

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
BUS: (702) 633-1516
FAX: (702) 649-6091

Anita Wood, Vice-Chairman
Marilyn Kirkpatrick
Jo Cato

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

December 11, 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 - Absent
Nelson Stone - Present
Jay Aston - Present
Marilyn Kirkpatrick - Present
Joy Diaz, Present

STAFF PRESENT:

Steve Baxter, Planning Manager
Marc Jordan, Principal Planner
Bob Hoyes, Planner
Randy Cagle, Public Works
Clete Kus, Transportation Services
Jimmy Johnson, Assistant Fire Chief
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

Commissioner Jay Aston

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

CONSENT AGENDA

A) PW-145-02 (8982) SANTA FE VILLAGE 2, PHASE 3

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount of \$81,683.81.

B) PW-146-02 (8983) CRAIG/COMMERCE CENTER "A" CHANNEL

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Bank West of Nevada, a Nevada banking corporation, to release the remaining \$150,565.40 of the original \$510,000.00 Cash In-Lieu of Bond Agreement—Separate Account.

C) PW-147-02 (8984) Shadow Springs Off-Site Waterline

Accept the Subdivision Off-Site Improvements Agreement by KB Home Nevada ,Inc. and accept the Subdivision Bond in the amount of \$121,220.00.

D) PW-148-02 (8985) WASHBURN & BRUCE, UNIT 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Briarwood, LLC and accept the accept the Subdivision Bond in the amount of \$412,359.70.

E) PW-149-02 (8986) LAS VEGAS CORPORATE CENTER, PECOS ROAD IMPROVEMENTS

Accept the Commercial Developments Off-Site Improvements Agreement by Prologis Trust and accept the Maintenance Bond in the amount of \$21,970.58.

F) PW-150-02 (8987) LAS VEGAS CORPORATE CENTER, CORPORATE CENTER DRIVE

Accept the Commercial Developments Off-Site Improvements Agreement by Prologis Trust and accept the Maintenance Bond in the amount of \$298,964.93.

G) PW-151-02 (8988) LAS VEGAS CORPORATE CENTER

Approve the Final Map by Pologis Trust.

H) PW-152-02 (8989) NVE ACTIVE ADULT, UNIT 4, PHASE 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Subdivision Bond in the amount of \$497,919.29.

I) PW-153-02 (8990) NVE ACTIVE ADULT, UNIT 3

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC and accept the Subdivision Bond in the amount of \$1,588,222.13.

J) PW-154-02 (8991) SENECA FALL III

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify America Motorists Insurance Company to release the Subdivision Bond in the amount of \$474,638.29.

K) PW-155-02 (8992) GLENEAGLES OFFSITE SEWER

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Developers Insurance Company to release the Subdivision Bond in the amount of \$33,346.50.

L) PW-156-02 (8993) HOMETOWN WEST, UNIT 2

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify The American Insurance Company to release the Subdivision Bond in the amount of \$304,411.09.

M) PW-157-02 (8994) SHADOW SPRINGS OFFSITE SEWER

Accept the Subdivision Off-Site Improvements Agreement by KB Home Nevada, Inc. and accept the Subdivision Bond in the amount of \$118,437.00.

N) PW-142-02 (8852) ANNENDALE, UNIT 4, PHASES 1 & 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by William Lyon Homes, Inc. dba Lyon Nevada Division and accept the Subdivision Bonds in the amount of \$169,883.18 for phase 1, and \$96,294.61 for phase 2.

O) PW-133-02 (8614) CHEYENNE COMMERCE CENTER III

Accept the Commercial Developments Off-Site Improvements Agreement by Harsch Investment Properties, Nevada, LLC and accept the Subdivision Bond in the amount of \$377,512.00.

P) PW-135-02 (8616) LOGISTICENTER, PHASE 1 OFFSITES

Accept the Commercial Developments Off-Site Improvements Agreement by Dermody Properties and accept the Letter of Credit in the amount of \$1,002,606.00.

Chairman Dean Leavitt MOVED and Commissioner Nelson Stone SECONDED to APPROVE Consent Agenda Items A through N.

The motion carried by UNANIMOUS vote.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to CONTINUE Consent Agenda Items O and P to the 1/8/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) ZOA-12-02 (8499) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) and add a Chapter, Section 17.24.215 entitled Small Lot Development Design Guidelines.

This item was continued indefinitely at the November 26, 2002 Planning Commission meeting.

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

Chairman Deal 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.

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.

Vice-Chairman Anita Wood MOVED and Chairman Dean Leavitt SECONDED to CONTINUE ZOA-12-02 INDEFINITELY.

The item was CONTINUED INDEFINITELY.

2) AMP-68-02 (8516) CITY OF NORTH LAS VEGAS (Public Hearing)

A comprehensive plan amendment initiated by the City of North Las Vegas to the North Las Vegas Comprehensive Plan adding Section 4.1.6.a (4.5) to create a new land use category titled Medium Low Density Residential (4.5 to 6 dwelling units per acre). Amend the existing Section 4.1.6.a (5) to Medium Density Residential (6 to 10 dwelling units per acre).

This item was continued indefinitely at the November 26, 2002 Planning Commission meeting.

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

Chairman Deal 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.

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 Vice-Chairman Anita Wood SECONDED to CONTINUE AMP-68-02 to the 1/8/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/8/03.

3) ZOA-15-02 (8680) ROBERT J. GRONAUER (Public Hearing)

An ordinance amendment initiated by Robert J. Gronauer to amend Title 17.24.110 of the North Las Vegas Municipal Code (Zoning Ordinance) to allow off-premise signs adjacent to Interstate-15 in a C-2 General Commercial District, remove the amortization provisions from various sections of the Title, and define “material structural value.”

RECOMMENDATION:

The Development Services Department recommends that ZOA-15-02 be approved for the inclusion of the definition of “Material Structural Value” only, as follows:

Title 17, Section 17.12.020

“Material Structural Value” means the cost of labor and materials necessary to erect an outdoor advertising structure. The term does not include any revenue or expenses related to the lease of real property upon which the outdoor advertising structure is located.

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.

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

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZOA-15-02 per staff’s recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

4) UN-46-02 (8694) CENTENNIAL & PECOS (Public Hearing)

An application submitted by Pecos & Centennial Parkway Trust, property owner, for an extension of time for a use permit in a C-1 Neighborhood Commercial District to allow the “on sale” of alcoholic beverages in conjunction with a tavern. The property is located at the northwest corner of Centennial Parkway and Pecos Road. The Assessor’s Parcel Number is 124-24-801-008.

RECOMMENDATION:

The Development Services Department recommends that UN-46-02 be denied because it is premature and no new significant development has occurred in the area of this proposal that would warrant a favorable recommendation at this time.

The application was presented by Bob Hoyes, Planner, on behalf of staff who indicated staff is recommending this item be denied.

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

Charlie Mack, 4035 S. Tenaya Way #200, Las Vegas, Nevada 89107 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 MOVED and Commissioner Nelson Stone SECONDED to APPROVE UN-46-02 per staff’s recommendations subject to the following changes:

Condition #5 Changed to Read: “The applicant shall comply with *the current* Commercial Development Standards and Design Guidelines *at the time the building permit is sought.*”

Condition #6 Changed to Read: “The applicant shall comply with all applicable *and current* conditions of approval prior to issuance of a building permit.”

The motion carried by MAJORITY vote with Commissioner Joy Diaz voting against the motion.

The item was APPROVED.

5) UN-98-02 (8643) SUN CITY ALIANTE RECREATION CENTER (Public Hearing)

An application submitted by North Valley Enterprises, LLC, property owner, for a use permit in an R-1- MPC Single-Family Residential Master Planned Community District to allow a temporary sales office in conjunction with a recreation center. The property is generally located at the northeast corner of Simmons Street and Elkhorn Road. The Assessor's Parcel Number is 124-17-501-001.

RECOMMENDATION

The Development Services Department recommends that UN-98-02 be approved to allow a temporary sales office in conjunction with the Sun City Aliante active adult recreation center subject to the following conditions:

1. Standard Conditions: 10, 11 and 12.
2. That UN-98-02 shall be valid for a period of six (6) years and expire on December 11, 2002 at which time the use shall cease, and the area shall be converted to those uses associated with or accessory to the principally permitted recreation center; and that extensions of time may be granted for a period of not more than two (2) years each.

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.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-98-02 per staff's recommendations subject to the following change:

Condition #2 Changed to Read: That UN-98-02 shall be valid for a period of six (6) years and expire on **December 11, 2008** at which time the use shall cease, and the area shall be converted to those uses associated with or accessory to the principally permitted recreation center; and that extensions of time may be granted for a period of not more than two (2) years each.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #6 VN-12-02 and #7 UN-99-02 are related.

6) VN-12-02 (8672) LAKE MEAD SELF STORAGE (Public Hearing)

An application submitted by Lake Mead Properties, LLC, property owner, for a variance in an R-E Ranch Estates District (ROI to M-1) to allow a 0 (zero) foot front setback where 30 feet is required and a 0 (zero) foot side setback where 15 feet is required. The property is generally located approximately 304 feet west of Simmons Street and north of Coran Lane. The Assessor's Parcel Number is 139-20-210-006.

RECOMMENDATION:

The Development Services Department recommends that VN-12-02 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 front yard setback of 0' and a minimum side yard setback of 0' shall be provided as depicted on the site plan.
3. The applicant shall comply with all conditions of ROI # 2037 and UN-99-02; if UN-99-02 is not approved, VN-12-02 shall be null and void.

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

Dick Bonar, 8275 S. Eastern Avenue, Las Vegas, Nevada 89123 appeared on behalf of the applicant.

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

- ▶ Robert Potter, 2975 W. Lake Mead Boulevard #102, North Las Vegas, Nevada (no zip code stated)

Mr. Potter stated he is a neighbor to this project and supports the item.

The Public Hearing was closed.

Commissioner Jay Aston MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE VN-12-02.

The MOTION TO APPROVE FAILED with Chairman Dean Leavitt, Vice-Chairman Anita Wood, Commissioner Nelson Stone and Commissioner Joy Diaz voting against the motion.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to DENY VN-12-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Marilyn Kirkpatrick and Commissioner Jay Aston voting against the motion.

The item was DENIED.

Items #6 VN-12-02 and #7 UN-99-02 are related.

7) UN-99-02 (8671) LAKE MEAD SELF STORAGE (Public Hearing)

Application submitted by the Lake Mead Property, LLC, property owner, for a use permit in an R-E Ranch Estates District (ROI to M-1) to allow mini-warehousing. The property is generally located approximately 304 feet west of Simmons Street and north of Coran Lane. The Assessor's Parcel Number is 139-20-210-006.

RECOMMENDATION:

The Development Services Department recommends that UN-99-02 be continued indefinitely, to allow the applicant to redesign the site to comply with Zoning Ordinance requirements and Fire Department regulations.

If the Commission determines that approval is warranted, at this time, the following conditions are recommended:

1. Standard Conditions 4, 6, 10, 11 and 12.
2. Approval of a parking study is required prior to submittal of the civil improvement plans.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. A minimum of two means of fire department access are required for this development.
5. The applicant shall comply with all conditions of ROI # 2037.
1. If VN-12-02 is not approved, the proposed site plan shall be redesigned to comply with Code Requirements.

The application was presented by Marc Jordan, Principal Planner, on behalf of staff who indicated staff is recommending this item be continued indefinitely to allow the applicant time to redesign this site.

Dick Bonar, 8275 S. Eastern Avenue, Las Vegas, Nevada 89123 appeared on behalf of the applicant.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE UN-99-02 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Items #8 ZN-120-02 and #9 T-967 are related.

8) ZN-120-02 (8686) CENTEX HOMES (Public Hearing)

An application submitted by Centex Homes on behalf of Unlimited Holdings, Inc., 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 Lawrence Street and El Campo Grande Avenue. The Assessor's Parcel Numbers are 124-26-801-002 and 124-26-801-004.

RECOMMENDATION:

The Development Services Department recommends that ZN-120-02 receive a favorable recommendation and that this item be forwarded to the City Council for permanent zoning to the R-1 Single Family Residential District by ordinance.

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

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

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

- ▶ Robert Combs, 555 E. El Camp Grande, North Las Vegas, Nevada (no zip code stated)

Mr. Combs wanted to disclose the presence of the pig farm in the area and wants to make sure the applicant is aware of its proximity.

The Public Hearing was closed.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-120-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #8 ZN-120-02 and #9 T-967 are related.

9) T-967 (8707) CENTEX HOMES

An application submitted by Centex Homes on behalf of Rom Bruce LLC, property owner, for a tentative map review in an R-E Ranch Estates District to an R-1 Single-Family Residential District consisting of 95 single family dwellings. The property is generally located at the southwest corner of Lawrence Street and El Campo Grande. The Assessor's Parcel Numbers are 124-26-801-002 and 124-26-801-004.

RECOMMENDATION:

The Development Services Department recommends that T-967 be continued indefinitely to allow the applicant time to revise the tentative map in accordance with those items listed in the analysis section.

If, however, the Planning Commission determines that approval of T-967 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

1. Standard conditions: 11, 17 and 18.
2. The applicant has a pending rezoning application (ZN-120-02) 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 common/open space element with the development shall be landscaped and maintained by the Homeowners Association.
4. The development shall comply with the Single Family Design Guidelines including, but not limited to the following:
 - a. Ten (10) feet of landscaping (which may include the sidewalk) shall be provided next to all streets less than 60 feet in width.
 - b. Fifteen (15) feet of landscaping (which may include the sidewalk) shall be provided next to Lot 9 adjacent to Lawrence Street.
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. The development shall provide an acceptable form of traffic calming (e.g., traffic circles, curvilinear streets, etc.) for every street section exceeding 500 linear feet.
7. 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 the R.C. Farms, in part, is protected by state statutes as an agricultural use.
8. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. 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.
12. 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.

13. A water network analysis must be submitted with the civil improvement plans.
14. 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.
15. A merger and resubdivision map is required.
16. 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 this item be continued indefinitely.

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

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE T-967 per staff's recommendations.

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

The item was APPROVED.

Items #10 UN-100-02, #11 UN-101-02 and #12 UN-102-02 are related.

10) UN-100-02 (8722) EOB OF CLARK COUNTY (Public Hearing)

An application submitted by the Equal Opportunity Board of Clark County on behalf of the City of North Las Vegas, property owner, for a use permit in an R-3 Multifamily Residential District to allow a single family dwelling. The property is generally located at the northeast corner of Judson Avenue and Carroll Street. The Assessor's Parcel Number is 139-24-110-021.

RECOMMENDATION:

The Development Services Department recommends that UN-100-02 be approved subject to the following conditions:

1. Standard conditions number 4, 6, 7, 11, 12, 15 and 27.

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

Catherine Barnes, 3674 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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 APPROVE UN-100-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Joy Diaz not present for this vote.

The item was APPROVED.

Items #10 UN-100-02, #11 UN-101-02 and #12 UN-102-02 are related.

11) UN-101-02 (8724) EOB OF CLARK COUNTY (Public Hearing)

An application submitted by the Equal Opportunity Board of Clark County on behalf of the City of North Las Vegas, property owner, for a use permit in an R-3 Multifamily Residential District to allow a single family dwelling. The property is located at 2216 Carroll Street. The Assessor's Parcel Number is 139-24-110-023.

RECOMMENDATION:

The Development Services Department recommends that UN-101-02 be approved subject to the following conditions:

1. Standard conditions number 4, 6, 7, 11, 12, 15 and 27.

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

Catherine Barnes, 3674 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE UN-101-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #10 UN-100-02, #11 UN-101-02 and #12 UN-102-02 are related.

12) UN-102-02 (8725) EOB OF CLARK COUNTY (Public Hearing)

An application submitted by the Equal Opportunity Board of Clark County on behalf of the City of North Las Vegas, property owner, for a use permit in an R-3 Multifamily Residential District to allow a single family dwelling. The property is located at 2255 Carroll Street. The Assessor's Parcel Number is 139-24-110-009.

RECOMMENDATION:

The Development Services Department recommends that UN-102-02 be approved subject to the following conditions:

1. Standard conditions number 4, 6, 7, 11, 12, 15 and 27.

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

Catherine Barnes, 3674 N. Rancho Drive, Las Vegas, Nevada 89130 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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 APPROVE UN-102-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

13) AMP-19-02 (6255) SPECIALTY HOLDINGS (Public Hearing)

An application submitted by WRG Design Inc. on behalf of Specialty Holdings Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Neighborhood Commercial. The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-015.

No action is necessary on this item because a subsequent application pertaining to this location (AMP-35-02) is currently pending City Council consideration and supercedes this request. The applicant is aware of this and has verbally concurred.

NO ACTION ON THIS ITEM.

Items #14 ZN-124-02 and #15 T-970 are related.

14) ZN-124-02 (8713) ANN & COMMERCE (Public Hearing)

An application submitted by World Premier Investments on behalf of Capital City Enterprises, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 64 single family dwellings and 3.9 acres of neighborhood commercial. The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-015.

The applicant has requested in writing that this item be heard by the Planning Commission at the January 22, 2003, Public Hearing. A staff report will be prepared accordingly for that 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 Nelson Stone MOVED and Commissioner Jay Aston SECONDED to CONTINUE ZN-124-02 to the 1/22/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/22/03.

Items #14 ZN-124-02 and #15 T-970 are related.

15) T-970 (8714) ANN & COMMERCE

An application submitted by World Premier Investments, on behalf of Capital City Enterprises, property owner, for a tentative map review in a PUD Planned Unit Development District consisting of 64 single-family dwellings. The property is generally located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-015.

The applicant has requested in writing that this item be heard by the Planning Commission at the January 22, 2003, meeting. A staff report will be prepared accordingly for that 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 Nelson Stone MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-970 to the 1/22/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/22/03.

**There was a break in the proceedings at 9:02 PM
The meeting reconvened at 9:20 PM**

Items #16 AMP-70-02 and #17 ZN-122-02 are related.

16) AMP-70-02 (8701) TROPICAL & LAMB (Public Hearing)

An application submitted by Lamb 30 LLC, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of Industrial, M-HDR Medium - High Residential Density and Business, Research or Development Park to Regional Commercial. The property is generally located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-005 and 123-30-601-006.

RECOMMENDATION:

The Development Services Department recommends that AMP-70-02 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.

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

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 MOVED and Vice-Chairman Anita Wood SECONDED to DENY AMP-70-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #16 AMP-70-02 and #17 ZN-122-02 are related.

17) ZN-122-02 (8697) TROPICAL & LAMB (Public Hearing)

Application submitted by Lamb 30 LLC, property owner, for reclassification of property from a M-2 General Industrial District to a C-2 General Commercial District. The property is generally located at the northwest corner of Tropical Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-601-005 and 123-30-601-006.

RECOMMENDATION:

The Development Services Department recommends that ZN-122-02 be denied as the rezoning is not justified by changing conditions since the adoption of the Comprehensive Plan in June of 1999.

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

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 MOVED and Vice-Chairman Anita Wood SECONDED to DENY ZN-122-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Items #18 AMP-69-02, #19 ZN-121-02 and #20 T-966 are related.

18) AMP-69-02 (8691) ALLEN & LONE MOUNTAIN (Public Hearing)

An application submitted by Michael H. Helmer on behalf of Church Baptist Homesite, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of VLDR Very Low Density Residential to LDR Low Density Residential. The property is generally located at the southeast corner of Allen Lane and Lone Mountain Road. The Assessor's Parcel Numbers are 139-05-101-004, 139-05-101-005 and 139-05-101-006.

RECOMMENDATION:

The Development Services Department recommends that AMP-69-02 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/22/03 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 Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE AMP-69-02 to the 1/22/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/22/03.

Items #18 AMP-69-02, #19 ZN-121-02 and #20 T-966 are related.

19) ZN-121-02 (8689) ALLEN & LONE MOUNTAIN (Public Hearing)

An application submitted by Michael H. Helmer on behalf of Church Baptist Homesite, property owner, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is generally located at the southeast corner of Allen Lane and Lone Mountain Road. The Assessor's Parcel Numbers are 139-05-101-004, 139-05-101-005 and 139-05-101-006.

RECOMMENDATION:

The Development Services Department recommends that ZN-121-02 be denied as the rezoning is not justified by changed or changing conditions since the adoption of the Comprehensive Plan in June of 1999.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/22/03 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 Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-121-02 to the 1/22/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/22/03.

Items #18 AMP-69-02, #19 ZN-121-02 and #20 T-966 are related.

20) T-966 (8688) ALLEN & LONE MOUNTAIN

An application submitted by Michael H. Helmer on behalf of Church Baptist Homesite, property owner, for a tentative map review in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 31 single family dwellings. The property is generally located at the southeast corner of Allen Lane and Lone Mountain Road. The Assessor's Parcel Numbers are 139-05-101-004, 139-05-101-005 and 139-05-101-006.

RECOMMENDATION:

The Development Services Department recommends that T-966 be denied because the subject site is located in an R-E Ranch Estates Preservation District and staff is not supporting the amendment to the Comprehensive Plan for Low Density Residential or the reclassification of the property to the R-1 Single Family Residential District

If, however, the Planning Commission determined that approval of AMP-69-02 and ZN-121-02 were warranted, then the Development Services Department recommends the following conditions of approval:

1. Standard conditions: 11, 17 and 18.
2. That the request (AMP-69-02) to amend the Comprehensive Plan and the request (ZN-121-02) to reclassify the subject site be approved by the City Council. Otherwise, T-966 shall be considered null and void.
3. The development shall comply with the Single Family Design Guidelines including, but not limited to the following:
 - a. Ten (10) feet of landscaping (which may include the sidewalk) shall be provided next to all streets less than 60 feet in width, except where houses are fronting the street.
 - b. Fifteen (15) feet of landscaping (which may include the sidewalk) shall be provided next to Kenny Way.
4. 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.
5. 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.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
10. 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.
11. 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.

12. A water network analysis must be submitted with the civil improvement plans.
13. 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.
14. Additional right-of-way dedication required for the flared intersection at Allen Lane and Lone Mountain Road per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
15. The map shall be revised to show the easements recorded in Book 20010410, Instrument Number 00392 and 00393. Applicant shall apply for a vacation of the easements if they conflict with the proposed layout.
16. 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/22/03 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 Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to CONTINUE T-966 to the 1/22/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/22/03.

21) VAC-32-02 (8566) JAMERSON PARK (Public Hearing)

An application submitted by Sharon Jamerson, property owner, to vacate an 18,200 square foot portion of Hyde Street between Tamarind Street and Vista Street. The Assessor's Parcel Numbers are 139-16-310-024, 139-16-310-025 and 139-16-310-026.

RECOMMENDATION:

The Development Services Department recommends that VAC-32-02 be approved and that this item be forwarded to City Council for final consideration with the following conditions of approval:

1. The applicant shall purchase the City property lying between Hyde Avenue and Cartier Avenue. Contact Mary Griego, Real Property Agent, at 633-2087 for additional information; and
2. The applicant shall re-plat Lots 12-16 of Cibola Park Unit 1 to front on Vista Street and Tamerind Street.
3. Fire access lanes shall be provided to within 150 feet of all portions of the exterior of all structures, in accordance with Fire Code requirements.

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

Sharon Jamerson, 3517 N. Ernest, North Las Vegas, Nevada 89032 appeared on behalf of the applicant who stated she concurs with staff's recommendations.

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

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE VAC-32-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #22 T-895 and #23 VAC-34-02 are related.

22) T-895 (8698) WASHBURN & BRUCE

An application submitted by Heller Development on behalf of Briarwood Homes, LLC, property owner, for a review of conditions of a previously approved tentative map in an R-1 Single-Family Residential District. The property is generally located at the southwest corner of Bruce Street and Hammer Lane. The Assessor's Parcel Numbers are 124-35-204-001, 124-35-203-002 and 124-35-202-002.

RECOMMENDATION:

The Development Services Department recommends that request to delete condition #8 be approved and that the revised tentative as submitted be approved subject to the following condition:

1. That the development shall comply with all previous conditions of approval for T-895 with the exception of the deletion of condition #8.

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

Bobby Lewis, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89109 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-895 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #22 T-895 and #23 VAC-34-02 are related.

23) VAC-34-02 (8687) WASHBURN & BRUCE (Public Hearing)

An application submitted by Heller Development on behalf of Briarwood Homes, LLC., property owner, for vacation of a portion of Fisher Street commencing approximately 328 feet east of Donna Street and proceeding east approximately 120 feet. The Assessor's Parcel Numbers are 124-35-202-002, and 124-35-203-002.

RECOMMENDATION:

The Development Services Department recommends that VAC-34-02 be approved and that this item 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.

Bobby Lewis, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89109 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 VAC-34-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Commissioner Joy Diaz abstained from voting on this item due to a business interest.

Items #24 VAC-17-02 and #25 T-951 are related.

24) VAC-17-02 (7101) COBBLESTONE MANOR WEST (Public Hearing)

An application submitted by D. R. Horton, Inc., property owner, for vacation of a portion of Fisher Avenue commencing at Donna Street and proceeding east approximately 300 feet. The Assessor's Parcel Numbers are 124-35-202-001 and 124-35-203-001.

RECOMMENDATION:

The Development Services Department recommends that VAC-17-02 be approved and that this item 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.

Ron Jackson, 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.

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 VAC-17-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Joy Diaz abstaining from voting on this item due to a business interest.

The item was APPROVED.

Commissioner Joy Diaz abstained from voting on this item due to a business interest.

Items #24 VAC-17-02 and #25 T-951 are related.

25) T-951 (7645) COBBLESTONE MANOR WEST

An application submitted by D. R. Horton, Inc., property owner, for a tentative map review in an R-1 Single Family Residential District. The property is generally located at the northeast corner of Donna Street and Washburn Road. The Assessor's Parcel Numbers are 124-35-202-001 and 124-35-203-001.

This item was continued indefinitely from the Planning Commission meeting of August 28, 2002, to allow the applicant sufficient time to resolve all issues of concern regarding the vacation of Fisher Avenue (VAC-17-02).

The proposed tentative map indicates Fisher Avenue as right-of-way to be vacated and is incorporated into the proposed development.

On June 26, 2002, the Planning Commission continued indefinitely a request to vacate Fisher Avenue (VAC-17-02), for the property in question, to allow the applicant sufficient time to address staff's concerns regarding access being eliminated from the Washburn/Bruce II Subdivision (T-895) to Donna Street.

Also on this agenda for Planning Commission consideration is the related vacation request (VAC-17-02).

The Fire Department is neutral to this application, however, the proposed developed would strain current emergency services in the area. The Fire Department has listed conditions of approval, if the Planning Commission chooses to approve this application.

Staff does not have any objection to this request, therefore, staff is recommending approval.

RECOMMENDATION:

The Development Services Department recommends that T-951 be approved subject to the following conditions:

1. Standard conditions 15, 19, 24 and 27.
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. 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.
5. A water network analysis must be submitted with the civil improvement plans.
6. Any known geological 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.
7. VAC-17-02 shall be approved prior to approval of the civil improvement plans for the project. If VAC-17-02 is denied, the site must be redesigned to include Fisher Avenue.
8. Applicant shall include additional traffic calming measures approved by the City's Traffic Engineer to reduce through traffic in the development.

9. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
10. All dwelling units shall be designed to decrease the day/night average level of sound, outdoor to indoor, by 25 decibels.
11. The development shall comply with the Single Family Development Design Standards.
12. 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.
13. That perimeter wall constructed within common areas shall be owned and maintained by the homeowners' association.
14. 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.
15. 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.

Ron Jackson, 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 Jay Aston SECONDED to APPROVE T-951 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Jay Aston abstaining from voting on this item due to a business interest.

The item was APPROVED.

Commissioner Joy Diaz abstained from voting on this item due to a business interest.

Items #26 VAC-35-02, #27 SPR-32-02 and #28 T-950 are related.

26) VAC-35-02 (8706) NORTH VALLEY COURT (Public Hearing)

An application submitted by D. R. Horton on behalf of North Valley Enterprises, property owner, for a vacation of approximately 1,000 feet of 36" water easement commencing approximately 1,350 feet northeast of Allen Lane and south of the 215 Beltway alignment and proceeding southeasterly to Deer Springs Way. The Assessor's Parcel Number is 124-20-000-010.

RECOMMENDATION

The Development Services Department recommends that VAC-35-02 be approved subject to the following condition:

1. The vacation shall record concurrently with the dedication of the new easement.

The application was presented by Marc Jordan, Principal 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.

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

Commissioner Jay Aston MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE VAC-35-02 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Joy Diaz abstaining from voting on this item due to a business interest.

Commissioner Joy Diaz abstained from voting on this item due to a business interest.

Items #26 VAC-35-02, #27 SPR-32-02 and #28 T-950 are related.

27) SPR-32-02 (8704) 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 a waiver of the Multi-Family Design Standards. 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 the waiver request to allow a 20±-square-foot balcony be denied.

If however the Planning Commission were to determine that approval of this waiver request is warranted, the Development Services Department recommends that all the original conditions of approval apply except that condition number 2 shall be amended as follows:

1. 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.
 - c. That a 20±-square-foot balcony be allowed to satisfy the private outdoor living area requirements for the upstairs unit in each building.

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

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 stated she is pleased with the amenities in this project, however does not agree with the small balconies that are being proposed.

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

The motion carried by MAJORITY vote with Commissioner Marilyn Kirkpatrick voting against the motion and Commissioner Joy Diaz abstaining from voting on this item due to a business interest.

The item was DENIED.

Commissioner Joy Diaz abstained from voting on this item due to a business interest.

Items #26 VAC-35-02, #27 SPR-32-02 and #28 T-950 are related.

28) T-950 (8705) 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 Multi Family Residential District to review *previously approved Condition 5*. 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 the request to remove condition number 5 from the approval of T-950 be denied.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and requested this item be continued to the 1/8/03 Planning Commission meeting to allow the applicant to meet with staff to address concerns.

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to CONTINUE T-950 to the 1/8/03 Planning Commission meeting.

The motion carried by MAJORITY vote with Commissioner Joy Diaz abstaining from voting on this item due to a business interest.

The item was CONTINUED to 1/8/03.

Items #29 ZN-123-02 and #30 T-968 are related.

29) ZN-123-02 (8703) DONNA & DEER SPRINGS (Public Hearing)

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

RECOMMENDATION:

The Development Services Department recommends that ZN-123-02 be approved and forwarded to the City Council with a recommendation for hard zoning to the R-1, Single-Family Residential District.

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

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

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

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZN-123-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

30) T-968 (8708) DONNA & DEER SPRINGS

An application submitted by Centex Homes on behalf of Rome Bruce LLC, property owner, for a tentative map review in an R-E Ranch Estates District (proposed to an R-1 Single-Family Residential District) consisting of 196 single family dwellings. The property is generally located at the northwest corner of Centennial Parkway and Lawrence Street. The Assessor's Parcel Numbers are 124-23-701-001, 124-23-801-001 and 124-23-301-009.

RECOMMENDATION:

The Development Services Department recommends that T-968 be continued indefinitely to allow the applicant time to submit a revised tentative map that addresses all issues of concern mentioned in the analysis section.

State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Development Services Department will have to recommend that T-968 be denied.

However, if the Planning Commission determines from the evidence presented that a favorable recommendation is warranted, then the following conditions are recommended:

1. Standard Conditions 11, 15, 18, 24, 27, 28, and 32.
2. The development shall provide an acceptable form of traffic calming (e.g., traffic circles, curvilinear streets, etc.) for every street section exceeding 500 linear feet. as required by Section 16.08.085 of the Municipal Code.
3. That the development comply with the Single Family Design Guidelines, including, but not limited to 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.
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 the perimeter walls be owned and maintained by the homeowners' association.
6. That 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.
7. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
8. That CC&R's be reviewed and approved by the Development Services Department prior to recording any final map.
9. 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.
10. 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 mentioned herein, the more restrictive shall apply.
11. That a minimum one bench be provided every 150 feet adjacent to the meandering sidewalk within the drainage easement adjacent to Centennial Parkway.
12. That a minimum one 24-inch box tree (minimum 1-1/2" caliper measures six inches above the top of

the root ball), spaced not greater than 25 feet on-center, shall be planted between the meandering sidewalk and the back-of-curb adjacent to Centennial Parkway. Two additional 24-inch box trees shall be planted immediately south of each seating area.

13. That 1-, 5- and 15-gallon plants be provided between the back-of-curb and the meandering sidewalk adjacent to Centennial Parkway. The number of species of shrubs shall be sufficient to provide a minimum 60% ground cover at maturity.
14. That 1-, 5- and 15- gallon plants be provided within 10 feet of the perimeter wall, throughout. Also within these areas shall be 24-inch box trees (minimum 1-1/2" caliper measures six inches above the top of the root ball) planted not greater than 25 feet on-center. The number and species of shrubs shall be sufficient to provide a minimum 60% ground cover at maturity.
1. Approval of a traffic study is required prior to submittal of the civil improvement plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Clark County Regional Flood Control District concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. 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.
5. A water network analysis must be submitted with the civil improvement plans.
6. 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.
7. Internal streets must intersect each other at 90-degree angles.
8. The mini cul-de-sac at the northern terminus of "K Street" exceeds the maximum length of 100' and must be revised to conform with Uniform Standard Drawing Number 212.
9. Developer shall be responsible for improvements up to and including the design and construction of the bridge structure and associated half-street improvements across the Upper Las Vegas Wash Channel , as required by the Director of Public Works, at Deer Springs Way.
10. Additional right of way dedication is required for a flared intersection at Bruce Street and Centennial Parkway.
11. The applicant shall apply for an amendment to the Master Plan of Streets and Highways that eliminates Rome Boulevard between Bruce Street and Lawrence Street and Bruce Street between Rome Boulevard and Deer Springs Way. The amendment should designate the portion of Bruce Street between Centennial Parkway and Rome Boulevard as a 60-foot right of way.
12. 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.
13. A minimum of two means of access are required to each group of 25 or more residential units.
14. Fire access lanes and turnarounds must be designed and installed in accordance with the Fire Code.
15. 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/22/03 Planning Commission meeting.

Vice-Chairman Anita Wood MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-968 to the 1/22/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/22/03.

Items #31 FDP-10-02 and #32 T-969 are related.

31) FDP-10-02 (8693) CENTENNIAL/BRUCE NORTH 40

Application submitted by Taney Engineering on behalf of William Lyon Homes, property owner, for a Final Development Plan review in a proposed PUD Planned Unit Development District consisting of 209 single-family dwellings. The property is generally located at the northwest corner of Centennial Parkway and Bruce Street. The Assessor's Parcel Numbers are 124-23-401-003, 124-23-401-004 and 124-23-401-005.

RECOMMENDATION

The Development Services Department recommends that FDP-10-02 be approved subject to the following conditions:

1. That the development of this site be subject to all approved conditions of ZN-70-02 and T-946, unless otherwise amended herein; and
2. That the development of this site shall conform to the submitted plans, with amendments mentioned herein; and
3. That, in addition to the trees identified on the submitted plans, a minimum one 24-inch box tree (minimum 1-1/2" caliper measured six inches above the top of the root ball), spaced not greater than 25 feet on-center, shall be planted between the meandering sidewalk and the back-of-curb adjacent to Centennial Parkway. Two additional 24-inch box trees shall be planted immediately south of each of the six covered seating areas; and
4. That 1-, 5- and 15-gallon plants be provided between the back-of-curb and the meandering sidewalk adjacent to Centennial Parkway. The number and species of shrubs shall be sufficient to provide a minimum 60% ground cover at maturity; and
5. That 1-, 5- and 15-gallon plants be provided within 10 feet of the perimeter wall, throughout. Also within these areas shall be 24-inch box trees (minimum 1-1/2" caliper measured six inches above the top of the root ball) planted not greater than 25 feet on-center. The number and species of shrubs shall be sufficient to provide a minimum 60% ground cover at maturity; and
6. That all conditions mentioned herein be satisfied prior to the issuance of any construction permits.

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

Scott Prokopchuk, 500 Pilot Road, Suite G, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE FDP-10-02 per staff's recommendations subject to the following changes:

Condition #3 Changed to Read: "That a hedge be provided between the back-of-curb and the meandering sidewalk. The hedge shall be a minimum 30" at maturity. A 30" hedge shall also be provided around each of the seating areas. The hedge plants shall be 15-gallon and the species shall be subject to review and approval by staff."

Condition #4 Changed to Read: "That 1-, 5- AND 15-gallon plants be provided within the drainage easement between the back-of-curb and the perimeter wall along Centennial Parkway. The number and species of shrubs shall be sufficient to provide a minimum 60% ground cover at maturity."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #31 FDP-10-02 and #32 T-969 are related.

32) T-969 (8700) CENTENNIAL/BRUCE WEST 40

An application submitted by Taney Engineering on behalf of William Lyon Homes, property owner, for a tentative map review in an R-2 Two-Family Residential District (proposed to a PUD Planned Unit Development District) consisting of 364 single-family dwellings. The property is generally located at the southwest corner of Centennial Parkway and Bruce Street. The Assessor's Parcel Numbers are 124-26-101-014 and 124-26-101-015.

RECOMMENDATION

The Development Services Department recommends that T-969 be approved subject to the following conditions:

1. That Standard Conditions 4, 9, 11 and 27 apply; and
2. That the development be in conformance with all conditions of Ordinance No. 1734 (ZN-99-02). If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
3. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
4. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
5. That 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; and
6. That 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; and
7. That a water network analysis must be submitted with the civil improvement plans; and
8. That 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; and
9. That additional right of way dedication required for the flared intersection at Centennial Parkway and Bruce Street per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1; and
10. That right of way dedication for a bus turn out is required on Bruce Street south of Centennial Parkway; and
11. That the landscape area along Centennial Parkway shall be increased as needed to accommodate the Nevada Power transmission line easement. The site plan shall be revised to delineate the easement; and
12. That 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 any final map; and
13. That a minimum one bench be provided adjacent to the meandering sidewalk for every 150 linear feet of sidewalk within the Nevada Power easement along the Centennial Parkway right-of-way; and
14. That all conditions mentioned herein be satisfied prior to recording any final map.

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

Scott Prokopchuk, 500 Pilot Road, Suite G, Las Vegas, Nevada 89119 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE T-969 per staff's recommendations.

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

The item was APPROVED.

33) SPA-02-02 (8695) STORAGE WEST

An application submitted by Thompson Neon Sign Co. on behalf of LAACO Ltd., property owner, for an appeal of an administrative decision to deny a freestanding sign. The property is located at 2840 W Craig Road. The Assessor's Parcel Number is 139-05-601-036.

RECOMMENDATION

The Development Services Department recommends that SPA-02-02 be denied.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/8/03 Planning Commission meeting.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to CONTINUE SPA-02-02 to the 1/8/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/8/03.

34) SPR-35-02 (8673) NORTH MEADOWS WEST

An application submitted by Celebrate Homes, property owner, for a site plan review in an R-1 Single-Family Residential District for a waiver of the Single-Family Design Guidelines to allow all white exteriors and red S-tile roofs on 195 Single-Family homes. The property is located at the southwest corner of Lone Mountain Road and Clayton Avenue. The Assessor's Parcel Numbers are 139-05-501-012, and 139-05-515-001 thru 139-05-515-054.

RECOMMENDATION

The Development Services Department recommends that SPR-35-02 be denied.

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

Harry Shull, 5216 Scott Robinson, North Las Vegas, Nevada 89031 appeared on behalf of the applicant.

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE SPR-35-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

35) T-693 (8692) RANCHO RIDGE II UNIT 4

An application submitted by Specialty Holdings, property owner, for a review of a condition of a previously approved tentative map in an R-1 Single-Family Residential District consisting of 41 single family dwellings. The property is generally located at the south of Tropical Parkway and approximately 900 feet east of Revere Street. The Assessor's Parcel Number is 124-27-301-009.

RECOMMENDATION:

The Development Services Department recommends that conditions of approval numbers 13, 14 and 15 be removed from T-693.

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

Lora Dreja, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada (no zip code stated) appeared on behalf of the applicant who stated she concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE T-693 per staff's recommendations subject to the following change:

Delete Condition #20.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

36) T-965 (8682) PECOS PARK

An application submitted by Avante Homes, on behalf of Pecos Centennial LLC, property owner, for a tentative map review in a PUD Planned Unit Development District consisting of 215 single family dwellings. The property is generally located approximately 1, 200 feet east of Pecos Road and south of Centennial Parkway. The Assessor's Parcel Number is 123-30-101-002.

RECOMMENDATION:

The Development Services Department recommends that T-965 be continued to allow the applicant time to meet with the Parks and Recreation Department and create a suitable amenities package for the residents of the development.

If, however, the Planning Commission determined that approval of T-965 was warranted, then the Development Services Department recommends the following conditions of approval:

1. Standard conditions: 11, 17 and 18.
2. T-965 shall comply with all conditions of ZN-46-02.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. 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.
6. A water network analysis must be submitted with the civil improvement plans.
7. 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.
8. Remove section thickness from the typical sections. The off-site pavement sections shown on the civil plans will be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
9. The side lot drainage and utility easements shall conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
10. The following right of way dedications are required:
 1. Thirty feet (30.00') for Azure Avenue
 2. Forty feet (40.00')for Walnut Road
 3. Bus turnout on Walnut Road south of Centennial Parkway
 4. Additional right of way dedication required for the flared intersection st Centennial Parkway and Walnut Street.
11. 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.
12. 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.
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 prior to recording the final map.

14. A minimum of two means of access are required to each group of 25 or more residential units.
15. The 30-foot Nevada Power easement adjacent to Centennial Parkway shall be landscaped in accordance with ordinance requirements.
16. The development shall contain circuitous lighted paths connecting the open space areas.
17. The development shall contain a minimum of 20 trees per acre of open space.
18. A minimum of two differing age appropriate play structures for children, with EPDM resilient fall protection and accompanying shade ramada shall be provided for the development.
19. One large lighted group shade structure / gazebo shall be provided for the development.
20. A minimum of one large open space for organized group play shall be provided.
21. Picnic tables and barbecue grills shall be provided throughout the open space areas.
22. Benches shall be spaced along park pathways.
23. Details of amenities to be provided shall be submitted and approved by the Parks and Recreation Department.
24. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department, Parks and Recreation 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.

David Edwards, of VTN Nevada, 2727 S. Rainbow Boulevard, Las Vegas, Nevada (no zip code stated) appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE T-965 per staff's recommendations subject to the following changes:

Condition #19 Changed to Read: "One large lighted group shade structure / gazebo **(30' diameter)** shall be provided for the development."

Condition #21 Changed to Read: "Picnic tables and barbecue grills shall be provided throughout the open space areas **(minimum number to be determined by the Parks and Recreation Department)**."

Condition #22 Changed to Read: "Benches shall be spaced along park pathways **(minimum number to be determined by the Parks and Recreation Department)**."

Condition #23 Changed to Read: "Details of amenities to be provided shall be submitted **with the Final Development Plan**."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

37) ZN-118-02 (8481) ALEXANDER & N. 5TH (Public Hearing)

An application submitted by Lied Foundation Trust and Christina M. Hixson Trust, property owners, for reclassification of property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of 165 single family dwellings. The property is generally located at the southwest corner of Alexander Road and North Fifth Street. The Assessor's Parcel Number is 139-10-501-003.

On December 4, 2002, the applicant submitted a revised preliminary development plan and letter of intent. According to the applicant's new letter of intent, the only change in the preliminary development plan is the removal of 6.94 acres that was previously shown as open space at the northeast corner of Gilmore Avenue and Goldfield Street.

RECOMMENDATION:

The Development Services Department recommends that ZN-118-02 be continued indefinitely to allow the applicant time to revise the preliminary development plan addressing those items outlined in the original staff report and to incorporate the entire parcel as part of this development.

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

1. Standard Conditions: 9, 11, 17, 18 and 31.
2. Development of the subject site shall not exceed 165 detached single-family dwelling units.
3. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
4. Pedestrian access shall be provided at the end of the cul-de-sacs to the open space areas.
5. The development shall comply with the Single Family Design Standards.
6. The interior street landscaping shall be provided as follows:
 - a. The developer shall provide 10 feet of landscaping next to the interior streets which shall include a sidewalk of five (5) feet in width. The sidewalk shall be separated from the back of curb by a minimum of five (5) feet. The landscaped area shall be shown as a common element on the final map and not as part of the residential lots.
 - b. A minimum of one 24-inch box tree shall be planted at 35 feet on center. Such trees shall be of the type that produce a shade canopy.
 - c. A minimum ground coverage of 60% percent at maturity (not including trees). Shrubs shall have a minimum size of five gallons. Bare soil is not permitted.
7. Development shall comply with the following setbacks:
 - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 - b. Interior Side: Five (5) feet.
 - c. Corner Side: Ten (10) feet.
 - d. Rear Yard: Fifteen (15) feet.
8. 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.

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. The development shall provide an acceptable form of traffic calming (e.g., traffic circles, curvilinear streets, etc.) for every street section exceeding 500 linear feet.
11. 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.
12. Fire access lanes shall be designed and installed in accordance with the Fire Code. This includes the requirement of providing approved provision for turnaround of apparatus where the fire access dead-end length exceeds 150 feet.
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. 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.
16. Redesign the site to eliminate mini cul-de-sacs that exceed a length of 100 feet.
17. Entrance streets must be revised to a minimum of sixty foot (60.0') right of way width.
18. Redesign the site in order for the internal roads to intersect at 90° angles.
19. A traffic study that justifies the vacation of Goldfield Street must be submitted.
20. The Applicant shall apply for an amendment to the Master Plan of Streets and Highways to remove Goldfield. If the amendment is not approved, the site shall be revised to include the Goldfield alignment.
21. The following right of way dedications are required:
 - a. Flared intersection at North 5th Street and Alexander Road.
 - b. Bus turnout south of Alexander Road on North 5th Street.
 - c. Forty feet (40.00') for Alexander Road
 - d. Fifty feet (50.00') for North 5th Street
 - e. Thirty feet (30.00') for Gilmore Avenue
22. Remove section thickness from the typical street sections. The off-site pavement sections shown on the civil plans will be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
23. The radii for the mini cul-de-sac must be shown on the plan.
24. Pedestrian access is required to the open space and streets adjacent to this development.
25. Parking is limited to one side of streets that are less than 48' from back of curb to back of curb. Developer will be required to install "No Parking" signs.

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

The item was WITHDRAWN.

38) T-962 (8575) CENTENNIAL/SIMMONS

An application submitted by KB Home Nevada, Inc. on behalf of 40 Acres @ Centennial, LLC., property owner, for a tentative map review in an R-1 Single-Family Residential District consisting of 100 single family dwellings. The property is generally located at the southeast corner of Centennial Parkway and Simmons Street. The Assessor's Parcel Number is 124-29-501-001.

This application was continued from the November 26, 2002, Planning Commission meeting at the request of the applicant.

The applicant has submitted a revised tentative map that would consist of 99 lots at a density of 3.87 dwelling unit per acre. The original map proposed 100 lots. The revised map shows minor modifications to the design of the subdivision as compared to the original map.

It appears that the revised tentative map is in compliance with all perimeter and interior landscaping requirements and that all the lots meet the minimum lot size requirement of 6,000 square feet. In addition, it appears that all streets are less than 500 feet in length.

The Public Works Department and the Fire Department have reviewed the revised tentative map and do not have any objections, provided the original recommended conditions remain.

RECOMMENDATION:

The Development Services Department recommends that T-962 be approved subject to the following conditions:

1. Standard conditions: 11, 17 and 18.
2. 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.
3. Fire hydrants shall be in compliance with the Fire Code.
4. A minimum of two means of paved access shall be provided to this development from existing streets.
5. The development shall comply with the Single Family Design Guidelines including, but not limited to 10 feet of landscaping (which may include the sidewalk) next to all streets less than 60 feet in width.
6. 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.
7. Pedestrian access shall be provided at the following locations
 - a. At the end of the cul-de-sacs from Margate Street and Interlaken Street to Ranch House Road.
 - b. At the end of the cul-de-sac from Liberty Bell Street to the commercial north of the development.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
10. 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.
11. A water network analysis must be submitted with the civil improvement plans.

12. 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.
13. The twenty foot (20.0') are along the southerly line of Lot 57 shall be labeled as either a common element or easement. It shall conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
14. The following right of way dedications are required:
 1. Fifty feet (50.00') for Centennial Parkway and Simmons Street.
 2. Thirty feet (30.00') for Coleman Street
 3. Bus turnout on Centennial Parkway east of Simmons Street
 4. Flared intersection at Centennial Parkway and Simmons Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1
15. Delineate the Nevada Power transmission line poles and easements. The landscape area along Centennial Parkway shall be increased as needed to accommodate the Nevada Power transmission line easement.
16. Label all landscape areas and open spaces as 'COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION'.
17. The drive access on Simmons Road shall be limited to right in, right out.
18. In order for T-962 to conform to North Las Vegas Municipal Code 16.12.030 the following information must be added to the map:
 1. Name of the subdivision to the south.
 2. Approximate grades of all streets within the proposed subdivision.
 3. Contour intervals (2' or less).
 4. Approximate radii of all curves.
 5. Direction of flow of the proposed sewer.
19. Remove section thickness from the typical sections. The off-site pavement sections shown on the civil plans will be designed in accordance with Standard Specifications Section 401 using the AASHTO model.
20. That prior to approval of any final map, the applicant must meet with the Clark County School District. Afterwards, the applicant shall provide to the City a letter from the Clark County School District releasing any future holds regarding the subdivision of the development.
21. 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 subject to deleting Condition #20.

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

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE T-962 per staff's recommendations subject to the following change:

Delete Condition #13.

Delete Condition #20.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #39 SPR-34-02, #40 UN-91-02, #41 UN-93-02 and #42 UN-94-02 are related.

39) SPR-34-02 (8479) SUNBELT ENTERPRISES

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises Fred Kauai, property owner, for a site plan review in a C-3 General Service Commercial District. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

This item was continued from the November 26th Planning Commission meeting in order for the applicant to submit a revised site plan addressing the concerns of the Departments of Public Works and Development Services, as well as the Planning Commission. The Development Services Department met with the applicant and received a revised site plan on December 5th. Upon review of the revised site plan the Public Works Department, which had previously recommended continuance, submitted a revised memorandum listing conditions of approval.

The revised site plan indicates that a minimum of 23 feet of landscaping is provided from the back-of-curb (including the curb-separated sidewalk) in accordance with ordinance requirements. In addition, the fast foot pads have been relocated to the front of the site along Pecos Road. Finally, additional parking lot landscape islands have been placed within most of the parking rows.

Building elevations for the proposed building D1 were also submitted with the revised site plan. The elevations depict a concrete tilt-up structure, designed and finished to match the main structures on the site. Building elevations have not been submitted for the fast foot pads, therefore, a condition will be added requiring them to be consistent with site anchors.

RECOMMENDATION

The Development Services Department recommends that SPR-34-02 be approved subject to the following conditions:

1. Standard Conditions: 4, 6, and 11.
2. That the development shall be in compliance with the Commercial Design Standards including but not limited to the following:
 - a. That pads A, B, C and D shall be of a uniform architectural design, consistent with the main structures subject to review and approval by staff.
 - b. Color samples shall be submitted at the time of building permit request and shall be earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds.
 - c. That perimeter landscaping shall be provided within the Nevada Power easement along the I-15 off-ramp as depicted by the site plan. In the event that planting is restricted or limited to an amount less than required by code, the applicant shall dedicate additional width to that landscaping area in order to meet the minimum plant density requirement of 60% coverage.
 - d. That at least one (1) minimum six-foot-wide parking lot landscape island shall be provided within each parking row for every 15 consecutive stalls.
 - e. Foundation landscaping shall be provided, where appropriate, adjacent to all buildings including the pads, subject to review and approval by staff.
3. That no more than 40% of the overall floor area on the site (approximately 70,480 square feet) shall be utilized as warehousing at any given time.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.

5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. Driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
7. A water network analysis must be submitted with the civil improvement plans.
8. The applicant shall be responsible for the relocation of the existing 12" waterline that bisects the parcel. The property owner shall grant a utility easement along the proposed route.
9. The following right of way dedications are required:
 - a. thirty feet (30.00') for Corporate Center Drive.
 - b. bus turnout on Pecos Road south of Craig Road.
 - c. flared intersection at Pecos Road and Craig Road as required by the traffic engineer.

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

Mar Mc Ginty, 7373 Peak Avenue, Suite 250, Las Vegas, Nevada 89128 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-34-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #39 spr-34-02, #40 UN-91-02, #41 UN-93-02 and #42 UN-94-02 are related.

40) UN-91-02 (8487) SUNBELT ENTERPRISES (Public Hearing)

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises, Fred Kauai, property owner, for a use permit in a C-3 General Service Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

This item was continued from the November 13th and 26th Planning Commission Meetings. The continuance was to allow additional time for the applicant to submit a revised site plan and building elevations for the related site plan review (SPR-34-02).

(from the 11/13/02 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that UN-91-02 be continued until such time that a site plan and building elevations are approved in conjunction with this application or a related site plan review.

If however the Planning Commission were to find that approval of this item is warranted at this time the following conditions are recommended:

1. Standard Condition: 8, 10, 11 and 12.
2. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center, and that the use be developed in accordance with such site plan, and all conditions of approval, as approved or amended by the Planning Commission.
3. That building elevations shall be consistent with the anchor portion of the overall shopping center, and be subject to review and approval by staff.

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

Mar Mc Ginty, 7373 Peak Avenue, Suite 250, Las Vegas, Nevada 89128 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-91-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #39 spr-34-02, #40 UN-91-02, #41 UN-93-02 and #42 UN-94-02 are related.

41) UN-93-02 (8492) SUNBELT ENTERPRISES (Public Hearing)

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises, Fred Kauai, property owner, for a use permit in a C-3 General Service Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

This item was continued from the November 13th and 26th Planning Commission Meetings. The continuance was to allow additional time for the applicant to submit a revised site plan and building elevations for the related site plan review (SPR-34-02).

(from the 11/13/02 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that UN-93-02 be continued until such time that a site plan and building elevations are approved in conjunction with this application or a related site plan review.

If however the Planning Commission were to find that approval of this item is warranted at this time the following conditions are recommended:

1. Standard Condition: 8, 10, 11 and 12.
2. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center, and that the use be developed in accordance with such site plan, and all conditions of approval, as approved or amended by the Planning Commission.
3. That building elevations shall be consistent with the anchor portion of the overall shopping center, and be subject to review and approval by staff.

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

Mar Mc Ginty, 7373 Peak Avenue, Suite 250, Las Vegas, Nevada 89128 appeared on behalf of the applicant who stated he concurs with staff's recommendations.

Commissioner Jay Aston MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE UN-93-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #39 spr-34-02, #40 UN-91-02, #41 UN-93-02 and #42 UN-94-02 are related.

42) UN-94-02 (8491) SUNBELT ENTERPRISES (Public Hearing)

An application submitted by Swisher and Hall Architects on behalf of Sunbelt Enterprises, Fred Kauai, property owner, for a use permit in a C-3 General Service Commercial District to allow a convenience food restaurant. The property is generally located at the southwest corner of Pecos Road and Craig Road. The Assessor's Parcel is 139-01-703-006.

This item was continued from the November 13th and 26th Planning Commission Meetings. The continuance was to allow additional time for the applicant to submit a revised site plan and building elevations for the related site plan review (SPR-34-02).

(from the 11/13/02 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that UN-94-02 be continued until such time that a site plan and building elevations are approved in conjunction with this application or a related site plan review.

If however the Planning Commission were to find that approval of this item is warranted at this time the following conditions are recommended:

1. Standard Condition: 8, 10, 11 and 12.
2. That the use permit shall be valid only upon Planning Commission approval of a site plan for the overall shopping center, and that the use be developed in accordance with such site plan, and all conditions of approval, as approved or amended by the Planning Commission.
3. That building elevations shall be consistent with the anchor portion of the overall shopping center, and be subject to review and approval by staff.

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

Mar Mc Ginty, 7373 Peak Avenue, Suite 250, Las Vegas, Nevada 89128 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-94-02 per staff's recommendations.

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: 10:45 PM

A motion to ADJOURN the December 11, 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