# 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 available on the internet at:

www.cityofnorthlasvegas.com

May 28, 2003

**CALL TO ORDER:** Council Chambers, North Las Vegas City Hall

2200 Civic Center Drive, at 7:00 p.m.

ROLL CALL: Dean Leavitt - Present

Anita Wood - Present Jo Cato - Present Nelson Stone - Present Jay Aston - Present

Marilyn Kirkpatrick - Present

Joy Diaz, Present

STAFF PRESENT: Donna Kristaponis, Development Services Director

Steve Baxter, Planning Manager Marc Jordan, Principal Planner Robert Eastman, Planner Randy Cagle, Public Works Clete Kus, Transportation Services

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 Marilyn Kirkpatrick

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-86-03 (10953) ALLEN & TROPICAL

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Celebrate Homes XVIII, LLC and accept the Subdivision Bond in the amount of \$811,304.03.

### B) PW-87-03 (109540) SYSCO WAREHOUSE

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Bank of America to release the Irrevocable Standby Letter of Credit in the amount of \$1,092,005.15.

#### C) PW-88-03 (10955) SUN CITY ALIANTE, UNIT 4, PHASE 2

Approve the amended Final Map.

#### D) PW-89-03 (10957) ALIANTE PARCEL 66 & 73

Approve the Final Map.

# E) PW-90-03 (10958) REBEL STATION (LVB & LAKE MEAD)

Accept the Commercial Developments Off-Site Improvements Agreement by Rebel Oil Company, Inc. and accept the Subdivision Bond in the amount of \$15,064.78.

### F) PW-91-03 (10959) ELDORADO R1-60, NO. 11 TM 18

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Pardee Homes of Nevada and accept the Performance Bond in the amount of \$912,568.42.

#### G) PW-92-03 (10960) ELDORADO R1-60, NO. 12 TM 18

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Pardee Homes of Nevada and accept the Performance Bond in the amount of \$943,772.39.

Commissioner Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE Consent Agenda Items A through G.

The motion carried by UNANIMOUS vote.

# **NEW BUSINESS**

## 1) ZOA-03-03 (10888) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) by repealing Section 17.32.030, the fee schedule for planning and zoning related applications, and adding a new fee section in Title 2 (Section 2.38) for fees related to planning and zoning applications. Most of these fees will be increased.

#### RECOMMENDATION:

The Development Services Department recommends that ZOA-03-03 be **approved** removing the fee schedule from Title 17.

The application was presented by Donna Kristaponis, Development Services Director, on behalf of staff and indicated staff is recommending approval of this item.

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

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZOA-03-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

# 2) ZOA-05-03 (10889) CITY OF NORTH L AS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 28.010, subsection A to allow the Development Services Department Director to propose Zoning Ordinance amendments, as deemed appropriate.

#### **RECOMMENDATION:**

The Development Services Department recommends that ZOA-05-03 be **approved** and forwarded to City Council for final consideration.

The application was presented by Donna Kristaponis, Development Services Director, on behalf of staff who indicated staff is recommending approval of this item.

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

Commissioner Jay Aston MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZOA-05-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVE.

#### 3) ZOA-06-03 (10890) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Zoning Ordinance) Section 24, subsections 200 D.7 and K.5; 205 D.6 and K.4 to better respond to site-specific geotechnical conditions that warrant relocating required planting materials to better protect foundations in expansive soils.

#### **RECOMMENDATION**

The Development Services Department recommends that ZOA-06-03 be approved.

The application was presented by Donna Kristaponis, Development Services Director, on behalf of staff who indicated staff is recommending approval of this item.

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

Commissioner Nelson Stone MOVED and Vice-Chairman Anita Wood SECONDED to APPROVE ZOA-06-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

### 4) GED-01-03 (10599) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for a petition to establish a Gaming Enterprise District. The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

#### **RECOMMENDATION:**

The Development Services Department recommends that GED-01-03 be **denied** based on the analysis above.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 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.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE GED-01-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

#### 5) AMP-25-03 (10601) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to Regional Commercial. The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

#### **RECOMMENDATION:**

The Development Services Department recommends that AMP-25-03 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 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.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE AMP-25-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

### 6) ZN-37-03 (10602) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for reclassification of property from an M-2 General Industrial District to a C-2 General Commercial District. The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

#### **RECOMMENDATION:**

The Development Services Department recommends that ZN-37-03 be **denied** as the rezoning is not justified by 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 6/11/03 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 Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZN-37-03 to the 6'/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

#### 7) UN-36-03 (10600) NORTH COAST HOTEL & CASINO (Public Hearing)

An application submitted by Exber Inc., property owner, for a use permit in an M-2 General Industrial District (proposed C-2 General Commercial District) to allow a hotel and casino; and to allow a building to exceed the maximum height of 60 feet (approximately 190 feet). The property is generally located at the southwest corner of Centennial Parkway and Lamb Boulevard. The Assessor's Parcel Numbers are 123-30-501-002 and 123-30-501-003.

#### **RECOMMENDATION:**

Based on the recommendations for the amendment to the Comprehensive Plan Land Use designation (AMP-25-03) and the zoning (ZN-37-03) for the subject site and the discussion above, the Development Services Department recommends that UN-36-03 be **denied**.

**If, however**, the Planning Commission determines from the evidence presented that a **favorable action** is warranted, then the following conditions are recommended:

- 1. That AMP-25-03, ZN-37-03 and GED-01-03 be approved by the City Council. If any one of the three items are not approved, this request shall be considered null and void; and
- 2. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
- 3. That approval of a drainage study is required prior to submittal of the civil improvement plans; and
- 4. 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
- 5. That driveway number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site; and
- That a water network analysis must be submitted with the civil improvement plans; and
- 7. That all local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan; and
- 8. That the following right of way dedications are required:
  - a. Sixty feet (60.0') for Lamb Boulevard;
  - b. Thirty feet (30.00') for Azure Avenue;
  - c. Additional right of way for the flared intersection at Centennial Parkway and Lamb Boulevard per the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1;
  - d. Bus turn out on Lamb Boulevard near Centennial Parkway; and
- 9. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines, with the exception of the building orientation/placement, whereby the principal structure may be located as identified on the site plan; and
- 10. That the principal structure be designed and constructed to support wireless communications facilities; and
- 11. That direct outside-to-inside access to the movie theater be provided without requiring the patrons to walk through the casino area(s); and

- 12. That signage be permitted in accordance with the following:
  - a. That one 60-foot (maximum) sign be permitted along Centennial Parkway in the immediate vicinity of the second (i.e., main) entrance, as identified on the site plan; and
  - b. That one 60-foot (maximum) sign be permitted along Lamb Boulevard in the immediate vicinity of the northern (i.e., main) entrance, as identified on the site plan; and
  - c. That all other free-standing signage be limited to monument signs not taller than eight feet (8.00'); and
- 13. That the parking structures be constructed as part of the first phase of development; and
- 14. That all sides of the parking structures be designed and constructed with facades to match the principal structure; and
- 15. That a minimum thirty feet (30.00') of landscaping be provided along the western and southern property lines. The landscape areas shall include two rows of 36-inch box trees spaced not greater than 25 feet on-center. The rows shall be staggered with centers equally offset. The trees shall be of an evergreen variety/species that provides for maximum screening. The required trees shall be in addition to other required landscape materials; and
- 16. That the maximum height of the principal structure be 190 feet; and
- 17. That UN-36-03 shall expire on May 28, 2005.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 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 Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE UN-36-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

# 8) AMP-14-03 (9919) WATERFALL RANCH (Public Hearing)

An application submitted by G. C. Wallace on behalf of Waterfall LLC, 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 northeast corner of Valley Drive and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-801-001 and 124-07-701-001.

#### RECOMMENDATION:

The Development Services Department recommends that AMP-14-03 be **approved** and forwarded to the City Council with a recommendation for approval.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 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 Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to CONTINUE AMP-14-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

# 9) ZN-22-03 (9920) WATERFALL RANCH (Public Hearing)

An application submitted by G. C. Wallace on behalf of Waterfall, LLC, property owner, for reclassification of property from an O-L Open Land District to an R-1 Single-Family Residential District. The property is generally located at the northeast corner of Valley Drive and Grand Teton Drive. The Assessor's Parcel Numbers are 124-07-801-001 and 124-07-701-001.

#### **RECOMMENDATION:**

The Development Services Department recommends that ZN-22-03 be **approved** and forwarded to the City Council with a recommendation for approval.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 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 Joy Diaz MOVED and Commissioner Jay Aston SECONDED to CONTINUE ZN-22-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

#### 10) AMP-15-03 (9923) WATERFALL RANCH (Public Hearing)

An application submitted by G. C. Wallace on behalf of Waterfall LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of VLDR Very Low Density Residential to MDR Medium Density Residential. The property is generally located at the southwest corner of Horse Drive and Aliante Parkway. The Assessor's Parcel Numbers are 124-07-801-001, 124-07-701-001 and 124-07-701-002.

#### RECOMMENDATION:

The Development Services Department recommends that AMP-15-03 be **approved** for MDR, Medium Density Residential and forwarded to the City Council with a recommendation for Medium Density Residential.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 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 Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE AMP-15-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

#### 11) ZN-23-03 (9924) WATERFALL RANCH (Public Hearing)

An application submitted by G. C. Wallace on behalf of Waterfall, LLC, property owner, for reclassification of property from an O-L Open Land District to a PUD Planned Unit Development District consisting of 211 single-family dwellings and 167 three-family dwellings. The property is generally located at the southwest corner of Horse Drive and Aliante Parkway. The Assessor's Parcel Numbers are 124-07-801-001, 124-07-701-001 and 124-07-701-002.

#### RECOMMENDATION

The Development Services Department recommends that ZN-23-03 be **continued** to allow the applicant time to meet with the Parks and Recreation, Development Services and Fire Departments to address their concerns.

**If**, **however**, the Planning Commission determines that **approval** of ZN-23-03 is warranted at this time, then the Development Services Department recommends the following conditions of approval:

- 1. Unless expressly authorized through a variance, waiver or other approved method, the development shall comply with all applicable codes and ordinances.
- 2. A master transportation plan with modeling of 20 year projections will be required prior to submittal of the civil improvement plans.
- 3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
- 4. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
- 5. A water network analysis must be submitted with the civil improvement plans.
- 6. The following right of way dedications are required:
  - a. Forty feet (40.00') for Horse Drive and Valley Drive;
  - b. Thirty feet (30.00') for Racel Street;
  - c. Fifty feet (50.00') for Aliante Parkway and Grand Teton Drive;
  - d. Bus turnout on Grand Teton west of Aliante Parkway;
  - e. Flared intersection at Aliante Parkway and Grand Teton and Horse Drive and Aliante Parkway.
- 6. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
- 7. Streets shall intersect at 90° angles, or intersections must be radial or include a tangent of at least 50' in length prior to the intersection or as otherwise approved by the City Traffic Engineer.
- 8. The CCRFCD Master Plan includes the Grand Teton Drive Channel as an open channel adjacent to the north side of the street. Design and construction of the facilities required by the developer or as approved by the City Engineer.
- 9. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides an alternative suitable to the City prior to recording the final map.
- 10. A minimum of two remote paved means of access within the corporate limits of the City of North Las Vegas shall be provided from existing streets and infrastructure to the proposed site.
- 11. No certificate of occupancy will be granted for a residential unit within the development until after Fire Station 56 is in operation.
- 12. The final design of the plan shall include the installation of Willis Street between Grand Teton Drive and Horse Drive.

- 13. That the overall density of the development shall not exceed 8.35 du/acre.
- 14. 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.
- 15. That following building setbacks shall apply:
  - 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.
  - e. Covered patios: Five (5) feet from side and rear property lines;
- 16. That a final development plan be submitted for review and approval by the Planning Commission prior to the issuance of any residential construction permits. The final development plan shall identify colors, materials and elevations for the dwellings, as well as all amenities and design elements pertaining to the parks, recreation areas and open space. 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.
- 17. Perimeter walls shall be owned and maintained by the homeowners' association.
- 18. That corner side yard landscaping, if applicable, shall be maintained by the homeowners' association.
- 19. The developer shall disclose to prospective home buyers that corner side yard landscape areas, if applicable, are reserved exclusively for landscaping.
- 20. Perimeter landscaping of the exterior street perimeter shall 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).
- 21. That lot numbers, sizes (in square feet), and dimensions shall be provided on the revised preliminary development plan.
- 22. That open space calculations, including dimensions and square feet, shall be provided for each individual area on the revised preliminary development plan.
- 23. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 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 Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-23-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

### Item #12 ZN-40-03 and #13 T-1003 are related.

12) ZN-40-03 (10609) ALEXANDER & NO. 5<sup>TH</sup> (Public Hearing)
An application submitted by Celebrate Homes on behalf of the Christina M. Hixson Trust, property owner, for reclassification of property from an M-2 General Industrial District to an R-1 Single-Family Residential District. The property is generally located at the southwest corner of North Fifth Street and Gilmore Avenue. The Assessor's Parcel Numbers are 139-10-501-007 and 139-10-501-008.

#### **RECOMMENDATION:**

The Development Services Department recommends that ZN-40-03 be denied for the reasons outlined in the analysis section.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 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 Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE ZN-40-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

### 13) T-1003 (10611) ALEXANDER & NO. 5<sup>TH</sup>

An application submitted by Celebrate Homes on behalf of the Christina M. Hixson Trust, property owner, for a tentative map review in an R-1 Single-Family Residential District consisting of 130 single-family dwellings. The property is generally located at the southwest corner of North Fifth Street and Alexander Road. The Assessor's Parcel Numbers are 139-10-501-007 and 139-19-501-008.

#### **RECOMMENDATION:**

The Development Services Department recommends that T-1003 be **denied** for reasons listed in the Analysis Section above.

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

- 1. This tentative map (T-1003) shall become null and void if City Council approval is not granted for ZN-40-03; and
- 2. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances; and
- 3. Drainage study with regional concurrence; and
- 4. 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
- 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 of the final map; and
- 6. That all common elements shall be maintained by the Homeowners Association; and
- 7. 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; and
- 8. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
- 9. That the developer shall meet with Clark County School District staff to evaluate impacts on educational facilities in the area prior to the submission of a final map; and
- 10. That the tentative map shall show building setback lines in order to determine the minimum lot widths on gore-shaped lots; and
- 11. That the perimeter walls be owned and maintained by the homeowners' association; and
- 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; and
- 13. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review by the Public Works Department and the Planning Department prior to submittal of the final map; and

11. All conditions of approval shall be incorporated into the notes section of the map and recorded with the Final Map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 Planning Commission meeting.

Commissioner Jay Aston MOVED and Commissioner Joy Diaz SECONDED to CONTINUE T-1003 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

# 14) SNC-02-03 (10585) ALIANTE MPC (Public Hearing)

An application submitted by North Valley Enterprises, LLC, for a street name change to rename a portion of Allen Lane and Valley Drive to Aviary Way. The street name change commences at the north side of the intersection of Centennial Parkway and Allen Lane and proceeds northerly along the realigned Allen Lane to Dorrell Lane and continues northerly along Valley Drive to Grand Teton Drive.

#### **RECOMMENDATION**

The Development Services Department recommends that SNC-02-03 be **approved** subject to the following condition:

1. That the entire Allen Lane/Valley Drive alignment north of Centennial Parkway to Horse Drive be renamed to Aviary Way.

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

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

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

Commissioner Joy Diaz MOVED and Commissioner Jay Aston SECONDED to APPROVE SNC-02-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

There was a break in the proceedings at 9:01 PM The meeting reconvened at 9:19 PM

Item #16 UN-37-03 was heard next.

# 15) UN-46-02 (10608) 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 north of Centennial Parkway and approximately 470 feet west of 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/25/03 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 Joy Diaz MOVED and Commissioner Jay Aston SECONDED to CONTINUE UN-46-02 to the 6/25/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

#### 16) UN-37-03 (10604) PRATTE TRUSS YARD (Public Hearing)

An application submitted by Jack Gaal on behalf of Pratte Development Co., property owner, for a use permit in a M-2 General Industrial District to allow an outdoor manufacturing facility (roof trusses). The property is generally located at the northwest corner of Lone Mountain Road and Statz Street. The Assessor's Parcel Numbers are 124-36-403-006 and 124-36-403-002.

#### **RECOMMENDATION:**

The Development Services Department recommends that UN-37-03 be **approved** subject to the following conditions:

- 1. That the development shall comply with the Industrial Development Design Standards, with the exception of the following:
  - 1. That six (6) feet of landscaping shall be provided along Statz Street.
  - 2. That 14'6" of landscaping shall be provided along Lone Mountain Road adjacent to the proposed parking area.
- 3. That a decorative block wall a minimum of eight (8) feet in height shall be provided along Statz Street and Lone Mountain Road.
- 4. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
- 5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
- 6. The pedestrian access gate on Statz Street must be removed.
- 7. The applicant shall provide off-site improvements on Lone Mountain Road and Statz Street.

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

Jack Gaal, of Gaal Contracting, Inc., 1011 Industrial Road, #6, Boulder City, Nevada 89005 appeared on behalf of the applicant and stated he concurs with staff's recommenations.

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

Commissioner Jay Aston MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-37-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

# 17) UN-38-03 (10605) 24/7 TOWING, INC. (Public Hearing)

An application submitted by 24/7 Towing, Inc., on behalf of John Argier, property owner, for a use permit in a M-2 General Industrial District to allow an automobile service facility. The property is located at 1103 George Avenue. The Assessor's Parcel Number is 394-11-302-008.

#### **RECOMMENDATION**

The Development Services Department recommends that UN-38-03 be **approved** subject to the following conditions:

- 1. That a curb of not less than six inches in height shall be constructed to separate the existing landscape area in front of the office building from driving surfaces.
- 2. That the existing planter in front of the office be landscaped in accordance with the Industrial Design Guidelines subject to review and approval by staff.
- 3. That all auto service shall be done within a building.
- 4. That the property owner shall be required to dedicate an additional five feet (5.0') of right-of-way for George Avenue.
- 5. In order to ensure compliance with the Uniform Design and Construction Standards for Water Distribution Systems, the property owner shall be required to execute a Restrictive Covenant Running with the Land Utility Services prior to approval of the civil improvement plans.
- 6. The property owner shall execute a Restrictive Covenant Running with the Land for deferment of the off-site improvements.
- 7. The applicant shall provide adequate off street parking.

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

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

Vice-Chairman Anita Wood MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-38-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

#### 18) UN-39-03 (10606) TIM C. AYALA (Public Hearing)

An application submitted by Tim C. Ayala on behalf of G & M Development, property owner, for a use permit in a C-2 General Commercial District to allow a convenience food store with gas pumps. The property is located at 2404 North Las Vegas Boulevard. The Assessor's Parcel Numbers are 139-13-410-043, 139-13-410-044, 139-13-410-045, 139-14-812-164 and 139-13-410-165.

#### **RECOMMENDATION**

The Development Services Department recommends that UN-39-03 be **continued** in order for the applicant to submit a variance application and a parking study for approval by the Planning Commission, or for the site plan to be redesigned meeting all requirements of the Municipal Code.

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

- 1. That the site shall be developed in conformance with Codes and Ordinances including but not limited to setbacks and parking requirements.
- 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 fo the civil improvement plans.
- 4. The site plan must be revised to accurately depict the property lines. The sidewalk along Las Vegas Boulevard North is not at the back of the right-of-way, but offset from it by several feet.
- 5. Revise the site plan to include a pork chop island at the intersection of Las Vegas Boulevard and Carey Avenue to provide a dedicated right turn lane from west bound Carey to north bound Las Vegas Boulevard North.
- 6. The property owner shall dedicate a 54' radius at Las Vegas Boulevard North and Carey Avenue and a 15' radius at Carey Avenue and Carroll Street.
- 7. Driveways must maintain 200' spacing from the intersection and each other, curb face to curb face, and a minimum width of 32'.
- 8. Nevada Department of Transportation (NDOT) approval is required for the driveways on Las Vegas Boulevard North.

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

Chairman Dean Leavitt called for the applicant to come forward. The applicant was not present.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to CONTINUE UN-39-03 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

# 19) VN-04-03 (10416) ACE BROTHERS EXPANSION (Public Hearing)

An application submitted by Steve Yeghiayan on behalf of Gary Yeghiayan, property owner, for a variance in an M-2 General Industrial District to allow a 10 foot corner side setback where 20 feet is required when a building is less than 25 feet in height. The property is located at 3410 Precision Drive Street. The Assessor's Parcel Number is 139-08-712-012.

#### **RECOMMENDATION:**

The Development Services Department recommends that VN-04-03 be **approved** subject to the following conditions:

- 1. That approval of a traffic study is required prior to submittal of the civil improvement plans; and
- 2. That a reversionary/consolidation map for parcels 139-08-712-011 and 139-08-712-012 be recorded prior to submittal of the civil improvement plans; and
- 3. That a ten-foot (10.00') minimum setback be provided from the southern (Colton Avenue) property line, as indicated on the submitted site plan. All required setback areas shall be landscaped in accordance with Ordinance requirements, unless approved otherwise; and
- 4. That the maximum allowable height of any building (as defined in the Zoning Ordinance), or portion thereof, within 35 feet of the southern property line be 25 feet; and
- 5. That all issues pertaining to the proposed screen wall be considered during the review of a special use permit or site plan review for the subject site; and
- 6. That unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances (Standard Condition #1); and
- 7. That this approval is site-specific and non-transferable.

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

Steve Yeghiayan, 8725 W. Flamingo Road, #233, Las Vegas, Nevada 89147 appeared on behalf of the

applicant and stated he concurs with staff's recommendations.

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

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE VN-04-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #20 T-1002 and #39 FDP-04-03 are related.

# 20) T-1002 (10603) CENTENNIAL HIGHLANDS

An application submitted by Pagentry Communities on behalf of Sunflower Properties, property owner, for a tentative map review in a PUD Planned Unit Development District consisting of a 306 unit condominium development. The property is generally located at the southeast corner of Walnut Road and Centennial Parkway. The Assessor's Parcel Number is 123-30-501-004.

#### RECOMMENDATION:

The Development Services Department recommends that T-1002 be **continued** indefinitely to allow City Council the opportunity to review and approve the amendment to ZN-72-02; and to allow the applicant sufficient time to revise the tentative map to comply with the 20-foot setback adjacent to the single-family residential district to the south and all ordinance requirements.

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-1002 be denied.

**However**, if the Planning Commission determines from the evidence presented that **approval** is warranted, then the following conditions are recommended:

- 1. The applicant has a pending amendment to rezoning application (ZN-72-02) to the PUD, Planned Unit Development District. The applicant shall obtain City Council approval, otherwise, the tentative map shall revised appropriately.
- 2. That the development comply with all conditions of approval of ZN-72-02 and FDP-04-03.
- 3. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
- 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. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan.
- 6. Approval of a traffic study with a queuing analysis is required prior to submittal of the civil improvement plans.
- 7. Parking is prohibited on the 28' streets and limited to one side on the 37' streets. The developer will be required to install "No Parking" signs.
- 8. The buildings on Lots 1, 48, 36, and 37 appear to be within the sight distance triangle and may require revisions prior to submitting the conformed tentative map.
- 9. A Cost Participation Agreement is required. Contact Sonya Spears, Management Analyst, at 633-1975 for additional information.
- 10. 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.
- 11. Fire lane width must be maintained in accordance with Fire Code requirements.
- 12. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
- 13. 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.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with a two-week continuance.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to CONTINUE T-1002 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

Item #39 FDP-04-03 was heard hext as it is a companion to this item.

### 21) FDP-12-03 (10613) PORTICO EAST

An application submitted by Beazer Homes Holding Corp. on behalf of Portico Las Vegas Lot Option, LLC, property owner, for a tentative map review in a PUD Planned Unit Development District consisting of 49 single-family dwellings. The property is generally located at the northwest corner of Statz Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-24-401-011, 124-24-401-012, 124-24-401-013 and 124-24-401-014.

#### **RECOMMENDATION**

The Development Services Department recommends that FDP-12-03 be **continued** in order to address the concerns of the Parks and Recreation Department.

**If, however**, the Planning Commission determines that **approval** is warranted at this time, staff is recommending the following conditions:

- 1. That the development be in conformance with all conditions of Ordinance No. 1735 (ZN-116-02). If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
- 2. That the applicant adhere to the conditions of approval for T-960. If there is a conflict with the conditions mentioned herein, the more restrictive shall apply; and
- 3. That the development be in substantial compliance with the submitted elevation drawings and color schemes.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 Planning Commission meeting.

Commissioner Joy Diaz MOVED and Commissioner Marilyn Kirkpatrick SECONDED to CONTINUE FDP-12-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

# **OLD BUSINESS**

# 22) ZOA-01-03 (9315) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Section 17.20.160(B) (5) of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) by adding subsection C to allow lots smaller than 4,500 square feet in Planned Unit Development Districts, providing the net residential density is 5.8 dwelling units per acre or less and providing the size of the PUD is at least 80 acres.

This item was continued from the May 14, 2003 Planning Commission at the request of the Planning Staff.

(from the 5/14/03 Planning Commission meeting):

#### **RECOMMENDATION:**

The Development Services Department recommends that ZOA-01-03 be approved as follows:

17.20.160 B.5 Residential Density in PUDs.

- c. (Add) The Planning Commission and City Council may consider detached single family residential lots on less than 4,500 square feet in a Planned Unit Development if the following criteria are met:
  - I. the PUD is between 80 and 499 acres in size;
  - ii. the net detached residential density shall not exceed

#### 5.8 dwelling units per acre for the entire PUD.

Note: Language shown in bold is the proposed new language.

The application was presented by Steve Baxter, Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

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

▶ Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109

Ms. Lazovich stated she opposes capped density of 5.8 dwelling units per acre as it seems arbitrary and asked for clarification as to whether or not PUDs with less than 80 acres may be brought forward.

 Connie Suckling, of Southern Nevada Home Builders Association, 3685 Pecos McLeod, Las Vegas, Nevada 89121

Ms. Suckling stated that she received the ordinance language this morning and does not have an official Association position at this time. The Association would, however, have concerns about the amount of open space that would be required, particularly during our drought and with rising land prices and the requirement to pay a park construction tax in addition to dedication of the land which seems contrary to NRS 278.4985 which allows a credit against the amount6 of land to be dedicated or the amount of tax imposed.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to APPROVE ZOA-01-03 per staff's recommendations subject to the following change:

Subsection 17.20.160 B.5c.i: the PUD is between 80 acres and 499 acres of residential in size:

The motion carried by UNANIMOUS vote.

The item was APPROVED.

# 23) ZOA-02-03 (10692) CITY OF NORTH LAS VEGAS (Public Hearing)

An ordinance amendment initiated by the City of North Las Vegas to amend Section 17.20.160 of Title 17 of the North Las Vegas Municipal Code (Zoning Ordinance) by changing the formula regarding open space required for a Planned Unit Development District and other related changes.

#### **RECOMMENDATION:**

The Development Services Department recommends that ZOA-02-03 be approved.

The application was presented by Steve Baxter, Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

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

 Connie Suckling, of Southern Nevada Home Builders Association, 3685 Pecos McLeod, Las Vegas, Nevada 89121

Ms. Suckling stated that she received the ordinance language this morning and does not have an official Association position at this time. The Association would, however, have concerns about the amount of open space that would be required, particularly during our drought and with rising land prices and the requirement to pay a park construction tax in addition to dedication of the land which seems contrary to NRS 278.4985 which allows a credit against the amount6 of land to be dedicated or the amount of tax imposed.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109

Ms. Lazovich stated she objects to this formula applying to all PUDs of 4,500 square feet or greater and suggested that landscaped parkways and entry features should be included in the open-space calculations.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE ZOA-02-03 to the 6/11/03 Planning Commission meeting.

The motion carried by MAJORITY vote with Commissioners Jay Aston, Joy Diaz and Nelson Stone voting against the motion.

The item was CONTINUED to 6/11/03.

(this case was re-heard following discussion on Item #24 ZOA-12-02)

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZOA-02-03 per staff's recommendations subject to the following changes:

Amend to apply to small lot developments only.

Current formula still applies to lots 4,500 square feet or larger.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

# 24) 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.

#### **RECOMMENDATION:**

The Development Services Department recommends that ZOA-12-02 be approved.

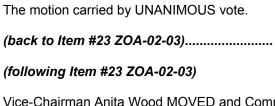
The application was presented by Steve Baxter, Planning Manager, on behalf of staff who indicated staff is recommending approval of this item.

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

Terry Connelly, 500 Pilot Road, Las Vegas, Nevada 89135

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to HOLD ZOA-12-02 so that the Planning Commission may return to the previous Item #23 ZOA-02-03.



Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaz SECONDED to APPROVE ZOA-12-02 per staff's recommendations subject to the following change:

Amendment: under A-1of Intent: "that these requirements are for Planned Unit Developments of 80 gross acres of residential or greater"

The motion carried by UNANIMOUS vote.

The item was APPROVED.

## 25) AMP-19-03 (10157) PECOS 90 (Public Hearing)

An application submitted by Richmond American on behalf of Revere, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designations of Industrial and Light Industrial to MDR Medium Density Residential. The property is generally located at the southwest corner of Ann Road and Donovan Way. The Assessor's Parcel Numbers are 123-31-501-001, 123-31-202-001, 123-31-203-002, 123-31-203-003, 123-31-203-004, 123-31-204-001, 123-31-204-002, 123-31-204-004, 123-31-301-003, 123-31-301-006, 123-31-301-011, 123-31-301-002 and 123-31-601-001.

These items were continued from the April 23<sup>rd</sup> meeting at the request of the applicant. The applicant has submitted new plans for the proposed development and deleted a portion of the area to be considered. The applicant has requested the item be continued to the June 11 meeting to be heard concurrently with the proposed zone change.

(from the 4/23/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that AMP-19-03 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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 6/11/03 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 Joy Diaz MOVED and Vice-Chairman Anita Wood SECONDED to CONTINUE AMP-19-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

Item #26 AMP-21-03 and #27 ZN-31-03 are related.

#### 26) AMP-21-03 (10330) CENTENNIAL CORNERS (Public Hearing)

An application submitted by R. N. Scott, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of MDR Medium Density Residential to Community Commercial. The property is generally located at the southeast corner of Centennial Parkway and Statz Street. The Assessor's Parcel Number is 124-25-501-001.

These items were continued from the May 14, 2003, Planning Commission meeting at the request of the applicant.

(from the 5/14/03 Planning Commission meeting):

## **RECOMMENDATION:**

The Development Services Department recommends that AMP-21-03 be denied as the proposed plan

amendment does not meet the standards established in 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.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, La 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 DENY AMP-21-03 per staff's recommendations.

The motion carried by MAJORITY vote with Chairnan Dean Leavitt and Commissioner Jay Aston voting against the motion.

The item was DENIED.

Item #26 AMP-21-03 and #27 ZN-31-03 are related.

#### 27) ZN-31-03 (10331) CENTENNIAL CORNERS (Public Hearing)

An application submitted by R. N. Scott, property owner, for reclassification of property from a M-1 Business Park Industrial District to a C-2 General Commercial District. The property is generally located at the southeast corner of Centennial Parkway and Statz Street. The Assessor's Parcel Number is 124-25-501-001.

These items were continued from the May 14, 2003, Planning Commission meeting at the request of the applicant.

**RECOMMENDATION:** 

The Development Services Department recommends that ZN-31-03 be **denied** as the proposed plan amendment (AMP-21-03) does not meet the standards established in the Comprehensive Plan and additional commercial is not required in this area.

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, 7<sup>th</sup> Floor, La 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.

Vice-Chairman Anita Wood MOVED and Commissioner Joy Diaza SECONDED to DENY ZN-31-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

Item #28 AMP-23-03, #29 AMP-24-03 and #30 ZN-35-03 are related.

# 28) AMP-23-03 (10439) ANN/LOSEE (Public Hearing)

An application submitted by Great American Capital on behalf of Losee Ann 2002, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential and Open Space to MDR Medium Density Residential. The property is generally located at the southeast corner of El Campo Grande Avenue and Lawrence Street. The Assessor's Parcel Numbers are 124-26-802-001 and 124-35-501-003.

This item was continued from the May 14, 2003, Planning Commission Meeting at the request of the applicant.

#### (from the 5/14/03 Planning Commission meeting):

# **RECOMMENDATION**

The Development Services Department recommends that AMP-23-03 be **approved** for Medium Low Density Residential.

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

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant.

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

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

Commissioner Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to CONTINUE AMP-23-03 to the 7/23/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 7/23/03.

Item #28 AMP-23-03, #29 AMP-24-03 and #30 ZN-35-03 are related.

#### 29) AMP-24-03 (10441) ANN/LOSEE (Public Hearing)

An application submitted by Great American Capital on behalf of Losee Ann 2002, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential and Open Space to Neighborhood Commercial. The property is generally located approximately 360 feet south of El Campo Grande Avenue, along the west side of Losee Road. The Assessor's Parcel Numbers 124-26-802-001 and 124-35-501-003.

This item was continued from the May 14, 2003, Planning Commission Meeting at the request of the applicant.

#### RECOMMENDATION

The Development Services Department recommends that AMP-24-03 be approved.

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant and requested this item be continued to the 7/23/03 Planning Commission meeting along with its companion Item #28 AMP-23-03.

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 Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE AMP-24-03 to the 7/23/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 7/23/03.

Item #28 AMP-23-03, #29 AMP-24-03 and #30 ZN-35-03 are related.

# 30) ZN-35-03 (10447) ANN/LOSEE (Public Hearing)

An application submitted by Great American Capital on behalf of Losee Ann 2002, property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 726 multifamily homes and approximately 6.7 acres of neighborhood commercial. The property is generally located at the southeast corner of El Campo Grande Avenue and Lawrence

Street. The Assessor's Parcel Numbers are 124-26-802-001 and 124-35-501-003.

This item was continued from the May 14, 2003, Planning Commission Meeting at the request of the applicant.

(from the 5/14/03 Planning Commission meeting):

### **RECOMMENDATION**

The Development Services Department recommends that ZN-35-03 be **denied** because the proposed residential density of 10.0± du/acre is to intense to be considered compatible with the surrounding areas. Otherwise the item should be continued at the recommendation of the Parks and Recreation Department.

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

- 1. That site plan approval is for the conceptual design only. Specific site and building design will be reviewed with a final development plan, and shall be in conformance with all applicable requirements of the Municipal Code except as otherwise approved herein.
- 2. That the cul-de-sac accessing Losee Road along the El Campo Grande Alignment shall be removed, and the residential portion of the northeastern section shall directly access Losee Road.
- 3. That the minimum building separation shall be 15 feet.
- That the minimum building setback shall be 20 abutting any property zoned residential.
- 5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
- 6. Approval of a drainage study is required prior to the submittal of the civil improvement plans.
- 7. 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.
- 8. A water network analysis must be submitted with the civil improvement plans.
- 9. Entrance streets must be revised to a minimum of sixty-foot (60.0') right-of-way width.
- 10. In lieu of a bus turnout, the developer shall provide an acceleration lane eastbound Losee Road to southbound Ann Road.
- 11. The site plans must be revised to show the limits of the FEMA Special Flood Hazard Area Zone A.
- 12. The landscape area along Lawrence Street shall be increased as needed to accommodate the Nevada Power transmission line easement.
- 13. The following right-of-way dedication are required:
  - a. Fifty feet (50.00') for Losee Road;
  - b. Thirty feet (30.00') for Lawrence Street;
  - c. One hunder feet (100.00') for Ann Road;
  - d. Flared Intersection at Ann Road and Losee Road;
  - e. Upper Las Vegas Wash Channel, width to be determined.

14. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.

Bill Curran, of Curran & Parry, 300 S. 4<sup>th</sup> Street, Suite 1201, Las Vegas, Nevada 89101 appeared on behalf of the applicant and requested this item be continued to the 7/23/03 Planning Commission meeting along with its companion Items #28 AMP-23-03 and #29 AMP-24-03.

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 Joy Diaz MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-35-03 to the 7/23/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 7/23/03.

Item #31 ZN-33-03 and #32 T-1000 are related.

### 31) ZN-33-03 (10431) PEARL COVE II (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of William and Mary G. Jackson, property owners, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is generally located at the northeast corner of Tropical Parkway and Donna Street. The Assessor's Parcel Number is 124-26-202-009.

This application was continued from the Planning Commission meeting of May 14, 2003.

(from the 5/14/03 Planning Commission meeting):

#### **RECOMMENDATION:**

The Development Services Department recommends that ZN-33-03 be **approved** and forwarded to the City Council with a recommendation for hard zoning to the R-1, Single-Family Residential District.

This case was continued from the 5/14/03 Planning Commission meeting due to the property owner claiming to have no knowledge of the application and not consenting to any Planning Commission action on her property. The case was continued to allow the applicant's representative to clear up an confusion that may exist regarding this item.

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

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant. Ms. Lazovich addressed the legal findings she discovered with regard to the property owner(s) of this property and according to her findings this is a legal application and the Planning Commission may take action on this item if it so chooses.

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

Mary G. Jackson, 628 Marcella Avenue, North Las Vegas, Nevada 89030

Ms. Jackson presented documents to the Planning Commission regarding her divorce and disputed the findings of Ms. Lazovich.

Chairman Leavitt closed the Public Hearing.

Jim Lewis, Deputy City Attorney, stated Ms. Lazovich's finding appear to be in order and perhaps Ms. Jackson may have a civil dispute with her ex-husband, but the application before the Planning Commission at this time appears to be in order and may go forward for action by the Commission.

Commissioner Joy Diaz MOVED and Chairman Dean Leavitt SECONDED to APPROVE ZN-33-03 per staff's recommendations.

The motion carried by MAJORITY vote with Commissioner Jo Cato voting against the motion.

#### 32) T-1000 (10432) PEARL COVE II

An application submitted by Centex Homes on behalf of William and Mary G. Jackson, property owners, for a tentative map review in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 49 single-family dwellings. The property is generally located at the northeast corner of Tropical Parkway and Donna Street. The Assessor's Parcel Number is 124-26-202-009.

This application was continued from the Planning Commission meeting of May 14, 2003.

(from the 5/14/03 Planning Commission meeting):

#### **RECOMMENDATION:**

The Development Services Department recommends that T-1000 be approved subject to the following conditions:

- 1. The applicant has a pending rezoning application (ZN-33-03) 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.
- 2. That the development comply with the Single Family Design Guidelines.
- 3. That twenty-five (25) feet of perimeter landscaping shall be provided along Tropical Parkway which includes the fifteen (15) foot Nevada Power easement.
- 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 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. 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.
- 10. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
- 11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
- 12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
- 13. 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.
- 14. A water network analysis must be submitted with the civil improvement plans.
- 15. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.

- 16. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan.
- 17. Streets "B' and "C" must be revised to be curvilinear or incorporate traffic calming measures.
- 18. The following right of way dedications are required:
  - 1. Thirty feet (30.00') for Donna Street, and Reiss Lane;
  - 2. Forty feet (40.00') for Tropical Parkway.
- 19. 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.
- 20. A minimum of two separate means of paved access are required from existing streets to this development.
- 21. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
- 22. 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 Robert Eastman, Planner, on behalf of staff who indicated staff is recommending approval of this item.

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Commissioner Joy Diaz MOVED and Commissioner Nelson Stone SECONDED to APPROVE T-1000 per staff's recommendations subject to the following change:

## **Delete Condition #18.**

The motion carried by MAJORITY vote with Commissioner Jo Cato voting against the motion.

Item #33 FDP-08-03 and #34 T-987 are related.

## 33) FDP-08-03 (10427) CENTENNIAL/LOSEE

An application submitted by Greystone Homes on behalf of U.S. Home Corporation, property owner, to amend a previously approved final development plan in a PUD Planned Unit Development District consisting of 202 single-family dwellings. The property is generally located at the northwest corner of Tropical Parkway and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

This application was continued from the Planning Commission meeting of May 14, 2003.

(from the 5/14/03 Planning Commission meeting):

#### **RECOMMENDATION:**

The Development Services Department recommends that FDP-08-03 be approved subject to the following conditions:

- 1. That the development of this site be in compliance with all applicable conditions of Ordinance No. 1680 (ZN-53-02), Ordinance No. 1682 (ZN-55-02) and Ordinance No. 1681 (ZN-54-02); and
- 2. That the development of this site be in compliance with all applicable conditions of T-987; and
- 3. That the development of this site conform to the submitted elevation drawings and color schemes, unless otherwise approved by the Development Services Department; and
- 4. That all conditions mentioned herein be satisfied prior to recording any conforming tentative map.

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

Rebecca Ralston, 6655 Bermuda Road, Las Vegas, Nevada 89119 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Vice-Chairman Anita Wood MOVED and Commissioner Marilyn Kirkpatrick SECONDED to APPROVE FDP-08-03 per staff's recommendations subject to the following change:

Condition #5 Added to Read: "A second tot-lot shall be provided."

The motion carried by UNANIMOUS vote.

#### Item #33 FDP-08-03 and #34 T-987 are related.

## 34) T-987 (10421) CENTENNIAL/LOSEE

An application submitted by Greystone Homes on behalf of U.S. Home Corporation, property owner, to amend a previously approved tentative map in a PUD Planned Unit Development District consisting of 202 single-family dwellings. The property is generally located at the northwest corner of Tropical Parkway and Statz Street. The Assessor's Parcel Numbers are 124-25-202-001 and 124-25-202-002.

This application was continued from the Planning Commission meeting of May 14, 2003.

(from the 5/14/03 Planning Commission meeting):

#### **RECOMMENDATION:**

The Development Services Department recommends that T-987 be approved subject to the following conditions:

- 1. That the development of this site be in compliance with all applicable conditions of Ordinance No. 1680 (ZN-53-02), Ordinance No. 1682 (ZN-55-02) and Ordinance No. 1681 (ZN-54-02); and
- 2. That the applicant shall withdraw their application for the vacation of Tropical Parkway and instead shall dedicate an additional ten feet (10.0') of right of way for a total of fifty feet (50.0'). Furthermore, the applicant acknowledges that the developer of the property on the south side of Tropical Parkway will vacate this right of way and agrees to transfer any rights to the future use of the vacated area to that property owner; and
- 3. Revise the tentative map to remove the pedestrian access easements connecting the development to the old Tropical Parkway alignment; and
- 4. That all local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan; and
- 5. 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 the final map; and
- 6. That a minimum of two separate means of paved access are required from existing streets to this development; and
- 7. That the development of this site be in compliance with all applicable conditions of FDP-08-03; and
- 8. That the development of this site generally conform to the submitted tentative map; and
- 9. That notes be placed on the final map(s) that pertain to approved conditions, as deemed appropriate by the Development Services Department; and
- 10. That five (5) copies of the conforming tentative map be submitted to the Real Property Services Division of the Department of Public Works for review and approval prior to submitting a final map; and
- 11. That all conditions mentioned herein be satisfied prior to recording any conforming tentative map.

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

Rebecca Ralston, 6655 Bermuda Road, Las Vegas, Nevada 89119 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Vice-Chairman Anita Wood MOVED and Commissioner Nelson Stone SECONDED to APPROVE T-987 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

## THIS ITEM WAS HEARD FIRST ON TONIGHT'S AGENDA

## 35) UN-18-03 (9756) SHINE TIME EXPRESS CAR WASH (Public Hearing)

An application submitted by S. Bruce Parker, on behalf of Juel A. Parker Pension Trust, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow an automobile washing establishment. The property is generally located south of Craig Road, approximately 170 feet west of Valley Drive. The Assessor's Parcel Number is 139-06-301-008.

#### **RECOMMENDATION:**

The Development Services Department recommends that UN-18-03 be **continued indefinitely** to allow the applicant sufficient time to submit revised plans addressing the concerns listed in the analysis section.

**If however**, the Planning Commission determines that **approval** is warranted, then staff recommends the following conditions:

- The development shall comply with the Commercial Development Standards and Design Guidelines, except, the orientation of the building.
- 2. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
- 3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
- 4. Approval of drainage 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. Revise the site plan to include the drainage easement which bisects the northerly thirty feet (30.0') of the parcel.
- 8. Revise the site plan to relocate the vacuum equipment to the opposite side of the building, and shift the building to the west.

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

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

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

Charles Falk, 4319 Totano Drive, North Las Vegas, Nevada (no zip code stated or written)

Mr. Falk stated he opposes this item as he feels it would be a nuisance to the neighborhood due to the excessive noise the vacuums would make.

Perry Thompson, 4315 Totano Drive, North Las Vegas, Nevada 89032

Mr. Thompson stated he does not see the need for another car wash in this area.

Mary Goodin, 4307 Totano Drive, North Las Vegas, Nevada 89032

Chuck Fretti, 4311 Totano Drive, North Las Vegas, Nevada 89032

Mr. Fretti stated he opposes this project and does not wish to have the noise that would result from another car wash in this neighborhood.

Chairman Leavitt closed the Public Hearing.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Nelson Stone SECONDED to APPROVE UN-18-03 per staff's recommendations subject to the following changes:

**Delete Condition #8.** 

Condition #9 Added to Read: "Car wash Building Height–From top of parapet it will 21 feet in height.

<u>Condition #10 Added to Read</u>: "<u>Landscaping & Building Design per revised plans, elevations and rendering.</u>

Condition #11 Added to Read: "Building materials and appearance will be as per elevations.

Condition #12 Added to Read: "The car wash "blowers" will be recessed inside the tunnel about 15 feet from the north opening."

Condition #13 Added to Read: "Vacuum Cleaning bays to be located on the west side of the building."

Condition #14 Added to Read: "No public address system is permitted."

Condition #15 Added to Read: "Exterior pole lighting will use cutoff fixtures."

Condition #16 Added to Read: "The building exterior will use with soffit lighting not exposed neon for accent lightling."

Condition #17 Added to Read: "Signage will be placed on the south face of the car wash."

Condition #18 Added to Read: "An attendant will be provided at all times when the car wash is open to the public."

Condition #19 Added to Read: "Drought tolerant plantings with mature trees will be provided."

Condition #20 Added to Read: "6 month review."

Condition #21 Added to Read: "Hours of operation 8:00 AM - 6:00 PM."

Condition #22 Added to Read: "No access after 6:00 PM to vacuum/car wash."

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood, Commissioner Marilyn Kirkpatrick and Commissioner Jo Cato voting against the motion.

There was a technical challenge with the electronic voting equipment in the Council Chambers which required this item be voted on again.

Commissioner Nelson Stone MOVED and Commissioner Joy Diaz SECONDED to RECONSIDER the vote on Item #35 UN-18-03.

The motion carried by MAJORITY vote with Commissioner Jo Cato voting against the motion.

## 2<sup>nd</sup> MOTION TO APPROVE

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Nelson Stone SECONDED to APPROVE UN-18-03 subject to the DELETION OF CONDITION #8 and the ADDITION OF NEW CONDITIONS #9 THROUGH 22.

The motion carried by MAJORITY vote with Vice-Chairman Anita Wood, Commissioner Jo Cato and Commissioner Joy Diaz voting against the motion.

Item #36 VAC-09-03 and #37 T-996 are related.

# 36) VAC-09-03 (10163) COMMERCE/VERDE (Public Hearing)

An application submitted by Centex Homes dba Real Homes on behalf of R & S Alexander, LLC, property owner, for a vacation of the southerly 30 feet right-of-way of Rosada Way commencing at Conway Street and proceeding west approximately 300 feet and to vacate Conway Street commencing at La Madre Way and proceeding north 650 feet to Rosada Way.

This application was continued from the Planning Commission meeting of May 14, 2003 and April 23, 2003.

(from the 4/23/03 Planning Commission meeting):

#### **RECOMMENDATION:**

The Development Services Department recommends that VAC-09-03 be **approved** subject to the condition listed below and that this item be forwarded to City Council for final consideration:

1. The vacation shall record concurrently with the plat map for T-996, Commerce/Verde.

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

Don Purdue, of Centex Homes, 3606 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

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

Commissioner Joy Diaz MOVED and Commissioner Jo Cato SECONDED to APPROVE VAC-09-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

### Item #36 VAC-09-03 and #37 T-996 are related.

## 37) T-996 (10164) COMMERCE/VERDE

An application submitted by Centex Homes dba Real Homes on behalf of R & S Alexander, LLC, property owner, for a tentative map review in an R-1 Single-Family Residential District consisting of 94 single-family dwellings. The property is generally located at the northeast corner of LaMadre Way and Commerce Street. The Assessor's Parcel Numbers are 124-34-702-003, 124-34-702-004, 124-34-701-035, 124-34-702-001, 124-34-701-027, 124-34-702-002, 124-34-702-001.

#### **RECOMMENDATION:**

The Development Services Department recommends that T-996 be **approved** subject to the following conditions:

- 1. The applicant has a pending rezoning applications (ZN-28-03 & ZN-29-03) 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.
- 2. That the applicant demonstrate how Block 1, Lot 3 can accommodate a structure without necessitating a variance, prior to approval of a final map.
- 3. That the development comply with the Single Family Design Guidelines.
- 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 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. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
- 10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
- 11. Approval of a drainage study is required prior to submittal 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. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
- 15. The map shall be revised to include the Roadway Easements granted for Conway Street per Document Numbers 990610:00796 and 990427:01458.
- 16. The following right of way dedications are required:

- a. Forty feet (40.0') for Commerce Street;
- b. Thirty feet (30.0') for LaMadre Way, Rosada Way, and Conway Street.
- 17. The landscape area along Commerce Street shall be increased as needed to accommodate the Nevada Power transmission line easement. Revise the tentative map to include the easement and pole locations.
- 18. Construction of off-site storm drain facilities must conform to the CNLV North Neighborhood Flood Control Master Plan.
- 19. Entrance streets must be revised to a minimum of sixty-foot (60.0') right of way width.
- 20. 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.
- 21. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
- 22. 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.

Don Purdue, of Centex Homes, 3606 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to APPROVE T-996 per staff's recommendations.

The motion carried by UNANIMOUS vote.

## 38) FDP-11-03 (10041) TESORO

An application submitted by American Premiere Homes on behalf of Tesoro, LLC, property owner, for a Final Development Plan review in a PUD Planned Unit Development District, consisting of 109 single-family dwellings. The property is generally located north of Centennial Parkway approximately 330 feet west of Statz Street. The Assessor's Parcel Numbers are 124-24-401-009 and 124-24-401-010.

This application was continued from the Planning Commission meetings of May 14, 2003 and April 23, 2003.

(from the 4/23/03 Planning Commission meeting):

#### RECOMMENDATION:

The Development Services Department recommends that FDP-11-03 be **continued indefinitely** in order to allow the applicant sufficient time to submit revised site plans addressing all issues of concern outlined within the analysis section and to meet with Parks and Recreation to determine what amenities will be required of the private park areas.

**If however**, the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that an approval of FDP-11-03 be subject to the following conditions:

- 1. That the development comply with all conditions of approval of ZN-48-02 and T-925.
- 2. Construction of off-site storm drain facilities must conform to the CNLV North Neighborhood Flood Control Master Plan.
- 3. Crash gates are prohibited; the site must be revised to use electric gates with AVI loops.
- 4. Directional islands are required at the traffic circle.
- 5. The line symbol shown running between Lots 76-84 and Lots 101-109 is not noted in the legend and must be removed from the plan
- 6. 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.
- 7. That the applicant shall schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.

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

Audrey Zachary, 235 w. Brooks, North Las Vegas, Nevada 89030 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE FDP-11-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

This item #39 FDP-04-03 was heard following Item #20 T-1002 as they are related.

Item #20 T-1002 and #39 FDP-04-03 are related.

#### 39) FDP-04-03 (9143) CENTENNIAL HIGHLANDS

An application submitted by Pageantry Communities on behalf of Sunflower Properties, property owner, for a Final Development Plan review in a PUD Planned Unit Development District consisting of a 306-unit condominium development. The property is generally located at the southeast corner of Centennial Parkway and Walnut Road. Assessor's Parcel Number is 123-30-501-001.

This application was continued from the Planning Commission meetings of May 14, 2003, April 23, 2003, April 9, 2003, March 26, 2003 and March 12, 2003.

(from the 3/12/03 Planning Commission meeting):

### RECOMMENDATION:

The Development Services Department recommends that FDP-04-03 be **continued indefinitely** in order to allow the applicant sufficient time to submit revised site plans addressing all issues of concern outlined within the analysis section.

**If however** the Planning Commission determines that **approval** is warranted at this time, the Development Services Department recommends that an approval of FDP-04-03 be subject to the following conditions:

- 1. That the development comply with all conditions of approval of ZN-72-02.
- 2. That the final development plan be redesigned to comply with all applicable codes and ordinance.
- 3. That the applicant shall provide calculations and dimensions on the square footage proposed within the individual lot areas in order to determine whether the open space proposed within the lot areas can be counted toward the open space requirement.
- 4. That the applicant shall schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.

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

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with a two-week continuance.

Commissioner Marilyn Kirkpatrick MOVED and Commissioner Joy Diaz SECONDED to CONTINUE FDP-04-03 to the 6/11/03 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 6/11/03.

Item #22 ZOA-01-03 was heard next.

# 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.

DIRECTOR'S BUSINESS:	None
CHAIRMAN'S BUSINESS:	None
ADJOURNMENT:	12:40 AM
A motion to ADJOURN the May 28, 2003 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	

No members of the public came forward.