

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Joy Diaz
Jay Aston

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

Anita Wood, Vice-Chairman
Marilyn Kirkpatrick
Jo Cato

Planning Commission MINUTES are now available on the internet at:
www.cityofnorthlasvegas.com

October 23, 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
Jo Cato - Present
Nelson Stone - Present
Jay Aston - Present
Marilyn Kirkpatrick - Present
Joy Diaz, Absent

STAFF PRESENT:

Steve Baxter, Acting Director, Development Services
Marc Jordan, Principal Planner
Chris Melendrez, Planner
Randy Cagle, Public Works
Clete Kus, Transportation Services
Steven DiGiovanni, Fire Department
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

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.

PLEDGE OF ALLEGIANCE

Chairman Dean Leavitt

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

MINUTES

Approval of the MINUTES for the Planning Commission meeting of October 9, 2002.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE the minutes of the October 9, 2002 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-123-02 (8517) MOEN EXPANSION

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify National Fire Insurance Company of Hartford to release the Performance Bond in the amount of \$110,408.43.

B) PW-124-02 (8518) SUNFLOWER, UNIT 4

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Commercial Federal Bank to release the Letter of Credit in the amount of \$157,304.46.

C) PW-125-02 (8519) NORTH MEADOWS WEST II

Approve the Final map and the Subdivision Off-Site Improvements Agreement by North Meadows, LLC and accept the Performance Bond in the amount of \$354,525.44.

D) PW-126-02 (8520) ALLEN & ANN BY AVANTE, UNIT 1

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by HH RES, LLC and accept the Subdivision Bond in the amount of \$571,389.39.

E) PW-127-02 (8521) ALLEN & ANN BY AVANTE, UNIT 2

Approve the Final Map and the Subdivision off-site Improvements Agreement by HH RES, LLC and accept the Subdivision Bond in the amount of \$311,910.56.

F) PW-128-02 (8522) GALENA POINTE

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Richmond American Homes of Nevada, Inc. and accept the Subdivision Bond in the amount of \$1,368,754.70.

G) PW-129-02 (8523) POTLATCH TISSUE EXPANSION BUILDING

Accept the Commercial Developments Off-Site Improvements Agreement by Potlatch Corporation and accept the Offsite Improvement Bond in the amount of \$140,982.16.

H) PW-130-02 (8524) NVE PARCEL 26, PHASE 1

Approve the Final Mpa and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Performance Bond in the amount of \$591,350.98.

I) PW-131-02 (8526) NVE PARCEL 26, PHASE 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Performance Bond in the amount of \$462,770.26.

J) PW-132-02 (8563) PETE SHIELDS RESIDENTIAL

Approve the Subdivision Off-Site Improvements Agreement by Peter G. and Terri L. Shields and accept the Offsite Improvement Bond in the amount of \$33,994.73.

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE Consent Agenda Items A through H and J.

The motion carried by UNANIMOUS vote.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE Consent Agenda Item "1".

The motion carried by MAJORITY vote with Commissioner Jay Aston abstaining from voting on Item "1" due to a business and personal interest.

NEW BUSINESS

1) AMP-62-02 (8156) ROME BRUCE LLC (Public Hearing)

An application submitted by Phillip Nourafchan on behalf of Rome Bruce LLC, property owner, for an Amendment to the Master Plan of Streets and Highways to delete approximately 2,700 feet of Bruce Street commencing at Centennial Parkway and proceeding north to Deer Springs Way and to delete approximately 2,700 feet of Rome Boulevard commencing at Donna Street and proceeding east to Lawrence Street. The Assessor's Parcel Numbers are 124-23-301-009, 124-23-701-001, 124-23-701-002 and 124-23-801-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-62-02 be denied because a Master Transportation Study supporting the deletion of Rome Boulevard and Bruce Street has not been submitted; and the Fire Department is opposed to the deletion of Rome Boulevard.

Prior to the Planning Commission meeting the applicant requested this item be withdrawn without prejudice.

The item was WITHDRAWN.

2) AMP-63-02 (8157) ROME BRUCE LLC (Public Hearing)

An application submitted by Phillip Nourafchan on behalf of Rome Bruce LLC, 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 Centennial Parkway and Lawrence Street. The Assessor's Parcel Numbers are 124-23-301-009, 124-23-701-001, 124-23-701-002, and 124-23-801-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-63-02 be denied as the subject site does not comply with the guidelines established in the Comprehensive Plan to warrant an amendment to the Comprehensive Plan and there is no compelling reason to amend the Comprehensive Plan.

Prior to the Planning Commission meeting the applicant requested this item be withdrawn without prejudice.

The item was WITHDRAWN.

3) ZN-115-02 (8158) ROME BRUCE LLC (Public Hearing)

An application submitted by Phillip Nourafchan on behalf of Rome Bruce, LLC, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development consisting of 95 duplexes and 490 single family dwellings. The property is generally located at the northwest corner of Centennial Parkway and Lawrence Street. The Assessor's Parcel Numbers are 124-23-301-009, 124-23-701-001, 124-23-701-002 and 124-23-801-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-115-02 be denied because a preliminary development plan that complies with all PUD requirements has not been submitted; a Master Transportation Study with twenty (20) year projected modeling, supporting the deletion of Rome Boulevard and Bruce Street, has not been submitted; and sufficient access to the site is not currently developed.

Prior to the Planning Commission meeting the applicant requested this item be withdrawn without prejudice.

The item was WITHDRAWN.

Items #4 AMP-64-02 and #5 ZN-116-02 are related.

4) AMP-64-02 (8266) CENTENNIAL & STATZ (Public Hearing)

An application submitted by Taney Engineering on behalf of Valerie Brown, 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 Statz Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-013 and 124-24-401-014.

RECOMMENDATION:

The Development Services Department recommends that AMP-64-02 receive a favorable recommendation and be forwarded to the City Council for final consideration.

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

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

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Jo Cato MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE AMP-64-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #4 AMP-64-02 and #5 ZN-116-02 are related.

5) ZN-116-02 (8267) CENTENNIAL & STATZ (Public Hearing)

An application submitted by Taney Engineering on behalf of Valerie Brown, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 49 single family dwellings. The property is generally located at the northwest corner of Statz Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-011, 124-24-401-012, 124-24-401-013 and 124-24-401-014.

RECOMMENDATION:

The Development Serviced Department recommends that ZN-116-02 be continued to allow the applicant to address the concerns of the Parks and Recreation Department.

If, however, the Planning Commission determines that approval of ZN-116-02 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

1. Standard Conditions 5, 7, 9, 15, 26, 27, 29, 31 and 32.
2. Development of the subject site shall not exceed 49 detached single-family dwelling units or a density of 4.82 dwelling units per acres.
3. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Fiber optic conduit is required on Centennial Parkway and Statz Street.
7. A merger and resubdivision map will be required prior to development.
8. The following right-of-way dedications are required:
 - a. Flared intersection and 54 feet (54') radius at Centennial Parkway and Statz Street; and
 - b. Bus turnout on Centennial Parkway near Statz Street.
9. The installation of sprinklers for fire suppression in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
10. A minimum of two fire access gates shall be provided for emergency entrance into the subdivision. Maintenance of the fire access gates shall be the responsibility of the Homeowner's Association.
11. A minimum of two (2) remote means of paved access shall be provided to this site from existing streets.
12. The development shall comply with the Single Family Design Standards, including, but not limited to:
 - a. Ten (10) feet of landscaping, which may include the sidewalk, shall be provided adjacent to the corner side of all corner lots within the development; and

- b. The sidewalk along Centennial Parkway must be curvilinear and separated from the back of the street curb by a minimum of five feet, except in bus turn out areas.
13. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
 14. 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.
 1. The following amenities are to be included as a minimum:
 - Circuitous lighted paths;
 - A minimum of 20 trees per acre;
 - At least two (2) differing age appropriate play structures for children with 'rubber resilient tot turf' fall protection and accompanying shade ramada;
 - At least one large open space are for group / organized play;
 - One large group shade area / gazebo (30' diameter); and
 2. 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; and
 3. All dwelling units shall be designed to decrease the day/night average level of sound, outdoor to indoor, by 25 decibels; and
 4. That the development of this site shall be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mention herein, the more restrictive shall apply.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending a continuance of this item to allow the applicant time to address issues of concern with the City's Parks and Recreation Department.

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

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Jay Aston MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZN-116-02 per staff's recommendations subject to the following changes:

Condition #1 Changed to Read: "Add Standard Condition #4."

Condition #3 Changed to Read: "The minimum lot size shall be 4,500 square feet."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

6) AMP-65-02 (8274) CENTENNIAL VILLAGE (Public Hearing)

An application submitted by Focus Commercial Group, property owner, for an Amendment to the Master Plan of Streets and Highways, to remove approximately 1,100 feet of Sandy Lane commencing at Tropical Parkway and proceeding north to Centennial Parkway. The Assessor's Parcel Numbers are 123-30-201-002, 123-30-201-003 and 123-30-101-002.

RECOMMENDATION

The Development Services Department recommends that AMP-65-02 be continued to allow the applicant time to submit a Master Transportation Study including modeling to the Department of Public Works.

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

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

Chairman Dean Leavitt 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 Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE AMP-65-02 to the 11/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/13/02.

7) T-959 (8275) CENTENNIAL VILLAGE

An application submitted by Beazer Homes , property owner, for a tentative map review in an PUD Planned Unit Development District consisting of 202 single family dwellings. The property is generally located at the southwest corner of Azure Avenue and Walnut Street. The Assessor's Parcel Numbers are 123-30-201-003 and 123-30-201-004.

RECOMMENDATION

The Development Services Department recommends that T-959 be continued so that the appropriate revisions can be made and presented to the Planning Commission.

If however the Planning Commission determines that approval is warranted, the Development Services Department recommends the following conditions of approval:

1. Standard Conditions: 4, 6, 9, 11, and 15.
2. That T-959 shall be revised in order to be in conformance with the conditions of approval for ZN-46-02, including but not limited to:
 - a. The applicant shall submit for an amendment to the Master Plan of Streets and Highways to remove the alignment (Sandy Lane) along the easterly boundary. If the amendment is denied, the tentative map must be revised to include the roadway.
 - b. 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.
 - c. All lots shall have a minimum area of 4,500 square feet.
 - d. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 - e. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
 - f. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to approval of the civil improvement plans for the project.
 - g. A water network analysis must be submitted with the civil improvement plans.
 - h. All known geologic hazards shall be shown on the Tentative Map and the Civil Improvement Plans. Subsequent identification of additional hazards may substantially alter the original Tentative Map layout.
3. That approval of T-959 is contingent upon the approval of the requisite zoning by City Ordinance. In the event that there is a discrepancy between the zoning approval and the tentative map, the tentative map shall be revised accordingly subject to Planning Commission review and approval.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Details must be removed from the street sections.
7. A parcel map shall be filed to create parcels of different land use.

8. The following right of way dedications are required:
 - a. 30' for Azure Avenue (north side) and associated spandrels
 - b. 50' for Walnut Road and associated spandrels
 - c. 50' for Centennial Parkway and associated spandrels
 - d. 10' for Tropical Parkway (currently being changed to 100' width) and associated spandrels
 - e. Bus turnout on Walnut Road near Centennial Parkway and on Pecos Road near Tropical Parkway
 - f. Flared intersection at Centennial Parkway and Walnut Road
9. The City of North Las Vegas Master Plan of Streets and Highways call for Azure Avenue to be a 60 feet right of way, therefore owner shall apply to vacate 10 feet of the existing right of way.
10. Label and dimension the landscape and common areas to be maintained by the homeowners association.
11. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conforming tentative map.
12. Fiber optic conduit is required along Tropical Parkway and Walnut Road.
13. A minimum two means of paved access from existing streets to this site are required.
14. In accordance with Title 16.12.030, the required zoning must be identified on the map.
15. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
16. Fire Hydrants shall be provided in accordance with the Fire Code.
17. Fire lanes shall be designed and installed in accordance with the Fire Code.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/26/02 Planning Commission meeting.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-959 to the 11/26/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/26/02.

8) UN-02-01 (8163) CHEYENNE RESTAURANT & TAVERN (Public Hearing)

An application submitted by O.R.B., LLC, on behalf of CP Development, Inc., property owner, for an extension of time on a use permit, in a Planned Unit Development District (PUD) consisting of General Commercial, to allow the “on-sale” of alcoholic beverages in conjunction with a tavern. The property is generally located at the northwest corner of Simmons Street and Cheyenne Avenue. The Assessor’s Parcel Number is 139-08-402-005.

RECOMMENDATION:

The Development Services Department recommends that UN-02-01 be approved subject to the following conditions:

1. That all previously approved conditions for shall UN-02-01 apply. If there is a conflict with the conditions stated herein, the more restrictive shall apply; and
2. That the development of this site be in compliance with all codes and ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
3. That UN-02-01 shall expire on May 8, 2003.

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

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 Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Jo Cato MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE UN-02-01 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

9) UN-10-02 (8160) LAKE MEAD & SIMMONS PLAZA (Public Hearing)

An application submitted by Simon and Lake Properties LLC, property owner, for an extension time on a use permit in a C-1 Neighborhood Commercial District to allow the “On-Sale” of alcoholic beverages in conjunction with a restaurant. The property is generally located at the southeast corner of Lake Mead Boulevard and Simmons Street. The Assessor’s Parcel Number is 139-20-602-002.

The Planning Commission originally approved the use permit for “on-sale” on March 13, 2002. The applicant is currently negotiating with potential tenants for the approved location. A building application has not been submitted at this time. No other use permit applications for “on-sale” within the area have been submitted that could be delayed by the requested time extension.

RECOMMENDATION

As this is the applicant’s first request for an extension of time and there are no competing use permit applications for “on-sale” within 1500 feet, Development Services recommends that UN-10-02 be approved with the following conditions:

1. All previously approved conditions of UN-10-02 shall apply.
2. That UN-10-02 shall expire on March 13, 2003.

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

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

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Jay Aston MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-10-02 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

10) UN-88-02 (8261) PAWN PLUS (Public Hearing)

An application submitted by Craig McCall, on behalf of Emil H. Miller, property owner, for a use permit in a M-2 General Industrial District to allow a pawn shop. The property is located approximately 230 feet east of Berg Street and north of Craig Road. The Assessor's Parcel Number is 139-01-201-016.

RECOMMENDATION

The Development Services Department recommends that UN-88-02 be approved subject to the following Conditions:

1. Standard Conditions: 4, 6, 10, 11, 12, and 14.
2. That additional architectural enhancements shall be provided on the structure to match the previously approved Poppa's Café and Sports Bar (UN-42-02) including but not limited to a decorative band, cornice, stone veneer (accents/wainscot), and fabric window awnings, subject to review and approval by staff.
3. That a stamped survey performed by a registered surveyor in the State of Nevada must be submitted prior to the issuance of a building permit or business license demonstrating that the proposed pawn shop is not within two miles of any existing pawn shops.
4. Approval of a traffic study is required prior to submittal of civil improvement plans.
5. Fiber optic conduit is required on Craig Road.
6. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130 and the *Uniform Standard Drawing for Public Works' Construction Off-Site Improvements* Drawing Number 225. Conformance may require modification to the site.

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

Craig McCall, 4230 Pecos Road, Las Vegas, Nevada (no zip given) appeared on behalf of the applicant.

Frank Bruno, 4589 Bersaglio Street, Las Vegas, Nevada 89135 appeared on behalf of the applicant. Both Mr. McCall and Mr. Bruno stated they concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Nelson Stone MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-88-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #11 ZN-117-02 and #12 UN-89-02 are related.

11) ZN-117-02 (8298) KERN RIVER EXPANSION PROJECT (Public Hearing)

An application submitted by Kern River Gas Transmission Company on behalf of Richard Sikorski, property owner, for reclassification of property from an O-L Open Land District to an M-2 General Industrial District. The property is generally located at the northwest corner of Hollywood Boulevard and Ann Road. The Assessor's Parcel Number is 123-27-801-002.

RECOMMENDATION:

The Development Services Department recommends that ZN-117-02 be approved and forwarded to the City Council with a recommendation for hard zoning to the M-2, General Industrial, zoning district.

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

Eric Campbell, 1133 E. Carson Street, Long Beach, California 90807 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Vice-Chairman Anita Wood MOVED and Chairman Dean Leavitt SECONDED to APPROVE ZN-117-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #11 ZN-117-02 and #12 UN-89-02 are related.

12) UN-89-02 (8299) KERN RIVER EXPANSION PROJECT (Public Hearing)

An application submitted by Kern River Gas Transmission Company on behalf of Richard Sikorski, property owner, for a use permit in an O-L Open Land District (proposed to M-2 General Industrial District) to allow a temporary construction staging area. The property is generally located at the northwest corner of Hollywood Boulevard and Ann Road. The Assessor's Parcel Number is 123-27-801-002.

RECOMMENDATION

The Development Services Department recommends that UN-89-02 be approved subject to the following conditions:

1. Standard Conditions 4, 8, 10, 11, 12 and 15 apply.
2. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal code 17.24.130 and the *Uniform Standard Drawings for Public Works' Construction OffSite Improvements* Drawing Number 225. Conformance may require modifications to the site.
3. All driveways are to be paved.
4. Paved access will be required to the site from Ann Road.
5. The following right-of-way dedications are required:
 - a. 30 feet (30') for El Campo Grande
 - b. 30 feet (30') for Shatz Street
 - c. 50 feet (50') for Hollywood Boulevard
 - d. 50 feet (50') for Ann Road and associated spandrels to be consistent with right-of-way continuation from adjoining parcels
 - e. Flared intersection at Hollywood Boulevard and Ann Road
 - f. Bus turnout on Ann Road near Hollywood Boulevard
6. That all necessary provisions be taken to mitigate dust, subject to staff review and approval.
7. That UN-89-02 shall expire on October 23, 2003.

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

Eric Campbell, 1133 E. Carson Street, Long Beach, California 90807 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-89-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

13) VN-09-02 (8262) TERRY SOVEY (Public Hearing)

An application submitted by Terry Sovey, property owner, for a variance in a PUD Planned Unit Development District to allow a 9 ½ foot rear yard setback where 15 feet is required for a single family home. The property is located at 4012 Talara Lane. The Assessor's Parcel Number is 139-06-814-034.

RECOMMENDATION:

The Development Services Department recommends that VN-09-02 be denied because the application does not meet the Title 17 or State Statute criteria necessary for approval.

If, however, the Planning Commission can make the findings listed in the body of this report, and can determine that the requirements of the Nevada Revised Statutes can be met, then staff recommends the following as conditions of approval:

1. That Standard Conditions: 4 and 11.
2. A minimum rear yard setback of 9' - 5 ½" shall be provided as depicted on the site plan.
3. The new additional shall match the existing dwelling unit in materials, architecture and colors.

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

Terry Sovey, 4012 Talara Lane, Las Vegas, Nevada 89032 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. The following participant came forward:

- ▶ Pam Hastie (for Linda Scott) 4013 HerbLinda, North Las Vegas, Nevada (no zip stated)

Ms. Hastie stated Linda Scott opposes this item as she feels this addition would consist of a severe deprivation of her privacy due to the proximity of the lots.

Chairman Leavitt closed the Public Hearing.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to DENY VN-09-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

14) ZN-15-01 (8265) MLK-HIGHLANDS BUSINESS PARK (Public Hearing)

An application submitted by Rick Jakle on behalf of Las Vegas Radio Land Company, Inc., property owner, for a review of the conditions of approval to eliminate the requirement for a perimeter wall along the west property line for a PUD Planned Unit Development District consisting of a business park industrial, outside vehicle storage and a radio tower. The property is generally located west of Martin L. King Boulevard and approximately 795 feet south of Brooks Avenue. The Assessor's Parcel Number is 139-16-201-004.

RECOMMENDATION:

The Development Services Department recommends that the condition five of Ordinance No. 1588 (ZN-15-01) be amended as follows:

5. A perimeter wall shall be required with the first phase of development. That portion of the wall adjacent to any public street shall be decorative and subject to staff review and approval. However, a wall is not required adjacent to the west property line for the radio tower phase of development.

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

James Veltman, 2921 N. Tenaya Way #335, Las Vegas, Nevada 89128 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Jay Aston MOVED and Commissioner Nelson Stone SECONDED to APPROVE ZN-15-01 per staff's recommendations subject to the following changes:

Condition #5 Changed to Read: "A perimeter wall shall be required with the first phase of development. That portion of the wall adjacent to any public street shall be decorative and subject to staff review and approval. However, a wall is not required adjacent to the west property line for the radio tower phase of development, ***however alternative screening will be reviewed at time of Final Development Plan submittal.***"

The motion carried by UNANIMOUS vote.

15) ZN-23-89 (8268) CHEYENNE MARKET PLACE (Public Hearing)

An application submitted by Cheyenne Market Place, LLC, Chet & Karla H. Cox Family Trust and James, Driggs & Walch, property owners, for a review of the conditions of approval to allow some warehousing and to amend the site plan for a PUD Planned Unit Development District consisting of neighborhood commercial. The property is located approximately 300 east of Martin L. King Boulevard and north of Cheyenne Avenue. The Assessor's Parcel Number is 139-09-801-002 and 139-09-801-003.

RECOMMENDATION:

The Development Services Department recommends that ZN-23-89 receive a favorable recommendation subject to the following conditions:

1. That all applicable conditions of the previously approved PUD (ZN-23-89, Ordinance 1552) shall apply with the exception of condition number 38, which shall be stricken and replaced with #38 listed below, and the addition of conditions #44, #45 and #46:
 - #38. That the commercial uses in this Planned Unit Development shall only be those allowed in the C-1 Neighborhood Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020, with the exception of the following:
 - a. That Goodwill Industries of Southern Nevada be permitted to conduct retail sales, offices, training and warehousing. The warehousing operation shall not exceed 50,000 square feet.
 - #44. That all parking of trucks and/or trailers take place within designated truck parking stalls located adjacent to the north side of the building's loading docks; and
 - #45. That all activities associated with the commercial center take place within the buildings; and
 - #46. That the development of the commercial center located at the northeast corner of Martin Luther King Boulevard and Cheyenne Avenue be in conformance with the Commercial Development Standards and Design Guidelines, unless specifically mentioned herein. Where there is a conflict with the conditions stated herein, the more restrictive shall apply.

The application was presented by Marc Jordan, Principal 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 Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Marilyn Kirkpatrick stated she would like to see this item continued to allow the applicant time to address issues regarding the technology corridor.

Chairman Dean Leavitt re-opened the Public Hearing and stated it shall remain open until such time this item is heard in its entirety.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-23-89 to the 11/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/13/02.

**There was a break in the proceedings at 8:35 P.M.
The meeting reconvened at 8:47 P.M.**

16) ZN-58-01 (5450) CENTENNIAL PAVILLION (Public Hearing)

An application submitted by Jack Binion, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of Professional Office, Neighborhood Commercial and MDR Medium Density Residential (205 single family dwelling units). The property is generally located at the northwest corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-23-801-002.

Recommendation:

The Development Services Department recommends that ZN-58-01 be approved for permanent zoning to the PUD Planned Unit Development District with the following conditions:

1. Standard Conditions: 1, 2, 5, 9, 11, 26, 27, 28, 29, 31 and 32.
2. That the commercial uses within the proposed 20 acre neighborhood center in this Planned Unit Development shall only be those allowed in the C-1 Neighborhood Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020.
3. That the office uses within the proposed five acres of office development in this Planned Unit Development shall only be those allowed in the C-P Professional Office Commercial District as principally permitted uses, or as special uses subject to Title 17 § 24.020.
4. A final development plan, subject to Planning Commission review and approval is required for the commercial, office and residential components of the development.
5. The final development plan for the office and commercial components shall be submitted in its entirety for each development.
6. The office and commercial developments shall be subject to the Commercial Development Standards and Design Guidelines.
7. Pad development shall not occur until a building permit is issued for the major anchor.
8. Development of the residential component shall comply with the following:
 - a. The single family component shall be subject to the Single Family Design Guidelines, including, but not limited to the following:
 - a. A minimum of 10 feet of side lot landscaping shall be placed along all side yards adjacent to a right-of-way. The corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
 - b. The proposed sidewalk along Losee Road shall be meandering and separated from the back of curb a minimum of five feet.
 - b. That a minimum 3.94 acres of open space shall be provided as shown on the amenities plan and that 3.19 acres of the open space shall comply with the requirements for open space provisions within Title 17.
 - c. The amenities for the open space areas shall be consistent with the amenities shown which at minimum shall consist of a swimming pool with a clubhouse, three individual tot lots, volleyball area and a meandering walking path throughout the common areas.
 - d. The single family component shall provide an acceptable form of traffic calming (e.g., traffic circles, curvilinear streets, etc.) for every street section exceeding 500 linear feet.

- e. Density of the single family component shall not exceed 193 lots or 9.51 dwelling units per acre.
- f. A minimum of three (3) pedestrian access shall be provided between the residential and commercial sites.
- g. All houses shall use a three-color paint scheme.
- h. A minimum of two roof lines shall be required for each house.
- i. Not more than two houses of the same elevation shall be next to each other.
- j. There shall be a minimum of four styles with three elevations each.
- k. Each house shall have four wall architectural details, including, but not limited to, embellishments around all windows.
- l. Each house shall have variegated roof color.
- m. There shall be two different tiles.
- n. There shall be three different roof colors.
- o. Each house shall be designed utilizing a three coat stucco system.
- p. The final development plan for the residential component 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 additional amenities may be required of the private park areas.
- q. The minimum lot size shall be 2,380 square feet.
- r. Development shall comply with the following setbacks:
 - a. Front: Fifteen (15) feet.
 - b. Interior Side: Five (5) feet.
 - b. Corner Side: Ten (10) feet.
 - c. Rear Yard: Twenty (20) feet.
- b. Dedication of the following right of way:
 - a. Fifty feet (50.00') for Centennial Parkway and Losee Road.
 - b. Thirty feet (30.00') for Rome Boulevard and Lawrence Street.
 - c. Flared intersection at Centennial Parkway and Losee Road per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.
 - d. Bus turn out on Centennial Parkway west of Losee Road.
- c. The design plans for the Upper Las Vegas Wash Channel are substantially complete and the proposed channel will not be located on the property. Revise the site plan to remove the drainage channel and drainage channel section.
- d. The northerly portion of the site must be revised so that entrance streets are a minimum of sixty feet (60.0') in width.
- e. Parking on the 41' private streets will be limited to one side of the street. The developer will be required to provide "NO PARKING" signs.

- f. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
- g. A minimum of two remote means of access shall be provided from existing streets and infrastructure to the proposed site.
- h. Fire access lane widths shall be maintained in accordance with Fire Code requirements.
- i. That the development of this site be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply.

The application was presented by Marc Jordan, Principal 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 Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZN-58-01 per staff's recommendations subject to the following changes:

Condition #8d Changed to Read: "The single family component shall provide an acceptable form of traffic calming (e.g., traffic circles, curvilinear streets, etc.) for every street section exceeding 500 linear feet, **subject to review and approval by the City of North Las Vegas Traffic Engineer.**"

The motion carried by UNANIMOUS vote.

The item was APPROVED.

This item was heard following Item #31.

Items #17 ZN-58-02 and #31 AMP-57-02 are related.

17) ZN-58-02 (8272) LONE MOUNTAIN TAEKWONDO SCHOOL (Public Hearing)

An application submitted by John and Patricia Thomson, property owners, for reclassification of property from a C-P Professional Office Commercial District to a PUD Planned Unit Development consisting of neighborhood commercial. The property is located at 4324 Decatur Boulevard. The Assessor's Parcel Number is 139-06-310-004.

RECOMMENDATION:

The Development Services Department recommends that ZN-58-02 be denied for the reasons listed above.

If, however, the Planning Commission determines that a favorable recommendation is warranted, then the following conditions are recommended:

1. That Standard Conditions 4, 9, 11 and 27 apply; and
2. That the uses permitted in this Planned Unit Development (PUD) be limited to those set forth in the C-P, Professional Office Commercial District; and
3. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines.

The application was presented by Marc Jordan, Principal 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.

Sue Langdon, 5605 Avenia Tampico, Las Vegas, Nevada 89108 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to DENY ZN-58-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Commissioner Jo Cato abstained from voting on this item due to a business interest.

18) UN-77-02 (7928) SPRINT PCS (Public Hearing)

An application submitted by Sprint PCS, on behalf of the Church of Seventh-Day Adventists, property owner, for a use permit in an R-E Ranch Estates District to allow a telecommunications tower (80' antenna and related facilities). The property is located at 101 E. Washburn Road. The Assessor's Parcel Number is 124-34-701-044.

RECOMMENDATION:

The Development Services Department recommends that UN-77-02 be approved subject to the following conditions:

1. That Standard Conditions 8, 10, 11, 12, 23 and 27 apply; and
2. That the block wall be set back a minimum 20.00 feet from the eastern and southern property lines. The setback areas shall be provided with landscaping and irrigation, subject to Planning staff review and approval; and
3. That landscape and irrigation plans be submitted in conjunction with the building permit application for review and approval. All landscaping and irrigation materials shall be installed prior to a final inspection; and
4. That, in addition to other required landscaping materials, a minimum one 24-inch box tree shall be planted every 20 feet on center along the southern and eastern property lines; and
5. That the exterior of the six-foot block wall be decorative. Smooth-face CMU blocks shall be prohibited. The gates shall be solid metal and painted to match the wall; and
6. That the pole and antenna be a stealth design. Any subsequent additional antennae shall also be stealth design; and
7. That the pole be painted tan or beige; and
8. That the tower not exceed 80.00 feet in height; and
9. That the tower be located nearest to the northwest corner of the lease area as can be reasonably expected, subject to staff review and approval; and

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

Don Cape, of Spectrum Engineering, 7351 W. Charleston Boulevard, Las Vegas, Nevada 89117 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. The following participants came forward:

- ▶ Kathi Lowry, 7035 Wild Wave, Las Vegas, Nevada (no zip stated)

Ms. Lowry stated she opposes this item as she does not feel it will enhance the neighborhood.

Billie Winegard, 3665 San Antonio Avenue, Las Vegas, Nevada 89115

Ms. Winegard stated she does not support this project as she feels it will negatively affect the value of her property.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE UN-77-02 to the 11/13/02 Planning Commission meeting.

The motion carried by MAJORITY vote with Commissioner Nelson Stone voting against the motion and Commissioner Jo Cato abstaining from voting on this item due to a business interest.

The item was CONTINUED to 11/13/02.

Item #19 VAC-29-02 and #20 SPR-33-02 are related.

19) VAC-29-02 (8432) WAL-MART EXPANSION (Public Hearing)

An application submitted by Wal-Mart on behalf of Wal-Mart and Desert Mesa Land Partners, Ltd., property owners, to vacate approximately 1,174 square feet of driveway access east of Clayton Street approximately 359 feet north of San Miguel Street. The Assessor's Parcel Numbers are 139-04-416-002 and 139-04-311-002.

RECOMMENDATION:

The Development Services Department recommends that VAC-29-02 be approved and that this item be forwarded to City Council for final consideration.

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

Brent Mutti, 1050 E. Flamingo Road, Suite 210, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE VAC-29-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #19 VAC-29-02 and #20 SPR-33-02 are related.

20) SPR-33-02 (8433) WAL-MART EXPANSION

An application submitted by Wal-Mart on behalf of Wal-Mart and Desert Mesa Land Partners, Ltd., property owners, for a site plan review in a C-2 General Commercial District to allow for an 80,932 square foot expansion and waivers for required landscape islands and pedestrian linkages in the parking lot. The Assessor's Parcel Numbers are 139-04-416-002 and 139-04-311-002.

Since the printing and distribution of the staff report for this agenda item, the applicant has met with staff and resolved several outstanding concerns regarding the original site plan. Subsequently, the applicant has submitted a revised letter of intent asking the Planning Commission's favorable consideration of an alternative to the required foundation landscaping requirement.

Specifically, the applicant is proposing foundation planting along the front of the westerly portion of the building expansion, to the rear of the pedestrian open space. In other areas adjacent to the building expansion, the applicant is proposing to provide planting pockets along the front curb to compliment the existing landscape planters. The planting pockets are shown as being five (5) foot by five (5) foot in size.

The revised site plan is also showing a pedestrian open space that meets the requirements of the Commercial Design Guidelines that developments of five (5) acres in size or greater provide a minimum of 50 square feet of plaza space for each one (1) acre of land.

Further, the applicant has now agreed to provide landscape islands between the rows of every other double row of parking.

Staff supports the alternative foundation planting plan. Staff is also supporting the reduction in size of the landscape islands to 5.5 feet and the staggered location throughout the parking lot as these are minor deviations. At least one tree, 24-inch box in size, must be planted within each landscape island. Additionally, approved plant materials must be provided for a minimum ground coverage of 60%.

The Development Serviced Department recommends that SPR-33-02 be approved subject to the following conditions:

1. Standard Conditions 11, 15, 27; and
2. Approval of a drainage study update is required prior to submittal of the civil improvement plans; and
3. A roadway easement for commercial driveways is required; and
4. Vacation of the existing commercial driveway right-of-way will be required prior to recordation of the new easement; and
5. An Amended Final Map will need to be filed to adjust the property line to match the site improvements; and
6. The development of this site shall be in compliance with the requirements of the Commercial Development Standards and Design Guidelines including, but not limited to:
 - a. Six (6) feet of foundation landscaping shall be provided around the expansion site at the front of the westerly portion of the building expansion, to the rear of the pedestrian open space; and
 - b. Landscape islands shall be provided between the rows of every other double row of parking; and

7. In other areas adjacent to the building expansion, the applicant shall provide planting pockets, as depicted on the revised site plan, along the front curb to compliment the existing landscape planters. Each 5' x 5' planter shall contain, at minimum, one (1) 24-inch box tree and four (4) 5-gallon shrubs; and
8. 5.5 foot by 40 foot (5.5 x 40') landscape islands, staggered throughout the parking lot, approximately every 15 to 17 parking spaces will be allowed.

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

Brent Mutti, 1050 E. Flamingo Road Suite 210, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE SPR-33-02 per staff's recommendations subject to the following changes:

Condition #6 Changed to Read: *Planting diamonds shall be provided in the parking rows which do not contain the landscape islands between the double row of parking. At minimum, the planting diamonds will be 4 feet by 4 feet in size and be provided for every five (5) parking spaces. Each planting diamond shall contain, at minimum, one (1) 24-inch box tree.*

Condition #8 Changed to Read: "6 foot by 40 foot (6' x 40') landscape islands, staggered throughout the parking lot, approximately every 15 to 17 parking spaces will be allowed."

The motion carried by UNANIMOUS vote.

21) ZN-114-02 (8099) SHADOW CROSSINGS (Public Hearing)

An application submitted by Real Homes - Centex Homes on behalf of Runvee Hobart LTD NV & Telischak & Co., property owners, for reclassification of property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of 2,749 dwelling units. The property is generally located at the southeast corner of Pecos Road and Tropical Parkway. The Assessor's Parcel Numbers are 123-31-101-001 and 123-30-301-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-114-02 be denied because a preliminary development plan that complies with all PUD requirements has not been submitted; and sufficient access to the site is not currently developed.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 11/13/02 Planning Commission meeting.

Chairman Dean Leavitt 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 Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-114-02 to the 11/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/13/02.

22) SPR-31-02 (8253) CRAIG & SIMMONS COMMERCIAL

An application submitted by Halferty Development Company on behalf of Craig Simmons Associates, LP, property owner, for a site plan review in a C-2 General Commercial District to allow for curb tight sidewalk along Simmons Street. The property is generally located at the southwest corner of Simmons Street and Craig Road. The Assessor's Parcel Number is 139-05-302-008.

RECOMMENDATION

The Development Services Department recommends that SPR-31-02 be denied because the request does not meet the intent of the Commercial Design Standards.

If however the Planning Commission determines that approval is warranted, the Development Services Department recommends the following conditions of approval:

1. That all applicable conditions from SPR-02-02 shall apply accept that a curb-tight sidewalk may be permitted along Simmons Street.

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

Melinda Mesh, of WRG Design, 2260 Corporate Circle, Suite 430, Henderson, Nevada 89074 appeared on behalf of the applicant.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE SPR-31-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #24 was heard next.

Item #23 SPR-32-02 and #24 T-950 are related.

23) SPR-32-02 (8263) NORTH VALLEY COURT

An application submitted by D. R. Horton on behalf of North Valley Enterprises, LLC, property owner, for a site plan review in an R-3/MPC Multifamily Residential /Master Planned Community District to allow for a 375 unit condominium complex. The property is generally located at the northeast corner of Allen Lane and Deer Springs Way. The Assessor's Parcel Number is 124-20-000-006.

RECOMMENDATION

The Development Services Department Recommends that SPR-32-02 be continued in order for the applicant to address the parking and private outdoor living area concerns.

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

1. Standard Conditions: 4, 6, 11, and 15.
2. That the development shall be in compliance with the Multifamily Design Standards and the North Valley Enterprises Development Agreement with the following exceptions only:
 - a. That building separation be maintained at 12 to 14 feet as depicted by the site plan.
 - b. That common open space be provided in a centralized manner as depicted by the site plan.
3. Approval of a drainage study is required prior to the submittal of the civil improvement plans.
4. Indigo Flower Avenue must intersect Lavender Lilly Avenue at 90 degrees.
5. Fiber optic conduit is required on Deer Springs Way.
6. The full right-of-way width must be indicated on the typical street section with the inner 37' shown as PUE.
7. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to approval of the civil improvement plans for the project.
8. Areas not owned by individuals shall be labeled as common elements.
9. New Street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conforming tentative map.
10. Each unit must be dimensioned the size identified on the map.
11. Fire lanes shall be designed, installed, and maintained in accordance with the Fire Code.

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

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

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to APPROVE SPR-32-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

This item was heard following Item #22.

Item #23 SPR-32-02 and #24 T-950 are related.

24) T-950 (7646) NORTH VALLEY COURT

An application submitted by D. R. Horton on behalf of North Valley Enterprises, LLC., property owner, for a tentative map review in an R-3-MPC, Multifamily Residential-Master Planned Community District. The property is generally located at the northeast corner of Allen Lane and Deer Springs Way. The Assessor's Parcel Number is 124-20-000-006.

RECOMMENDATION

The Development Services Department recommends that T-950 be continued in order for the concerns over SPR-32-02 to be resolved, and for the applicant to address the concerns of the Public Works Department.

If however the Planning Commission were to determine that approval of T-950 is warranted at this time, the Development Services Department recommends the following conditions:

1. Standard Conditions: 6, 8, 11 and 15.
2. The turning radii along the fire access lane shall be in conformance with the Fire Code.
3. Fire lane widths shall be maintained in accordance with the Fire Code.
4. That the development shall comply with all applicable requirements of the North Valley Enterprises Development Agreement and the Multifamily Design Standards.
5. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
6. That the tentative map shall be valid only upon the approval of a site plan review. In the event that an approved site plan results in discrepancies between the two applications the tentative map must be amended to reflect conformance to the approved site plan.
7. Revise the map layout so that the "T" intersections at Indigo Flower Avenue and Lavender Lilly Avenue intersect at a 90 degree angle.
8. Revise the map to show the existing 18" and 36" water lines and their associated easements, along with the proposed locations of the two lines.
9. Revise the site plan to show the correct Allen Lane right-of-way.
10. Applicant shall apply for a vacation of the utility easement for the 18" and 36" water lines prior to submittal of the civil improvement plans for the project. The vacation shall record prior to approval of the civil improvement plans.
11. The full width of the interior typical street section, including the sidewalk, must be shown. Label as a private street and public utility easement.
12. Revise the map to show the approximate lot layout, lot number and approximate dimension of each lot.
13. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to approval of the civil improvement plans for the project.

14. Areas not owned by individuals shall be labeled as common elements.
15. New street names must be submitted to the city of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
16. The City of North Las Vegas Numbering and Address Standards denotes "Avenue" as east/west alignments and "Streets" as north/south alignments. Revise the site plan to conform to this standard.
17. The following revisions are required in order for the tentative map to conform to Municipal Code 16,12.030:
 - a. Add the date of map preparation.
 - b. Add the name and address of the recorded owners.
 - c. Add the present zoning of the proposed subdivision.
 - d. Add a statement regarding protective covenants and deed restrictions which the subdivider intends to enforce.
18. 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 Chris Melendrez, Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE T-950 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #23 was heard next.

Items #25 FDP-07-02, #26 UN-82-02, #27 UN-83-02 and #28 UN-84-02 are related.

25) FDP-07-02 (7965) DECATUR CROSSING, LLC

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of grocery store, gas station, retail shops, a financial institution and a tavern. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-0104.

This item was continued from the October 9, 2002 Planning Commission meeting at the request of the applicant.

Recommendation:

The Development Services Department recommends approval of FDP-07-02 subject to the following conditions:

1. Standard Conditions: 6, 11, 26, 27 and 32.
2. Approval of a traffic study is required prior to submittal of the civil improvement plans.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
5. A water network analysis must be submitted with the civil improvement plans.
6. The following right of way dedications are required:
 - a. Fifty feet (50.00') for the remaining portions of Decatur Boulevard and Ann Road.
 - b. Thirty feet (30.00') for Montgomery Street.
 - c. Bus turnout on Decatur Boulevard north of Ann Road
 - d. Additional right of way for the flared intersection at Ann Road and Decatur Boulevard per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
7. Driveways to maintain 200 foot separation (curb face to curb face) from one another and from the intersection. Driveway number and location subject to approval of City of North Las Vegas Traffic Engineer.
8. Bus turn out to conform with Clark County Uniform Standard Drawings.
9. Median openings to be at 660 feet from intersection unless a shorter distance is justified by a traffic study and approved by the City of North Las Vegas Traffic Engineer.
10. The applicant shall file a pedestrian access easement for the proposed sidewalks along Ann Road and Decatur Boulevard.
11. Fire access lanes shall be designed and installed in accordance with Fire Code requirements.
12. The Final Development Plan shall comply with the Commercial Design Standards, including placement of a landscaped berm along Ann Road with the following waivers:
 - a. Building elevations shall be constructed as proposed with additional landscaping along the northern and eastern property lines instead of the consistent level of detailing on all four sides of the building.
 - b. Foundation landscaping shall be provided as proposed with the landscaping and sidewalks reversed.

13. The applicant shall comply with all conditions of approval for the Planned Unit Development (ZN-25-97), if a conflict does occur the more restrictive shall apply.

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

Bret Wahlen, of Great Basin Engineering, 2010 N. Redwood Road, Salt Lake City, Utah 84116 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Bret Wahlen, of Great Basin Engineering, 2010 N. Redwood Road, Salt Lake City, Utah 84116 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE FDP-07-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #25 FDP-07-02, #26 UN-82-02, #27 UN-83-02 and #28 UN-84-02 are related.

26) UN-82-02 (7962) DECATUR CROSSING, LLC (Public Hearing)

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a use permit in a PUD Planned Unit Development District to allow an automobile service facility. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-010.

This application was continued from the Planning Commission meeting of October 9, 2002 to allow the applicant time to meet with staff concerning the proposed development.

RECOMMENDATION

The Development Services Department recommends that UN-82-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

If the Planning Commission feels that approval of the use permit is warranted the following condition is recommended:

1. Applicant shall abide by the conditions of approval of FDP

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

Bret Wahlen, of Great Basin Engineering, 2010 N. Redwood Road, Salt Lake City, Utah 84116 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Bret Wahlen, of Great Basin Engineering, 2010 N. Redwood Road, Salt Lake City, Utah 84116 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Jo Cato MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE UN-82-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #25 FDP-07-02, #26 UN-82-02, #27 UN-83-02 and #28 UN-84-02 are related.

27) UN-83-02 (7963) DECATUR CROSSING, LLC (Public Hearing)

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, 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 Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-010.

This application was continued from the Planning Commission meeting of October 9, 2002 to allow the applicant time to meet with staff concerning the proposed development.

RECOMMENDATION

The Development Services Department recommends that UN-83-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

If the Planning Commission feels that approval of the use permit is warranted the following condition is recommended:

1. Applicant shall abide by the conditions of approval of FDP

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

Bret Wahlen, of Great Basin Engineering, 2010 N. Redwood Road, Salt Lake City, Utah 84116 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

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

Bret Wahlen, of Great Basin Engineering, 2010 N. Redwood Road, Salt Lake City, Utah 84116 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-83-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #25 FDP-07-02, #26 UN-82-02, #27 UN-83-02 and #28 UN-84-02 are related.

28) UN-84-02 (7964) DECATUR CROSSING, LLC (Public Hearing)

An application submitted by Decatur Crossing, LLC, on behalf of Tighi Family, LP, property owner, for a use permit in a PUD Planned Unit Development District to allow the "on sale" of alcoholic beverages in conjunction with a tavern. The property is generally located at the northeast corner of Decatur Boulevard and Ann Road. The Assessor's Parcel Number is 124-30-401-010.

This application was continued from the Planning Commission meeting of October 9, 2002 to allow the applicant time to meet with staff concerning the proposed development.

RECOMMENDATION

The Development Services Department recommends that UN-84-02 be continued to allow the applicant time to redesign the site to comply with the Ordinance Requirements.

If the Planning Commission feels that approval of the use permit is warranted the following condition is recommended:

1. Applicant shall abide by the conditions of approval of FDP-07-02.
2. That the applicant shall provide proof to the City that no other tavern is within 1,500 feet of the proposed location. The evidence shall be provided prior to the application for a building permit.
3. That UN-84-02 shall expire on March 25, 2003.

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

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

Bret Wahlen, of Great Basin Engineering, 2010 N. Redwood Road, Salt Lake City, Utah 84116 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Chairman Dean Leavitt opened the Public Hearing. The following participant came forward:

Pamela Aaron, 5021 Dancing Lights, Las Vegas, Nevada 89130

Ms. Aaron stated she opposes this project as she feels there are enough bars in the area and another one would not be beneficial to the community.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Anita Wood stated that she is uncomfortable with this application as it does not provide enough detail about the intended use for the Planning Commission to view.

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

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE UN-84-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

29) T-956 (7967) PECOS/AZURE

An application submitted by American Premiere on behalf of EXBER, Inc., property owner, for a tentative map review in an M -2 General Industrial District (proposed PUD Planned Unit Development District). The property is generally located at the northeast corner of Pecos Road and Tropical Parkway. The Assessor's Parcel Numbers are 123-30-201-001 and 123-30-201-002.

This item was continued from the October 9th Planning Commission Meeting at the applicant's request. The Development Services Department has met with the applicant in order to discuss some of the nonconforming issues of this tentative map in relation to the pending PUD. Specifically, the proposed Z-lot configuration was not previously proposed, and many of the street rights-of-way have been reduced from 48 feet to 41 feet.

The Development Services Department does not object to these changes because the number of lots will not be increased, nor will the actual pavement width of streets be decreased. The Z-lot configuration will offer more visual variety along the street, and in reducing the street right-of-way the applicant intends on providing a curb separated sidewalk outside of the right-of-way.

It should be mentioned that an issue still remains regarding the vacation of Sandy Lane. Therefore, the original recommendation for continuance remains.

The application was presented by Chris Melendrez, Planner, on behalf of staff who indicated staff is recommending this item be continued to address concerns of the City's Public Works Department.

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

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-956 to the 11/13/02 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 11/13/02.

30) T-957 (8087) GOWAN & CLAYTON

An application submitted by Longford Group on behalf of Nevsur Inc. , property owner, for a tentative map review in a PUD, Planned Unit Development District. The property is generally located at the northeast corner of Gowan Road and Clayton Street. The Assessor's Parcel Number is 139-06-210-004.

RECOMMENDATION:

The Development Services Department recommends that T-957 be continued indefinitely, to allow the applicant time to meet with the Clark County School District.

If, however, the Planning Commission determines that approval is warranted, the following conditions of approval are recommended:

1. Standard conditions 15, 19 and 27.
2. The development shall comply with all conditions of approval for ZN-3-89.
3. The development shall comply with the Single Family Design Standards, including, but not limited to ten feet of landscaping, which may include the sidewalk, adjacent to the corner side of all corner lots within the development.
4. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed for in the North Las Vegas Municipal Code Section 17.24.210(E).
5. That corner side yard landscaping shall be maintained by the homeowners' association.
6. That the developer disclose to prospective home buyers that corner side setback areas are reserved exclusively for landscaping.
7. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any walls or fences within this development.
8. That the perimeter walls be owned and maintained by the homeowners' association.
9. 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.
10. 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.
 3. Corner Side: Ten (10) feet.
 4. Rear Yard: Fifteen (15) feet.
11. That ADA-compliant pedestrian access ways, a minimum 15 feet in width, be provided to Gowan Road from the cul-de-sacs named "A Street" and "C Street" adjacent to Gowan Road.
12. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map.
13. Approval of a drainage study is required prior to submittal of the civil improvement plans.

14. Approval of a traffic study is required prior to submittal of the civil improvement plans.
15. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
16. New street names must be submitted to the City of Las Vegas Central Fire Alarm Office and the U.S. Postal Service for review and approval prior to submittal of the conformed tentative map.
17. The North Las Vegas Traffic Engineer may require minor revisions to the interior streets prior to approval of the civil improvement plans for the project.
18. A water network analysis must be submitted with the civil improvement plans.
19. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original tentative map layout.
20. Remove section thickness from the typical sections prior to submitting the conformed tentative map. The off-site pavement sections shown on the civil plans for the project must be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
21. E Street shall be labeled as Ashburn Drive.
22. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
23. Fire hydrants shall be in compliance with the Fire Code.
24. All dwelling units shall be designed to decrease the day/night average level of sound, outdoor to indoor, by 25 decibels.
25. Five copies of a conforming 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, Principal Planner, on behalf of staff who indicated staff is recommending approval of this item.

Cindy Call, 3077 E. Warm Springs Road, Las Vegas, Nevada 89120 appeared on behalf of the applicant.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE T-957 per staff's recommendations subject to the following change:

Condition #26 Added to Read: "A sidewalk shall be added on one side of the street."

The motion carried by MAJORITY vote with Chairman Dean Leavitt voting against the motion.

The item was APPROVED.

This item was heard, out of order, following Item #16.

Items #17 ZN-58-02 and #31 AMP-57-02 are related.

31) AMP-57-02 (8084) JOHN THOMSON (Public Hearing)

An application submitted by the John Thomson, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Office to Neighborhood Commercial. The property is located at 4324 Decatur Boulevard. The Assessor's Parcel Number is 139-06-310-004.

This item was continued from the October 9, 2002 Planning Commission meeting at the request of the applicant.

RECOMMENDATION

The Development Services Department recommends that AMP-57-02 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 land use element.

The application was presented by Chris Melendrez, 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.

Sue Langdon, 5605 Avenida Tampico, Las Vegas, Nevada 89108 appeared on behalf of the applicant.

Chairman Dean Leavitt opened the Public Hearing. No participants came forward. The Public Hearing was closed.

1st Motion:

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE AMP-57-02 per staff's recommendations.

The motion FAILED to get a SUPER-MAJORITY with Commissioners Jo Cato, Marilyn Kirkpatrick and Nelson Stone voting against the motion.

2nd Motion:

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to SEND THIS ITEM FORWARD WITH "NO RECOMMENDATION" TO CITY COUNCIL.

The motion carried by UNANIMOUS vote.

The item was FORWARDED TO CITY COUNCIL WITH "NO RECOMMENDATION."

Item #17 was heard next.

32) FDP-08-02 (8085) PECOS/OWENS RETAIL CENTER

An application submitted by Arik Rater c/o Double R LLC, property owner, for a Final Development Plan review in Planned Unit Development District (PUD). The property is generally located at the northwest corner of Owens Avenue and Pecos Road. The Assessor's Parcel Number is 139-24-813-096.

Recommendation:

The Development Services Department recommends that FDP-08-02 be continued indefinitely to allow the applicant time to submit revised elevations for the existing tavern and car wash showing refurbishing for all elevations with a consistent level of design and materials as the new retail building and to revise the site plan demonstrating conformance with the approved preliminary development plan.

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

1. The applicant shall comply with all conditions of approval for the Planned Unit Development (ZN-08-02).
2. Exterior roof ladders for the new retail building shall be prohibited. Access to the roof shall be from within the building.
3. Landscaping shall be in compliance with the Commercial Development Standards and Design Guidelines, including, but not limited to the following:
 - a. Palm trees shall be a minimum 15 feet in height at the time of planting.
 - b. A minimum 60% ground coverage of plant materials shall be required for all landscaped areas.
 - c. Twenty-four-inch box trees, spaces at 20 feet on center, shall be provided adjacent to the western property line shared by residential development.
4. The trash enclosure shall be designed to match the new retail building and include solid metal gates and a roof.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Per North Las Vegas Municipal Code 17.24.140 drive aisle widths of twenty (20) feet are required for 60-degree angle parking. The site plan shall be revised to conform to the code.
7. A copy of the shared access and parking agreement shall be provided with the submittal of the traffic study.
8. Advertising of any kind shall be prohibited within the display windows.
9. A minimum 10 feet of landscaping shall be provided next to Owens Avenue.
10. A stucco exterior with architectural features similar to the new retail building shall be provided on all elevations for the existing tavern and car wash, subject to staff review and approval.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending this item be continued indefinitely.

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

Vice-Chairman Anita Wood MOVED and Chairman Dean Leavitt SECONDED to APPROVE FDP-08-02 per staff's recommendations subject to the following changes:

Condition #6 Changed to Read: "That all parking and drive aisle widths shall meet North Las Vegas Municipal Code 17.24.140."

Condition #10 Changed to Read: "A stucco exterior with architectural features similar to the new retail building shall be provided on all elevations for the existing tavern and car wash, subject to staff review and approval."

Condition #11 Added to Read: "Accent lighting shall be provided in compliance with the CDG on all elevation of the tavern, subject to staff review and approval."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

PUBLIC FORUM

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

No members of the public came forward.

DIRECTOR'S BUSINESS: None

CHAIRMAN'S BUSINESS: None

ADJOURNMENT: 12:05 AM

A motion to ADJOURN the October 23, 2002 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Dean Leavitt. Vice-Chairman Anita Wood SECONDED the motion.

Dean Leavitt, Chairman

ATTEST:

Ted Karant, Recording Secretary