noise attenuated by 25 decibels which makes the home more energy efficient.

- ▶ Bob Borgersen, 4751 Possum Berry, North Las Vegas, Nevada 89030

Mr. Borgersen stated he supports this project as he feels it will be beneficial for the community.

The Public Hearing was closed.

Vice-Chairman Harry Shull MOVED and Commissioner Tom Langford SECONDED to APPROVE ZN-52-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**There was a break in the proceedings at 9:02 P.M.
The meeting reconvened at 9:22 P.M.**

Items #17 ZN-52-02, #18 VAC-10-02 and #19 T-920 are related.

18) VAC-10-02 (6578) LONE MOUNTAIN & DONNA (Public Hearing)

An application submitted by Richmond American Homes of Nevada, Inc. on behalf of John Michelin and Gabriella Michelin, property owners, for a vacation of ten (10) feet of the northerly portion of Lone Mountain Road commencing at North 5th Street and proceeding east approximately 1,160 feet to Donna Street. The Assessor's Parcel Numbers are 124-35-401-001 and 124-35-401-002.

RECOMMENDATION:

The Development Services Department recommends that VAC-10-02 be approved subject to the condition listed below and that this item be forwarded to City Council for final consideration.

1. Relocation of any existing utility facilities shall be at the developer's expense.

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

Dennis Wertzler, 940 CedarCliff, Las Vegas, Nevada 89123 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE VAC-10-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Items #17 ZN-52-02, #18 VAC-10-02 and #19 T-920 are related.

19) T-920 (6574) LONE MOUNTAIN & DONNA

An application submitted by Richmond American Homes of Nevada on behalf of John and Gabriella Michelin, property owners, for a tentative map review in an R-E Ranch Estate District (proposed to R-1). The property is generally located at the northwest corner of Lone Mountain Road and Donna Street. The Assessor's Parcel Numbers 124-35-401-001 and 124-35-401-002.

RECOMMENDATION:

The Development Services Department recommends that T-920 be approved subject to the following conditions:

1. Standard conditions: 1, 2, 11, 15, 17, 18, 26, 27, 29, 31 and 32.
2. The applicant has a pending rezoning application (ZN-52-02) to the R-1 Single Family Residential District. The applicant shall obtain permanent zoning to the R-1 Single Family Residential District, otherwise, the tentative map shall be null and void.
3. The development shall comply with the single family design standards, including, but not limited to providing 15 feet of landscaping (which may include the sidewalk) between Lot 22 and Donna Street.
4. That perimeter and corner side landscape areas shall be shown as common elements on the final map.
5. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R.C. Farms, in part, is protected by state statutes as an agricultural use.
6. A merger and resubdivision map is required.
7. Interior streets must be labeled as "Private".
8. Note #4 calls out a 41' street section, the private street detail is labeled as 40 feet wide. Review and make corrections as necessary.
9. Right-of-way dedication required for bus turn out on North Fifth Street north of Lone Mountain Road.
10. Remove section thickness from they typical sections. The off-site pavement sections shown on the plans must be designed in accordance with Standard Specifications Section 401 using the ASSHTO model. The new sections must be based on the estimated traffic counts.
11. Four inch (4") schedule 40 PVC fiber optic conduit is required on North Fifth Street and three inch (3") schedule 40 PVC fiber optic conduit is required on Lone Mountain Road.
12. The entrance on North Fifth Street will be limited to right-in/right-out movements unless it is relocated 660 feet north of Lone Mountain Road.

13. 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.
14. Fire access lanes, and marking thereof, shall be designed and installed in accordance with Fire Code.
15. Fire hydrants shall be provided on perimeter streets in accordance with the Fire Code.
16. 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 Mary Aldava, Associate Planner, on behalf of staff who indicated staff is

recommending approval of this item subject to sixteen (16) conditions, as well as staff recommends amending Condition #3 to read: "The development shall comply with the single family design standards." Staff also wishes to add Condition #17 to read as follows:

Condition #17: "All dwelling units shall be designed to decrease the day/night average level of sound outdoor-to-indoor by 25 decibels."

Dennis Wertzler, 940 CedarCliff, Las Vegas, Nevada 89123 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-920 per staff's recommendations subject to the following change:

Condition #3 Changed to Read: "The development shall comply with the single family design standards."

Condition #17 Added to Read: "All dwelling units shall be designed to decrease the day/night average level of sound outdoor-to-indoor by 25 decibels."

Condition #18 Added to Read: "That the applicant be required to meet with the school district."

The motion carried by UNANIMOUS vote.

20) T-919 (6573) BRUCE COURT

An application submitted by Dwyer Engineering, Inc. on behalf of Rocklin, L.L.C., property owner, for a tentative map review in an M-2 General Industrial District. The property is generally located at the northwest corner of Gilmore Avenue and Bruce Street. The Assessor's Parcel Number is 139-11-102-004.

RECOMMENDATION:

The Development Services Department recommends that T-919 be approved subject to the following conditions:

1. Standard Conditions: 1, 11, 15, 17, 26, 27, 29, 31, and 32.
2. The tentative map shall conform to the pending civil improvement plans, the site plan must be

revised to show the private street / public utility easement that will provide access to any proposed buildings. The private street shall be named in accordance with the North Las Vegas Street Naming and Address Assignment Standard.

3. Three inch (3") schedule 40 PVC fiber optic conduit is required on Bruce Street.
4. 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 Mary Aldava, Associate Planner, on behalf of staff who indicated staff is recommending approval of this item.

Thomas Hullums, 1008 Scarlet Ridge Drive, Las Vegas, Nevada 89128 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-919 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

Item #21 T-903, #22 T-904, #23 T-905 and #24 T-906 are related.

21) T-903 (6209) NORTH VALLEY ENTERPRISES, LLC

An application submitted by North Valley Enterprises, LLC, property owner, for a tentative map review in an O-L Open Land District (proposed property reclassification to MPC-R-1 Master Planned Community-Single-Family Residential District). The property is generally located at the northwest corner of Centennial Parkway and Allen Lane. The Assessor's Parcel Number is 124-19-301-002.

RECOMMENDATION

The Development Services Department recommends that T-903 be approved subject to the following conditions:

1. Standard conditions: 3, 5, 11,15, 26, 27, 28, 29, 31, and 32.
2. Street names and suffixes must conform to the North Las Vegas Street Naming and Address Assignment Standard.

3. Fire hydrants shall be provided in accordance with the requirements of the Fire Code.
4. A minimum of two means of access shall be provided for all groups of 25 or more residential units.
5. That pedestrian access shall be provided to the proposed linear-open-space along the beltway at the cul-de-sac ends between lots 147 and 148, and lots 158 and 159.
6. The required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
7. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of 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 seven (7) conditions with Condition #5 being amended to read as follows: "That pedestrian access shall be provided to the proposed linear-open-space along the beltway at the cul-de-sac ends between Lots 147 and 148, provided if the trail is constructed."

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.

Vice-Chairman Harry Shull MOVED and Commissioner Anita Wood SECONDED to APPROVE T-903 per staff's recommendations subject to the following change:

Condition #5 Changed to Read: "That pedestrian access shall be provided to the proposed linear-open-space along the beltway at the cul-de-sac ends between Lots 147 and 148, provided if the trail is constructed."

The motion carried by UNANIMOUS vote.

Item #21 T-903, #22 T-904, #23 T-905 and #24 T-906 are related.

22) T-904 (6207) NORTH VALLEY ENTERPRISES, LLC

An application submitted by North Valley Enterprises, L.L.C., property owner, for a tentative map review in an O-L Open Land District (proposed property reclassification to MPC-R-1 Master Planned Community - Single-Family Residential District). The property is generally located east of Simmons Street approximately 400 feet north of Centennial Parkway. The Assessor's Parcel Number is 124-20-000-002.

RECOMMENDATION

The Development Services Department recommends that T-904 be approved subject to the following conditions:

1. Standard conditions: 3, 5, 7, 11, 15, 26, 27, 28, 29, 31, and 32.
2. The Centennial Parkway detail must be revised to conform to the Development Standards which

indicate no street centerline shift from the section line.

3. The Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
4. The site drainage must conform to the conceptual master plan drainage study.
5. Dedicated and improved access to the site is required.
6. Four inch (4") schedule 40 PVC fiber optic conduit is required on Centennial Parkway and Simmons Street.
7. Street names and suffixes must conform to the North Las Vegas Street Naming and Address Assignment Standard.
8. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
9. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of 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.

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.

Vice-Chairman Harry Shull **MOVED** and Commissioner Tom Langford **SECONDED** to **APPROVE** T-904 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

Item #21 T-903, #22 T-904, #23 T-905 and #24 T-906 are related.

23) T-905 (6210) NORTH VALLEY ENTERPRISES, LLC

An application submitted by North Valley Enterprises LLC, property owner, for a tentative map review in an MPC-R-1 Master Planned Community-Single-Family Residential District. The property is generally located at the northwest corner of Clayton Street and Centennial Parkway. The Assessor's Parcel Number is 124-20-000-002.

RECOMMENDATION

The Development Services Department recommends that T-905 be approved subject to the following conditions:

1. Standard conditions: 3, 5, 11, 15, 26, 27, 28, 29, 31, and 32.
2. The Centennial Parkway detail must be revised to conform to the Development Standards which indicate no street centerline shift from the section line.

3. The Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
4. The site drainage must conform to the conceptual master plan drainage study.
5. Dedicated and improved access to the site is required.
6. Street names and suffixes must conform to the North Las Vegas Street Naming and Address Assignment Standard.
7. Fiber optic conduit must be provided on Clayton Street, Simmons Street, and Centennial Parkway.
8. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
9. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of 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.

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.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Scott Albright SECONDED to APPROVE T-905 per staff's recommendations.

The motion carried by UNANIMOUS vote.

Item #21 T-903, #22 T-904, #23 T-905 and #24 T-906 are related.

24) T-906 (6211) NORTH VALLEY ENTERPRISES, LLC

An application submitted by North Valley Enterprises, L.L.C., property owner, for a tentative map review in an O-L Open Land District (proposed property reclassification to MPC-R-1 Master Planned Community - Single-Family Residential District). The property is generally located at the southwest corner of Deer Springs Way and Clayton Street The Assessor's Parcel Number is 124-20-000-002.

RECOMMENDATION

The Development Services Department recommends that T-906 be approved subject to the following conditions:

1. \Standard conditions: 3, 5, 11, 15, 26, 27, 28, 29, 31, and 32.
2. Street names and suffixes must conform to the North Las Vegas Street Naming and Address Assignment Standard.
3. Fiber optic conduit must be provided on Simmons Street, Deer Springs Way, and Clayton Street.

4. The Clark County Regional Flood Control District (CCRFCD) concurrence of the drainage study is required.
5. A second means of access shall be indicated at the time of submittal of civil improvement plans.
6. That pedestrian access shall be provided from the interior of the subdivision to the commercial site at the southeast corner of Deer Springs Way and Simmons Street through the four cul-de-sacs located in proximity.
7. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
8. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of 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 with the deletion of Condition #6 as access is already provided as part of the linear trail system to the commercial center.

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.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE T-906 per staff's recommendations.

The motion carried by UNANIMOUS vote.

OLD BUSINESS

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.

The Planning Commission continued this vacation request to April 24 at the request of the applicant.

From the 4/10/02 Planning Commission meeting:

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 this item be withdrawn.

The item was WITHDRAWN.

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.

The Planning Commission continued this tentative map to April 24 at the request of the applicant.

From the 4/10/02 Planning Commission meeting:

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 this item be withdrawn.

The item was WITHDRAWN.

27) 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.

The Planning Commission continued this zoning request to April 24 at the request of the applicant.

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 this item be withdrawn.

The item was WITHDRAWN.

28) 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, and again on April 10, 2002, at the request of the applicant.

In the original staff report, staff recommended denial because San Mateo Street may be required to serve as emergency access in this area. In addition, the Public Works Department has submitted a revised memorandum requesting denial of this request 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 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 this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE AMP-16-02 to the 5/8/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/8/02.

29) 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 Planning Commission, and again on April 10, 2002, 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. In addition, the Public Works Department has submitted a revised memorandum requesting denial of this request 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 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 this item is heard in its entirety.

Vice-Chairman Harry Shull MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE VAC-07-02 to the 5/8/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/8/02.

30) 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, the proposed development would add to an already overcrowded Lied Middle School, the Fire Department opposes this request due to concerns regarding response times and access to the subject site and staff is not supporting the requests to remove a portion of San Mateo Street.

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

Commissioner Tom Langford MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE T-912 to the 5/8/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 5/8/02.

Items #31 ZN-49-02, #32 UN-36-02 and #33 UN-37-02 are related.

31) 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.

This application was continued from the Planning Commission meeting of April 10, 2002, at the request of the applicant.

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.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending denial of this item and stated staff has also received twenty-two (22) letters in opposition of this item.

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. The Public Hearing was closed.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-49-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #31 ZN-49-02, #32 UN-36-02 and #33 UN-37-02 are related.

32) 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.

This application was continued from the Planning Commission meeting of April 10, 2002, at the request of the applicant.

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.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending denial of this item and stated staff has also received twenty-two (22) letters in opposition of this item.

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. The Public Hearing was closed.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-36-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #31 ZN-49-02, #32 UN-36-02 and #33 UN-37-02 are related.

33) 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 Mateo Street . The Assessor's Parcel Number 124-30-401-006.

This application was continued from the Planning Commission meeting of April 10, 2002, at the request of the applicant.

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.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending denial of this item and stated staff has also received twenty-two (22) letters in opposition of this item.

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. The Public Hearing was closed.

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE UN-37-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

34) 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.

This application was continued from the Planning Commission meeting of April 10, 2002, at the request of the applicant.

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.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff.

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

Vice-Chairman Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE T-916 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

35) 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.

This application was continued from the April 10, 2002, Planning Commission meeting at the request of the Planning Commission to allow staff time to draft conditions for the proposed Planned Unit Development.

Should the Planning Commission determine that permanent zoning to the PUD, Planned Unit Development District is warranted, then staff recommends the following conditions:

15. Standard Conditions: 1, 2, 3, 5, 7, 9, 11, 15, 26, 27, 29, 31 and 32.
16. Development of the subject site shall not exceed 110 detached single-family dwelling units or a density of 5.50 dwelling units per acre.
17. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
18. Development shall comply with the Single Family Design Guidelines.
19. All internal streetscape areas that are used to help satisfy the open space provisions, shall be in compliance with the PUD requirements.
20. Development shall comply with the following setbacks:
 - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 2. Interior Side: Five (5) feet.
 3. Corner Side: Ten (10) feet.
 4. Rear Yard: Fifteen (15) feet.
21. 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.
22. All residential units must be provided with fire sprinklers, unless the applicant provides an alternative acceptable to the City prior to recording the final map.
23. A minimum of two remote means of paved access shall be provided from existing streets to this development.

24. Stub street design is generally prohibited due to the inability of North Las Vegas' street sweeping equipment to adequately maintain the right-of-way, except when required by unusual topographic, drainage or other constraints. The stub streets 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.
25. The entry streets shall be revised to a minimum of sixty feet (60.0') of right-of-way.
26. In order to have a median opening, the entry street on Centennial Parkway must be moved thirty feet (30.0') west. Construction of the median will be required with the development of the site.

27. Four inch (4") schedule 40 PVC fiber optic conduit is required in Centennial Parkway.
28. Dedication of thirty feet (30.0') for Rome Boulevard and fifty feet (50.0') for Centennial Parkway is required.
29. An access easement across the open space is required for Lots 17 - 23.
30. No landscaping will be allowed in the Rome Boulevard right-of-way. A common element adjacent to Lots 31 - 41 is required to conform to the City landscaping requirements.
31. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R.C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R.C. Farms, in part, is protected by state statutes as an agricultural use.
32. All dwelling units shall be designed to decrease the day/night average level of sound, outdoor to indoor, by 25 decibels.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff is recommending approval subject to eighteen (18) conditions.

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

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

Vice-Chairman Harry Shull **MOVED** and Commissioner Dean Leavitt **SECONDED** to **APPROVE** ZN-48-02 per staff's recommendations.

The motion carried by **UNANIMOUS** vote.

36) 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 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning to the Planned Unit Development District, (PUD) by ordinance with the following conditions:

1. Standard Conditions: 1, 2, 3, 5, 7, 9, 11, 15, 26, 27, 29, 31 and 32.
2. The site must be revised to include San Mateo Street. The vacation of San Mateo Street will not be supported by Public Works.
3. Four inch (4") schedule 40 PVC fiber optic conduit is required in Centennial Parkway and Decatur Boulevard.
4. The alignment of Centennial Parkway must be revised to conform to the North Las Vegas Master Plan of Streets and Highways.
5. A merger and resubdivision map is required.
6. The applicant must apply for a vacation of Montgomery Street from Centennial Parkway to El Campo Grande and of Corbett Street from Decatur Boulevard to San Mateo Street. A portion of the old Tropical Parkway right-of-way must also be vacated.
7. Additional right-of-way dedication on Decatur Boulevard and Centennial Parkway is required for a flared intersection per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
8. A final development plan, subject to Planning Commission review and approval is required for each phase in its entirety. Phase one is the 40 acres located at the northeast corner of Decatur Boulevard and El Campo Grande Avenue and phase two is the 10 acres located at the southeast corner of Decatur Boulevard and El Campo Grande Avenue.
9. The final development plan must identify the type of use proposed as the major anchor for each phase of development. Furthermore, pad development shall not occur until a building permit is issued for the major anchor in each phase of development.

10. Development shall comply with the Commercial Development Standards and Design Guidelines with the exception of the following:
 1. Shade trees, Prosopis Chilensis 'Hybrid' (Thornless Chilean Mesquite) and Ulmus Parvifolia (Lacebark Elm) may be allowed within the parking lot.
 2. The grouping of trees may be allowed, provided the same number of trees are still provided as required by ordinance. In addition, trees in excess of the required trees may be of a reduced size.
 3. Light poles shall not exceed 35 feet in height.
11. The maximum height of any building or structure shall not exceed 60 feet.
12. Development shall generally conform to the overall concept of the preliminary development plans and the development booklet. With the exception of those conditions listed herein, if there is a conflict with the Zoning Ordinance (including the Commercial Development Standards and Design Guidelines), the Zoning Ordinance shall apply.
13. That the commercial uses in this Planned Unit Development shall only be those allowed in the C-2 General Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020 and 17 § 28.050.

The application was presented by Marc Jordan, Senior Planner, on behalf of staff who indicated staff who indicated the applicant is requesting several waivers from the Commercial Guidelines which staff is not supporting, otherwise 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.

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

Commissioner Anita Wood MOVED and Vice-Chairman Harry Shull SECONDED to APPROVE ZN-50-02 per staff's recommendations subject to the following change:

Condition #2 Deleted.

Condition #14 Added to Read: "The developer shall be responsible for the installation and maintenance of all landscaping within the right-of-way to include street medians."

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

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: The Planning Commission responded to the resignation of Commissioner Scott Albright as he has taken another job out of state, and wished him well in his future.

ADJOURNMENT: 10:25 PM

A motion to ADJOURN the April 24, 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