

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Jay Aston
Harry Shull

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Marilyn Kirkpatrick, Vice-Chairman
Jo Cato
Steve Brown

Planning Commission MINUTES are available on the internet at:

www.cityofnorthlasvegas.com

January 14, 2004

CALL TO ORDER:

Council Chambers, North Las Vegas City Hall
2200 Civic Center Drive, at 7:00 p.m.

ROLL CALL:

Dean Leavitt - Present
Marilyn Kirkpatrick - Present
Nelson Stone - Present
Jo Cato-Present
Jay Aston-Present
Steve Brown-Present
Harry Shull-ABSENT

STAFF PRESENT:

Marc Jordan, Acting Planning Manager
Vicki Adams, Planner
Randy Cagle, Public Works
Kevin Futch, Transportation Services
Terri Tarbett, 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

Vice-Chairman 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.

MINUTES

Approval of the MINUTES for the Planning Commission meeting of December 10, 2003.

Commissioner Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE the minutes of the December 10, 2003 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-01-04 (13740) ELDORADO, RCL 22, TM 20

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 \$870,370.00.

B) PW-02-04 (13741) DONNA DEER SPRINGS, UNIT 2A

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Centex Homes, a Nevada General Partnership and accept the Subdivision Bond in the amount of \$3,106,964.63.

C) PW-03-04 (13742) ELDORADO VILLAGE II

Accept the Commercial Developments Off-Site Improvements Agreement by Donahue-Schriber Realty Group, LP and accept the Subdivision Bond in the amount of \$129,971.82.

D) PW-04-04 (13743) ANN/REVERE OFF-SITE IMPROVEMENTS

Accept the Subdivision Off-Site Improvements Agreement by Pardee Homes of Nevada and accept the Performance Bond in the amount of \$93,452.98.

E) PW-05-04 (13744) SUNRISE CANYON, UNIT 2

Approve the Final Map and the Subdivision Off-Site Improvements Agreement by Beazer Homes Holdings Corp. and accept the Subdivision Bond in the amount of \$400,499.22.

F) PW-06-04 (13745) NVE GENTLE BROOK STREET SEWER

Accept the Subdivision Off-Site Improvements Agreement by North Valley Enterprises, LLC, and accept the Off-Site Improvements Bond in the amount of \$27,115.00.

G) PW-07-04 (13746) TONOPAH SUBSTATION

Accept the Commercial Developments Off-Site Improvements Agreement by Nevada Power Company and accept the Performance Bond in the amount of \$40,413.23.

H) PW-08-04 (13747) ALEXANDER PLAZA, PHASE II

Accept the Commercial Developments Off-Site Improvements Agreement by DPC Development, LLC and accept the Performance Bond in the amount of \$35,495.35.

I) PW-09-04 (13748) EL CAMINO BAPTIST CHURCH

Accept the Commercial Developments Off-Site Improvements Agreement by El Camino Baptist Church and accept the Off-Site Improvement Bond in the amount of \$118,814.00.

J) PW-10-04 (13749) CHEYENNE AND SIMMONS OFFSITES

Accept the Commercial Developments Off-Site Improvements Agreement by C.P. Development, LLC and accept the Off-Site Improvement Bond in the amount of \$20,669.77.

K) PW-11-04 (13750) JUPITER GOLF COMPANY LAS VEGAS LIMITED PARTNERSHIP

Accept the Cash-in-Lieu of Bond Agreement Separate Account in the amount of \$15,000.00.

L) PW-12-04 (13751) BASIC FOOD FLAVORS

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify the Finance Department to release the Cash-In-Lieu-Of Bond in the amount of \$6,222.98.

M) PW-13-04 (13752) ELDORADO NO. 6 R1-60 NO.4

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify United Pacific Insurance Company to release the Subdivision Bond in the amount of \$487,725.65.

N) PW-14-04 (13753) GLENEAGLES, UNIT 4

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Insurance Company of the West to release the Off-Site Improvements Bond in the amount of \$500,616.93.

O) PW-15-04 (13754) LAS VEGAS CORPORATE CENTER, PECOS ROAD IMPROVEMENTS

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Travelers Casualty & Surety Company of America to release the Maintenance Bond in the amount of \$21,970.58.

P) PW-16-04 (13755) SALVATION ARMY APARTMENTS

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Safeco Insurance Company of America to release the Subdivision Bond in the amount of \$34,606.39.

Q) PW-17-04 (13756) SUNFLOWER, UNIT 8

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Commercial Federal Bank to release the Letter of Credit in the amount of \$139,629.38.

R) PW-18-04 (13757) TEMPO, UNIT 2

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 \$336,898,00.

S) PW-19-04 (13758) TEMPO, UNIT 3

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 \$294,986.45.

T) PW-20-04 (13759) TEMPO, UNIT 4

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 \$318,191.01.

U) PW-21-04 (13760) TEMPO, UNIT 5

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 \$266,882.17.

V) PW-22-04 (13761) THE PARKS, UNIT 1

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Safeco Insurance Company to release the Subdivision Bond in the amount of \$1,125,390.86.

W) PW-23-04 (13762) THE PARKS, UNIT 3

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Safeco Insurance Company to release the Subdivision Bond in the amount of \$638,507.10.

X) PW-24-04 (13763) THE PARKS, UNIT 4

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Safeco Insurance Company to release the Subdivision Bond in the amount of \$534,707.36.

Y) PW-25-04 (13764) THE PARKS, UNIT 5

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Safeco Insurance Company to release the Subdivision Bond in the amount of \$1,866,517.18.

Z) PW-26-04 (13765) ANNENDALE, UNIT 1, PHASE 1

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 \$54,938.73.

AA) PW-27-04 (13766) ANNENDALE, UNIT 1, PHASE 2

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount of \$273,853.80.

AB) PW-28-04 (13767) ANNENDALE, UNIT 2, PHASE 2

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify American Motorists Insurance Company to release the Subdivision Bond in the amount of \$112,197.91.

AC) PW-29-04 (13768) POTLATCH TISSUE EXPANSION BUILDING

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify St. Paul Fire and Marine Insurance Company to release the Off-Site Improvements Bond in the amount of \$140,982.16.

AD) PW-30-04 (13769) LAS VEGAS COGENERATION II

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify St. Paul Fire & Marine Insurance Company to release the Subdivision Bond in the amount of \$61,863.00.

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Items A through AD.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

Items #1 AMP-01-04, #2 ZN-05-04, #3 ZN-06-04, #4 AMP-02-04 and #5 VAC-01-04 are related.

1) AMP-01-04 (13226) RUNVEE HOBART (Public Hearing)

An application submitted by Centex Homes on behalf of Runvee Hobart LTD NV c/o Telischak & Company, property owner, for an Amendment to the Comprehensive Plan, land use element to change the current designation of Industrial, Light Industrial and MDR Medium Density Residential to M-LDR Medium Low Density Residential. The property is generally located east of Pecos Road and south of Tropical Parkway. The Assessor's Parcel Numbers are 123-30-301-001 and 123-31-101-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-01-04 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, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be denied.

Brad Burns, of Centex Homes, 3606 N. Rancho Drive, Suite 102, 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 Jo Cato SECONDED to APPROVE AMP-01-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #1 AMP-01-04, #2 ZN-05-04, #3 ZN-06-04, #4 AMP-02-04 and #5 VAC-01-04 are related.

2) ZN-05-04 (13440) RUNVEE HOBART (Public Hearing)

An application submitted by Centex Homes on behalf of Runvee Hobart LTD NV c/o Telischak & Company, property owner, for reclassification of property from an M-2 General Industrial District to a PUD Planned Unit Development District consisting of small-lot, single-family dwelling units and a potential school site. The property is located at the southeast corner of Pecos Road and Ann Road. The Assessor's Parcel Number is 123-31-101-001.

RECOMMENDATION:

As the Development Services Department is opposed to AMP-01-04 and does not feel that residential development should replace potential industrial uses adjacent to the railway, the department recommends that ZN-05-04 be **denied**.

If the Planning Commission **feels that approval is warranted** the following conditions are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
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. The Ann Road/Walnut Road interconnect is to meet the design criteria for a 45 mph design speed.
7. Approval of a master transportation study/plan with modeling of 20 year projections is required prior to submittal of the civil improvement plans.
8. The developer will be required to dedicate right of way in accordance with Clark County Area Uniform Standard Drawing numbers 201.1 and 245.1 to form flared intersections at Ann Road/Pecos Road, and Tropical Parkway/Pecos Road, and Walnut Road/Tropical Parkway.
9. Dedicate right of way for bus turn outs along the project's Pecos Road, Ann/Walnut interconnect, and Tropical Parkway frontages in accordance with Clark County Area Uniform Standard Drawing number 234.1.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Pecos Road, Ann/Walnut interconnect, and Tropical Parkway frontages.
11. Access locations are subject to review and approval of the City of North Las Vegas traffic engineer.

12. Dedication of the following right of way is required:
 - a. 60 feet Tropical Parkway (due to offset) and associated spandrels
 - b. 60 feet El Campo Grande Avenue and associated spandrels
 - c. 80 feet Walnut Road
 - d. 50 feet Lamb Boulevard (due to offset) and associated spandrels
13. A parcel map is required to be filed to create the parcels as proposed.
14. Dedication of additional right of way is required for flared intersections, CAT bus turnouts, and future bridge over UPRR right of way.
15. Dedication of right of way for the flood control facilities is required per the Las Vegas Valley Flood Control Master Plan and as required by an approved drainage study.
16. The common elements shall be labeled as "Common Element to be maintained by the Homeowners Association."
17. That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan.
18. That the maximum number of dwelling units permitted within the development be 1573.
19. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
20. That all conditions mentioned herein be satisfied prior to recording any final map.
21. That the following setbacks apply:
 1. a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
 2. b. Interior side: Five (5) feet.
 3. c. Corner side: Ten (10) feet.
 4. d. Rear yard: Fifteen (15) feet.
22. That the perimeter walls be owned and maintained by the homeowners' association.
23. That corner side yard landscaping be maintained by the homeowners' association.
24. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
25. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter, end, or common area walls / fences within this development.
26. 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.
27. All conditions of the approved PUD shall be placed as notes on the Final Map.
28. 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.
29. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.

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

Brad Burns, of Centex Homes, 3606 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

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

- ▶ Zachara Shaw, 4270 S. Decatur Boulevard, Suite B-11, Las Vegas, Nevada 89103

Mr. Shaw stated he represents the Operating Engineers Funds dba Golden Triangle Industrial Park and his main objection to this project is the proposed school site.

Chairman Leavitt closed the Public Hearing.

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE ZN-05-04 per staff's recommendations subject to the following change:

Condition 12c Changed to Read: "80 feet Walnut Road, or as amended by AMP-02-04."

Condition #18 Changed to Read: "That the maximum number of dwelling units permitted within the development be 464 an not exceed 5.8 dwelling units per acre."

Condition #19 Changed to Read: "The minimum lot size shall comply with the Small Lot Development Design Guidelines."

Condition #21 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #1 AMP-01-04, #2 ZN-05-04, #3 ZN-06-04, #4 AMP-02-04 and #5 VAC-01-04 are related.

3) ZN-06-04 (13443) RUNVEE HOBART (Public Hearing)

An application submitted by Centex Homes on behalf of Runvee Hobart LTD NV c/o Telischak & Company, property owner, for reclassification of property from an M-2 General Industrial District to a PUD Planned Unit Development District consisting of small lot single-family dwellings, multifamily dwellings and single-family dwellings. The property is generally located east of Pecos Road and approximately 900 feet south of Tropical Parkway. The Assessor's Parcel Number is 123-30-301-001.

RECOMMENDATION:

As the Development Services Department is opposed to AMP-01-04 and does not feel that residential development should replace potential industrial uses adjacent to the railway, the department recommends that ZN-05-04 be **denied**.

If the Planning Commission feels that **approval is warranted** the following conditions are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
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. The Ann Road/Walnut Road interconnect is to meet the design criteria for a 45 mph design speed.
7. Approval of a master transportation study/plan with modeling of 20 year projections is required prior to submittal of the civil improvement plans.
8. The developer will be required to dedicate right of way in accordance with Clark County Area Uniform Standard Drawing numbers 201.1 and 245.1 to form flared intersections at Ann Road/Pecos Road, and Tropical Parkway/Pecos Road, and Walnut Road/Tropical Parkway.
9. Dedicate right of way for bus turn outs along the project's Pecos Road, Ann/Walnut interconnect, and Tropical Parkway frontages in accordance with Clark County Area Uniform Standard Drawing number 234.1.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Pecos Road, Ann/Walnut interconnect, and Tropical Parkway frontages.
11. Access locations are subject to review and approval of the City of North Las Vegas traffic engineer.
12. Dedication of the following right of way is required:
 - a. 60 feet Tropical Parkway (due to offset) and associated spandrels

- b. 60 feet El Campo Grande Avenue and associated spandrels
 - c. 80 feet Walnut Road
 - d. 50 feet Lamb Boulevard (due to offset) and associated spandrels
13. A parcel map is required to be filed to create the parcels as proposed.
 14. Dedication of additional right of way is required for flared intersections, CAT bus turnouts, and future bridge over UPRR right of way.
 15. Dedication of right of way for the flood control facilities is required per the Las Vegas Valley Flood Control Master Plan and as required by an approved drainage study.
 16. The common elements shall be labeled as "Common Element to be maintained by the Homeowners Association."
 17. That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan.
 18. That the maximum number of dwelling units permitted within the development be 1573.
 19. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
 20. That all conditions mentioned herein be satisfied prior to recording any final map.
 21. That the following setbacks 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.
 22. That the perimeter walls be owned and maintained by the homeowners' association.
 23. That corner side yard landscaping be maintained by the homeowners' association.
 24. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
 25. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter, end, or common area walls / fences within this development.
 26. 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.
 27. All conditions of the approved PUD shall be placed as notes on the Final Map.
 28. 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.
 29. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated

staff is recommending this item be denied.

Brad Burns, of Centex Homes, 3606 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

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

- ▶ Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas, Nevada 89032

Mr. Schmitz stated he is concerned about the fire safety with regard to the close proximity of the homes.

Chairman Leavitt closed the Public Hearing.

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE ZN-06-04 per staff's recommendations subject to the following change:

Condition 12c Changed to Read: "80 feet Walnut Road, **or as amended by AMP-02-04.**"

Condition #17 Changed to Read: "That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan **and trail system.**"

Condition #18 Changed to Read: "That the maximum number of dwelling units permitted within the development be **464 an not exceed six (6) dwelling units per acre.**"

Condition #19 Changed to Read: "The minimum lot size shall **be 4,500 square feet.**"

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Items #1 AMP-01-04, #2 ZN-05-04, #3 ZN-06-04, #4 AMP-02-04 and #5 VAC-01-04 are related.

4) AMP-02-04 (13227) RUNVEE HOBART (Public Hearing)

An application submitted by Centex Homes on behalf of Runvee Hobart LTD NV c/o Telischak & Company, property owner, for an amendment to the Master Plan of Streets and Highways to delete El Campo Grande Avenue between Pecos Road and Walnut Road and remove the Ann/Walnut curve from Ann Road to Walnut Road. The Assessor's Parcel Number is 123-30-301-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-02-04 be **continued indefinitely** to allow the applicant enough time to prepare a traffic study that supports the proposed amendments to the Master Plan of Streets and Highways.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be continued indefinitely to allow the applicant time to submit a traffic study that supports the proposed amendments.

Brad Burns, of Centex Homes, 3606 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

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

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to CONTINUE AMP-02-04 per staff's recommendations to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

Items #1 AMP-01-04, #2 ZN-05-04, #3 ZN-06-04, #4 AMP-02-04 and #5 VAC-01-04 are related.

5) VAC-01-04 (13228) RUNVEE HOBART (Public Hearing)

An application submitted by Centex Homes on behalf of Runvee Hobart LTD, c/o Telischak & Company, property owner, for a vacation of a portion of Ann Road commencing at Pecos Road and proceeding east approximately 5,380 feet. The Assessor's Parcel Numbers are 123-30-301-001 and 123-31-101-001.

RECOMMENDATION

As the Master Plan of Streets and Highways does not support the proposed vacation, the Development Services Department recommends that VAC-01-04 be continued until an amendment to the Master Plan of Streets and Highways that revises the width of Ann Road has been **approved**.

If the Commission feels that approval is warranted the following conditions are recommended:

1. A traffic study justifying the proposed vacation must be submitted and approved by the Traffic Engineer.
2. VAC-01-04 shall be null and void if AMP-02-04 is not approved.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be continued indefinitely to allow the applicant time to submit a traffic study that supports the proposed amendments.

Brad Burns, of Centex Homes, 3606 N. Rancho Drive, Suite 102, Las Vegas, Nevada 89130 appeared on behalf of the applicant.

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

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to CONTINUE VAC-01-04 per staff's recommendations to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

Item #6 AMP-03-04 and #7 ZN-07-04 are related.

6) AMP-03-04 (13448) LAMB/TROPICAL (Public Hearing)

An application submitted by Richmond American Homes on behalf of Wesley D. Adams, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Industrial and Business, Research or Development Park to MDR Medium Density Residential. The property is located at the northeast corner of Lamb Boulevard and Tropical Parkway. The Assessor's Parcel Number is 123-29-201-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-03-04 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 1/28/04 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 Steve Brown MOVED and Commissioner Jo Cato SECONDED to CONTINUE AMP-03-04 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

Item #6 AMP-03-04 and #7 ZN-07-04 are related.

7) ZN-07-04 (13449) LAMB/TROPICAL (Public Hearing)

An application submitted by Richmond American Homes on behalf of Wesley D. Adams, property owner, for reclassification of property from a M-2 General Industrial District to a PUD Planned Unit Development District consisting of 236 single-family dwellings. The property is located at the northeast corner of Lamb Boulevard and Tropical Parkway. The Assessor's Parcel Number is 123-29-201-001.

RECOMMENDATION:

As the Development Services Department is opposed to AMP-03-04 and does not feel that residential development should replace potential industrial uses adjacent to the railway, the department recommends that ZN-07-04 be **denied**.

If the Planning Commission feels that **approval is warranted** the following conditions are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. 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*.
5. Dedication of the following right of way is required:
 - a. 70 feet Lamb Boulevard (offset) and associated spandrel
 - b. 30 feet Azure Avenue and associated spandrel
6. Right of way dedication for a CAT bus turnout on Lamb Boulevard near Tropical Parkway alignment is required unless waived by the City of North Las Vegas traffic engineer.
7. Dedication of additional right of way is required for the Range Wash Flood Channel adjacent and paralleled with the UPRR right of way per the Las Vegas Valley Flood Control Master Plan.
8. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
9. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Lamb Boulevard.
10. Access on Lamb Boulevard to be relocated 660 feet north of the Tropical Parkway/Lamb Boulevard intersection. Otherwise, access to be limited by right turns in and out with the installation of a raised median island within Lamb Boulevard.
11. Access locations are subject to review and approval of the City of North Las Vegas traffic engineer.
12. Entrance streets are to have a minimum width of sixty (60) feet.
13. Sidewalks are required on one side of all interior streets within the subdivision.
14. Roadway easements are required where public and private streets intersect.
15. Cul-de-sac shown must have a minimum radius of 45.5 feet reference Clark County Area Uniform Standard Drawing No. 212.

16. The common elements will need to be labeled as "Common Element to be maintained by the

17. That the developer meet jointly with the Departments of Parks and Recreation and Development Services to discuss amenities and usability of the proposed open space areas prior to submitting a final development plan which shall include a minimum of:
 - circuitous lighted paths
 - 20 24-inch box trees per acre
 - 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 - at least one large open space area for group / organized play
 - one large group shade area / gazebo (30' diameter), lighted
 - picnic tables and barbecue grills
 - benches spaced along park pathways
 - ADA accessibility
 - details of amenities to be provided
18. That the maximum number of dwelling units permitted within the development be 236.
19. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
20. That all conditions mentioned herein be satisfied prior to recording any final map.
21. That the following setbacks 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.
22. That the perimeter walls be owned and maintained by the homeowners' association.
23. That corner side yard landscaping be maintained by the homeowners' association.
24. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
25. 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.
26. 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.
27. All conditions of the approved PUD shall be placed as notes on the Final Map.
28. 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.
29. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.
30. No access shall be allowed from the east side fronting the railroad tracks.
31. The prospective homeowners shall sign a written notice declaring knowledge of the existence of the Union Pacific

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/28/04

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 Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE ZN-07-04 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

Item #8 AMP-05-04 and #9 ZN-08-04 are related.

8) AMP-05-04 (13453) VILLAGES AT SIERRA RANCH (Public Hearing)

An application submitted by American Premiere Homes on behalf of John and Gabriella Michelon, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to M-LDR Medium-Low Density Residential. The property is located at the southeast corner of Commerce Street and Azure Avenue. The Assessor's Parcel Numbers are 124-27-601-001 and 124-27-701-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-05-04 **receive a favorable recommendation** and be forwarded to the City Council for final consideration.

The application was presented by Marc Jordan, Acting Planning Manager, 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 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 Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE AMP-05-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #8 AMP-05-04 and #9 ZN-08-04 are related.

9) ZN-08-04 (13454) VILLAGES AT SIERRA RANCH (Public Hearing)

An application submitted by American Premiere Homes on behalf of John and Gabriella Michelin, property owners, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 975 single-family dwellings. The property is located at the southeast corner of Commerce Street and Azure Avenue. The Assessor's Parcel Numbers are 124-27-601-001 and 124-2-701-001.

RECOMMENDATION:

In accordance with SB 191, the Planning Commission shall review an Impact Statement presented by the applicant prior to consideration of this request. If the Planning Commission is satisfied with the findings presented in the Impact Statement, then the following recommendation is provided.

The Development Services Department recommends that ZN-08-04 **receive a favorable recommendation** and be forwarded to the City Council for final consideration, subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development conform to the following table:

<u>Village No.</u>	<u>Minimum lot size</u>
1	60' x 100' (6,000sf)
2	40' x 90' (3,600sf)
3	43' x 90' (3,870sf)
4	40' x 75' (3,000sf)
5	40' x 75' (3,000sf)
6	60' x 100' (6,000sf)
7	45' x 100' (4,500sf)
8	45' x 100' (4,500sf)

3. That no more than 975 lots be permitted for this development; and
4. The overall density shall not exceed 5.80 dwellings per acre, based on gross acres; and
5. That the following setbacks apply:
 - Front: 18 feet (from back-of-sidewalk)
 - Rear: 10 feet
 - Side (interior): 5 feet
 - Side (corner): 10 feet for bottom floors and 20 feet for second floors; and
6. That the homeowners' association maintain all front yard areas, including sidewalks and parkways; and
7. That a three-foot (3.00') parkway and a three-foot (3.00') sidewalk be provided adjacent to all interior streets, excluding Goldfield Street and Tropical Parkway; and
8. That, in-lieu of weekend directional signs, on-site directional kiosks be allowed. The Master Sign Program addressing said kiosks shall be submitted for review and approval by the Planning Commission as part of the final development plan. The kiosks shall not be greater than 6.0 feet in height and shall not exceed 3'-6" in width, including all architectural embellishments. The kiosks shall be set back appropriately so as not to interfere with the clear-sight-visibility zones, subject to review and approval by the City Traffic Engineer. All kiosks shall be removed prior to or at such time that the final production home building permit is issued for the development; and
9. That a maximum six (6) off-site subdivision directional signs be permitted. The signs shall not exceed 128 square feet and shall otherwise be subject to all requirements set forth in the Zoning Ordinance; and

10. That all open space shall be provided in accordance with the Small-Lot Development Design Guidelines (§17.24.215) and the Planned Unit Development District requirements (§17.20.160.B.13). Open space areas shall be clearly defined and approved as part of the Final Development Plan or Tentative Map, whichever comes first. If necessary, revisions shall be required to satisfy the minimum open space requirements; and
11. That a minimum 25 feet of landscaping, which may include the sidewalks, be provided along the North 5th Street and Commerce Street rights-of-way. The sidewalks are required to be separated from the backs-of-curb by a minimum five feet of landscaping, except at bus turn-out locations; and
12. That a minimum 20 feet of landscaping, which may include the sidewalks, be provided along the Azure Avenue, Tropical Parkway, El Campo Grande Avenue and Goldfield Street rights-of-way. It is recommended that the sidewalks be separated from the backs-of-curb by a minimum five feet of landscaping, except at bus turn-out locations; and
13. Show the limits of the Federal Emergency Management Agency designated Special Flood Hazard Area.
14. All known geologic hazards shall be shown on the site plan(s). Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the site plan layout and require the submission of a revised site plan which must be approved by the City prior to final approval of the civil improvement plans.
15. The park sites must be reconfigured to eliminate the crossing of the Tropical Parkway / Goldfield Street intersection in order to gain access.
16. The developer is responsible for the relocation of the Nevada Power Company poles along Commerce Street.
17. 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.
18. Access locations along Tropical Parkway must be realigned to be directly across from one another. The locations are subject to review and approval of the City Traffic Engineer.
19. The following right of way dedications are required:
 1. An additional 10 feet for Commerce Street
 2. Cat bus turn-out on North 5th Street near Tropical Parkway
 3. Cat bus turn-out on Tropical Parkway near North 5th Street
 4. Cat bus turn-out on Tropical Parkway near Commerce Street
 5. Additional right of way is required at Tropical Parkway & Commerce Street and Tropical Parkway & North 5th Street for the flared intersection per Clark County Area Uniform Standard Drawings for Public Works Construction Off-site Improvements drawing number 201.1.
20. Approval of a drainage study is required prior to submittal of the civil improvement plans.
21. 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.
22. 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*.
23. Approval of a master transportation study / plan with modeling of 20 year projections is required

- prior to submittal of the civil improvement plans.
24. 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.
 25. Fire access lane width shall be maintained in accordance with the Fire Code.
 26. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be continued to allow the applicant time to revise the Preliminary Development Plan.

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 Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-08-04.

The motion carried by MAJORITY vote with Commissioner Steve Brown voting against the motion.

The item was APPROVED.

Item #10 AMP-06-04, #11 ZN-09-04, and #12 T-1056 are related.

10) AMP-06-04 (13450) MARLIDA (Public Hearing)

An application submitted by Taney Engineering on behalf of Marlida, Inc., property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential to M-LDR Medium-Low Density Residential. The property is located at the northwest corner of McCarran Street and Rome Boulevard. The Assessor's Parcel Number is 124-24-301-005.

RECOMMENDATIONS:

The Development Services Department recommends that AMP-06-04 **receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

The application was presented by Marc Jordan, Acting Planning Manager, 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 and stated he concurs with staff's recommendations.

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

- ▶ Eddie Schmitz, 27 Pinnacle Hill Court, North Las Vegas, Nevada 89032

Mr. Schmitz stated he thought he heard the applicant state there are 3,000 square foot lots and wanted to verify if that is true.

Mr. Jordan stated the associated rezoning case is proposing 4,500 square-foot lots.

Chairman Leavitt closed the Public Hearing.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE AMP-06-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #10 AMP-06-04, #11 ZN-09-04, and #12 T-1056 are related.

11) ZN-09-04 (13451) MARLIDA (Public Hearing)

An application submitted by Taney Engineering on behalf of Marlida, Inc., property owner, for reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 57 detached single-family dwellings. The property is located at the northwest corner of McCarran Street and Rome Boulevard. The Assessor's Parcel Number is 124-24-301-005.

RECOMMENDATION:

The Development Services Department recommends that ZN-09-04 be continued indefinitely to allow the applicant sufficient time to submit a revised preliminary development plan incorporating the unnamed street along the west property line.

If however, the Planning Commission determines that approval is warranted at this time, the Development Services Department recommends that ZN-09-04 be subject to the following conditions:

1. That the development shall comply with the Single-Family Development Design Standards.
2. That the minimum lot size shall be 4,500 square feet.
3. That the following 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); and
4. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the open space/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.
5. 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).
6. That the perimeter walls be owned and maintained by the homeowners' association.
7. That plastic, vinyl and similar materials shall not be permitted as part, or in whole for the construction of any perimeter wall, return wall or common area wall within this development. Furthermore, should vinyl fencing be used on common property lines, such fencing shall comply with the following:
 - a. That the proposed fence shall be engineered to resist the long-term effects of solar radiation, wind and dryness inherent to the Las Vegas Valley.
 - b. That the proposed fence shall be engineered, designed and installed to meet manufacturer's specifications and building code requirements.
 - c. All vinyl fencing shall be compatible for pool installations.
 - d. The posts and/or all connections shall not be attached to the homes.
8. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
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. As a minimum the following amenities shall be provided within the open space:
 - a. circuitous lighted path;
 - b. a minimum of 20 24-inch box trees per acre;
 - c. at least two (2) differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada;
 - d. at least one large open space area for group/organized play;
 - e. one large group shade area/gazebo (30'(diameter), lighted);
 - f. picnic tables and barbecue grills;
 - g. benches spaced along park pathways; and
 - h. details of amenities to be provided.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be continued to allow the applicant time to revise the map.

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

Jim Lewis, Deputy City Attorney, asked if the applicant will be amending the Preliminary Map before it makes it to the City Council for their review?

Mr. Gronauer replied the amendments have already been made and submitted to staff and if additional amendments are necessary he will do so.

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

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-09-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #10 AMP-06-04, #11 ZN-09-04, and #12 T-1056 are related.

12) T-1056 (13452) MARLIDA

An application submitted by Taney Engineering on behalf of Marlida, Inc., property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 57 detached single-family dwellings. The property is located at the northwest corner of McCarran Street and Rome Boulevard. The Assessor's Parcel Number is 124-24-301-005.

RECOMMENDATION:

The Development Services Department recommends that T-1056 be **continued indefinitely** to allow the applicant sufficient time to submit a revised tentative map incorporating the unnamed street along the west property line.

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-1056 be **denied**.

However, if the Planning Commission determines that approval is warranted at this time, the Development Services Department recommends that T-1056 be subject to the following conditions:

1. That T-1056 shall become null and void if AMP-06-04 or ZN-09-04 is not approved by City Council.
2. The development shall comply with all conditions of approval for ZN-09-04.
3. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
4. 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.

Mr. 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 1/28/04 Planning Commission meeting.

Commissioner Nelson Stone MOVED and Marilyn Kirkpatrick SECONDED to CONTINUE T-1056 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

Item #13 UN-01-04 and #14 UN-04-04 are related.

13) UN-01-04 (13080) RESORT GAMING GROUP (Public Hearing)

An application submitted by Resort Gaming Group on behalf of American Land Holdings LLC 50% and APC Losee Ann LLC 50%, property owners, for a use permit in a PUD Planned Unit Development District to allow the "on sale" of alcoholic beverages in conjunction with a restaurant/bar/tavern. The property is generally located at the southwest corner of El Campo Grande Avenue and Losee Road. The Assessor's Parcel Number is 124-26-802-003.

RECOMMENDATION:

The Development Services Department recommends that UN-01-04 be continued indefinitely to allow the applicant sufficient time to submit a final development for Planning Commission review and approval that meets all ordinance requirements.

However, if the Planning Commission determines that approval is warranted at this time, the Development Services Department recommends that UN-01-04 be subject to the following conditions:

1. That no site plan approval is granted, assumed or implied. All reviewing department and agencies shall reserve the right to provide comments, corrections and conditions related to the site until such time that a final development plan is submitted for review and approval by the Planning Commission.
2. That the applicant file and obtain approval from the Planning Commission for a final development plan for the entire commercial component of the PUD prior to applying for any building permits related to the development of this site.
3. The development shall comply with all conditions of approval for ZN-35-03.
4. The commercial development shall be in compliance with the Commercial Development Standards and Design Guidelines.
5. The applicant shall comply with all parking requirements.
6. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
7. That the applicant shall submit a survey, stamped by a surveyor licensed in the State of Nevada, to the Development Services Department as proof of compliance with the 1,500-foot separation requirement prior to the application for a building permit or business license, whichever is first.
8. That the customers entering the establishment and/or waiting to be seated shall be separated from the bar area by a 100% opaque wall not less than eight (8) feet in height.
9. That the restrooms be located such that patrons are not required to go through the bar area to access those facilities.
10. That windows be provided throughout the building, except where the kitchen and restrooms are proposed to be located, and the windows shall match the style of the approval retail center.
11. That the floor area of the bar shall not exceed 50% of the total public floor area.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. 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.

14. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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 North arrow should face upward or to the left.
16. The plans should show the limits of the Federal Emergency Management Agency designated Special Flood Hazard Area.
17. 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* or as otherwise approved by the Director of Public Works or his designee.
18. Approval of a traffic study is required prior to submittal of the civil improvement plans.
19. Dedication of a right of way to form a flared intersection.
20. Dedication of right of way is required for bus turn-outs along the project's Losee Road and Ann Road frontages.
21. Driveway number and location are subject to review and approval of the City of North Las Vegas traffic engineer.
22. Median islands are required along Ann Road and Losee Road frontages. Median openings to be a minimum of 660 feet apart.
23. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Losee Road and Ann Road.
24. The property owner is required to grant a roadway easement for commercial driveway(s) prior to approval of the civil improvement plans.
25. Parcel maps 893, 905 and 906 in process will convey required right of way and must record prior to any permit issuance.
26. Plans are required to show street widths and revised to include a CAT bus turnout and flared intersection.
27. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.
28. Fire access lane turning radii shall be designed and installed in accordance with the Fire Code.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/28/04 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 Steve Brown MOVED and Commissioner Jay Aston SECONDED to CONTINUE UN-01-04 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

Item #13 UN-01-04 and #14 UN-04-04 are related.

14) UN-04-04 (13110) RESORT GAMING GROUP (Public Hearing)

An application submitted by Resort Gaming Group on behalf of Simmons 15, L.L.C. c/o Great American Capital, property owner, 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 generally located east of Simmons Street approximately 540 feet south of Centennial Parkway. The Assessor’s Parcel Number is 124-29-501-004.

RECOMMENDATION:

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

1. That, unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
2. That the applicant shall submit a survey, stamped by a surveyor licensed in the State of Nevada, to the Development Services Department as proof of compliance with the 1,500-foot separation requirement prior to the application of a business license or building permit.
3. Fire access lane turning radii shall be designed and installed in accordance with the Fire Code.
4. That the restrooms be located such that patrons are not required to go through the bar area to access those facilities.
5. That windows be provided throughout the building, except where the kitchen and restrooms are proposed to be located, and the windows shall match the style of the approved retail center.
6. That the floor area of the bar shall not exceed 50% of the total public restaurant floor area.
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. 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* or as otherwise approved by the Director of Public Works or his designee.
10. North Las Vegas Municipal Code 16.20.050 (G) states “Whenever a subdivision abuts upon an undedicated and/or unimproved street, the subdivider shall provide as part of the subdivision, the necessary improvements for the portion of the street contained within the subdivision boundaries”. Therefore, half street improvements are required for Simmons Street and Centennial Parkway.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. Dedication of additional right of way is required for continuation of the flared intersection at Simmons Street and Centennial Parkway per Uniform Standard Drawings for Public Works’ construction Off-site Improvements Drawing Number 201.1.
13. Right of way dedication is required for a bus turnout along the Centennial Parkway frontage.
14. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project’s Centennial Parkway and Simmons Street frontages.

15. The median openings shall be a minimum of 660 feet apart.
16. The property owner is required to grant a roadway easement for commercial driveway(s) prior to approval of the civil improvement plans.
17. A Merger and Resubdivision parcel map is required to be filed to create the parcel.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff is recommending this item be approved, however staff is not supporting the waiver request.

George Garcia, of G.C.Garcia, 1711 Whitney Mesa Drive, Suite 110, 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to APPROVE UN-04-04 per staff's recommendations subject to the following change:

Condition #18 Added to Read: "that the meeting room not be used as a pool hall."

The **MOTION TO APPROVE FAILED** with Commissioners Jay Aston, Nelson Stone, Jo Cato and Steve Brown voting against the motion.

SECOND MOTION:

Commissioner Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE UN-04-04 per staff's recommendations subject to the following;

Condition #1 Changed to Read: "that the building may be oriented to the rear of the site"

Condition #18 Added to Read: "that a multi-purpose room to be used exclusively for dining. drinking or meeting activities and no pool table shall be included in the plan."

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

The item was APPROVED.

15) UN-03-04 (13057) LAKE MEAD & SIMMONS PLAZA (Public Hearing)

An application submitted by Simon and Lake Properties, LLC, property owner, 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 generally located south of Lake Mead Boulevard and approximately 225 east of Simmons Street. The Assessor’s Parcel Number is 139-20-614-001.

RECOMMENDATION

The Development Services Department recommends that UN-03-04 be **approved** with the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. 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.
3. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
4. The property owner is required to grant a roadway easement for commercial driveway(s) prior to civil improvement plan approval.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. A bus turnout is required along the project’s Lake Mead Boulevard frontage.
7. The actual driveway numbers and locations are subject to review and approval by the City of North Las Vegas traffic engineer.
8. Fire access lane turning radii shall be designed and installed in accordance with the Fire Code.
9. That the restrooms be located such that patrons are not required to go through the bar area to access those facilities.
10. That windows be provided throughout the building, except where the kitchen and restrooms are proposed to be located.
11. That the floor area of the bar shall not exceed 50% of the total public restaurant floor area.
12. That the applicant shall provide proof to the City that no other tavern is within 1,500 feet of the proposed location. The evidence shall be provided prior to the application for a business license.
13. Unless expressly authorized through a variance, waiver or another approved method the development shall comply with all applicable codes and ordinances.
14. That the development of this site shall be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mention herein, the more restrictive shall apply.

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

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

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

Robert Bass, 2306 Logsdon Drive, North Las Vegas, Nevada 89032

Mr. Bass stated he concerned about a tavern serving alcoholic beverages close to the schools in the area.

Eddit Schmitz, 27 Pinnacle Hill Court, North Las Vegas, Nevada 89032

Mr. Schmitz stated this is a new application and as such it should fall under the current moratorium for taverns in the City of North Las Vegas.

Jim Lewis, Deputy City Attorney, stated although there is a moratorium on taverns currently in effect, this application was submitted prior to the moratorium went into effect.

Chairman Leavitt closed the Public Hearing.

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to APPROVE UN-03-04 per staff's recommendations.

The MOTION TO APPROVE FAILED with Chairman Dean Leavitt, Vice-Chairman Marilyn Kirkpatrick, and Commissioners Jo Cato, Steve Brown and Nelson Stone voting against the motion.

SECOND MOTION:

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE UN-03-04 per staff's recommendations subject to the following changes:

Condition #11 Changed to Read: "That the floor area of the bar shall not exceed 50% of the total public restaurant floor area, **additionally the tavern shall contain a minimum 300 square-foot meeting area with no pool tables.**"

Condition #15 Added to Read: "**a special plan review shall be required prior to plan approval.**"

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

The item was APPROVED.

Item #16 ZN-03-04, #17 VAC-03-04 and #18 T-1050 are related.

16) ZN-03-04 (13460) LONE MOUNTAIN ESTATES (Public Hearing)

An application submitted by Celebrate Homes on behalf of Larry M. and Mary S. Montoya, Celebrate Properties, L.L.C., the Weinman Family Trust, Franklin P. Weinman, Trustee, and the Church Baptist Homesite, property owners, for reclassification of property from an R-E Ranch Estates District to an R-EL Ranch Estates Limited District. The property is located at the southeast corner of Allen Lane and Lone Mountain Road. The Assessor's Parcel Numbers are 139-05-101-002, 139-05-101-003, 139-05-101-004, 139-05-101-005, 139-05-101-006, 139-05-102-001 and 139-05-102-002.

RECOMMENDATION:

The Planning and Zoning Department recommends that ZN-03-04 be **denied** as the rezoning is not supported by the Comprehensive Plan.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/28/04 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 Steve Brown MOVED and Commissioner Jay Aston SECONDED to CONTINUE ZN-03-04 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

Item #16 ZN-03-04, #17 VAC-03-04 and #18 T-1050 are related.

17) VAC-03-04 (13462) LONE MOUNTAIN ESTATES (Public Hearing)

An application submitted by Celebrate Homes on behalf of Larry M. and Mary S. Montoya, Celebrate Properties, L.L.C., the Weinman Family Trust, Franklin P. Weinman, Trustee, and the Church Baptist Homesite, property owners, for a vacation of Noah Avenue between Allen Lane and Kenny Way; a vacation of 297 feet of public utility easement north of Noah Avenue; 69 feet of driveway easement located west of Kenny Way approximately 331 feet south of Lone Mountain Road; and 71 feet of public sanitary easement located approximately 311 feet west of Kenny Way and 302 feet south of Lone Mountain Road. The Assessor's Parcel Numbers are 139-05-101-002, 139-05-101-003, 139-05-101-004, 139-05-101-005, 139-05-101-006, 139-05-102-001 and 139-05-102-002.

RECOMMENDATION:

The Planning and Zoning Department recommends that VAC-03-04 be **approved** with the following conditions of approval:

1. The legal description pertaining to the vacation must be revised to include the vacation of the sanitary sewer easement per instrument 20010410:00392 and 10 (ten) feet of Allen Lane south of Noah Avenue.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/28/04 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 Steve Brown MOVED and Commissioner Jo Cato SECONDED to CONTINUE VAC-03-04 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

Item #16 ZN-03-04, #17 VAC-03-04 and #18 T-1050 are related.

18) T-1050 (13461) LONE MOUNTAIN ESTATES

An application submitted by Celebrate Homes on behalf of Larry M. and Mary S. Montoya, Celebrate Properties, L.L.C., the Weinman Family Trust, Franklin P. Weinman Trustee, and the Church Baptist Homesite, property owners, for approval of a tentative map in an R-E Ranch Estates District (proposed R-EL Ranch Estates Limited District) consisting of 39 single-family dwellings. The property is located at the southeast corner of Allen Lane and Lone Mountain Road. The Assessor's Parcel Numbers are 139-05-101-002, 139-05-101-003, 139-05-101-004, 139-05-101-005, 139-05-101-006, 139-05-102-001 and 139-05-102-002.

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1050 be **denied** because the subject site is located in an R-E Ranch Estates Preservation District and staff is not supporting the reclassification of the property to the R-EL, Ranch Estates Limited Residential District.

If, however, the Planning Commission **determined that approval** of ZN-03-04 were warranted, then the Planning and Zoning Department recommends the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. That the request (ZN-03-04) to reclassify the subject site be approved by the City Council, otherwise, T-1050 shall be considered null and void.
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. The drawing should be oriented so that the North arrow points to the top of the page or to the left.
6. The drainage and utility easement must be revised to conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. The civil improvement plans for the project shall include schedule 40 Fiber optic conduit along the project's Allen Lane and Lone Mountain Road frontages.
9. A driveway is required for emergency access on to Allen Lane.
10. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
11. All common elements shall be labeled as such and to be maintained by the Home Owners Association.
12. The final map shall be labeled as a merger and resubdivision.
13. Dedication of additional right of way is required for a flared intersection at Lone Mountain Road and Allen Lane per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1.

14. Right of way dedication for a CAT bus turnout on Lone Mountain Road near Allen Lane is required, unless waived by the City of North Las Vegas traffic engineer.

15. The property owner is required to grant an emergency access easement and label area between lots 16 and 17.
16. Should the vacation of Noah Avenue not be approved, plans must be revised to include existing dedication.
17. The vacation of ten feet of Allen Lane south of Noah Avenue is required.
18. Knuckles should be provided within street elbows or parking is to be restricted on both sides of the elbow.
19. Provide a 41 feet wide stub street with a minimum cul-de-sac radius of 24 feet to access lot 16.
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. The development shall 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 on all corner side lots within the development.
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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/28/04 Planning Commission meeting.

Commissioner Steve Brown MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE T-1050 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

19) ZN-11-98 (13429) CRAIG/VALLEY COMMERCIAL CENTER (Public Hearing)

An application submitted by 4118 Craig Road, LLC, property owner, to remove a previously approved condition that restricts the uses within specified buildings to professional and medical offices along the

northern property line. The subject site is currently zoned PUD Planned Unit Development District and is located at 4116 West Craig Road. The Assessor's Parcel Number is 139-06-613-003.

RECOMMENDATION:

The Development Services Department recommends that the request to amend or remove Condition #18, or any portion thereof, from Ordinance No. 1474 (ZN-11-98) be **denied** because the proposed request would allow more intense land uses within ten feet (10.00') of the northern residential property line.

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

Jennifer Lazovich, of KKB&R, 3800 Howad 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 Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-11-98 per staff's recommendations subject to the following change:

Condition #18.1 Changed to Read: "Only professional and medical offices shall be permitted in the buildings adjacent to the northern property line, **unless a special use permit for a principally permitted C-1 use is approved by the City of North Las Vegas.**"

The motion carried by MAJORITY vote with Commissioner Nelson Stone voting against the motion.

The item was APPROVED.

20) ZN-01-04 (13430) RAM K. SINGH (Public Hearing)

An application submitted by Ram K. Singh, property owner, for a reclassification of property from an R-1

Single-Family Residential District to a C-P Professional Office Commercial District. The property is located at 2500 Perliter Avenue. The Assessor's Parcel Number is 139-24-312-076.

RECOMMENDATION:

The Development Services Department recommends that ZN-01-04 be **denied** as no accompanying amendment to the Comprehensive Plan has been submitted nor can the site meet the minimum development requirements of the Commercial Development Standards and Design Guidelines.

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

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 Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE ZN-01-04 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

21) ZN-02-04 (13437) DONNA & NO. 5TH (Public Hearing)

An application submitted by Signature Homes on behalf of Billy Ray and Michelle C. Anthony, and Elsie M.

Musick, 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 west of Donna Street and approximately 760 feet south of Lone Mountain Road. The Assessor's Parcel Numbers are 139-02-101-016 and 139-02-101-017.

RECOMMENDATION:

The Planning and Zoning Department recommends that ZN-02-04 be forwarded to the City Council with a **recommendation for approval.**

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

Dean Rasmussen, of Orion Engineering, 3068 E. Sunset Road, Suite 9, 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 Nelson Stone MOVED and Commissioner Jo Cato SECONDED to APPROVE ZN-02-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

22) UN-05-04 (13230) STORAGE ONE (Public Hearing)

An application submitted by Storage One on behalf of ASF Investments, Inc., property owner, for a use

permit in a C-1 Neighborhood Commercial District to allow mini-warehousing. The property is generally located east of Ferrell Street and approximately 300 feet south of Ann Road. The Assessor's Parcel Number is 124-32-102-005.

RECOMMENDATION:

The Development Services Department recommends that UN-05-04 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That UN-05-04 is site-specific and non-transferable; and
3. That the development of this site be in compliance with all applicable conditions of T-1033; and
4. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines; and
5. That the design of this facility shall match that of the Simmons Marketplace to the east; and
6. That a decorative masonry screen wall be provided along the northern, western and southern property lines. The wall shall be a minimum six feet (6.00') in height and shall be designed to match the existing wall along the eastern property line. If the applicant so chooses, two additional feet of wrought-iron may be placed on top of the six-foot wall(s); and
7. That a minimum two parking stalls be provided for the caretaker(s). The parking stalls shall be enclosed and attached to the caretaker's apartment; and
8. That each of the gates, whether intended for customers, ingress, egress or emergency access, shall have a metal mesh backing to obscure the view of the storage facility; and
9. That the development of this site be in compliance with all standards set forth in Section 17.24.020.C.14 of the Zoning Ordinance; and
10. That wall signage shall be permitted on the north- and west-facing walls only. Free-standing signage will be permitted in accordance with ordinance requirements; and
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. 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.
13. All known geologic hazards shall be shown on the site plan(s). Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the site plan layout and require the submission of a revised site plan which must be approved by the City prior to final approval of the civil improvement plans.
14. 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*.
15. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
16. The final map for Simmons Marketplace II Commercial Subdivision to record prior to permit issuance.

17. The property owner is required to grant a roadway easement for commercial driveway(s) per the final map.
18. A copy of the recorded shared access agreement must be provided prior to approval of the civil improvement plans.
19. The property owner is required to sign a restrictive covenant for utilities prior to approval of the civil improvement plans.
20. Fire access lane turning radii shall be designed and installed in accordance with the Fire Code.

The application was presented by Vicki Adams, Planner, on behalf of staff who indicated staff has met with the applicant and an agreement has been reached to amend condition #5 to read: "that the design of the facility will match the submitted elevations, rather than the development to the east." Staff is recommending approval with the change in conditions.

Jim Hammer, 1120 S. Las Vegas Boulevard, Las Vegas, Nevada 89104 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to APPROVE UN-05-04 per staff's recommendations subject to the following change:

Condition #5 Changed to Read: "that the design of the facility will match the submitted elevations, rather than the development to the east."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

23) UN-06-04 (13249) CASA GRANDE (Public Hearing)

An application submitted by Casa Grande, L.L.C., on behalf of the Merle Berman and Casey W. Jones Family Trust, property owner, for a use permit in an M-2 General Industrial District to allow a transitional housing facility. The property is generally located west of I-15 approximately 450 south of Lone Mountain Road. The Assessor's Parcel Number is 140-06-110-018.

On December 22, 2003, the representative for the applicant in this matter submitted a letter requesting that this item be withdrawn without prejudice from the scheduled Planning Commission meeting.

The item was WITHDRAWN

24) UN-07-04 (13378) CINGULAR WIRELESS (Public Hearing)

An application submitted by Cingular Wireless on behalf of 5th and Regena, L.L.C., property owner, for a use permit in an R-E Ranch Estates District to allow a temporary telecommunications facility. The property is generally located north of Regena Avenue approximately 150 feet west of Hope Street. The Assessor's Parcel Number is 124-26-101-007.

RECOMMENDATION

The Development Services Department recommends that UN-07-04 be **denied** as the applicant has not met the conditions required for approval.

If, however, the Planning Commission were to determine that **approval was warranted**, the following conditions are recommended:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The cell tower shall incorporate the design requirements of the Cell Tower Ordinance, 17.24.165, including, but not limited to, a stealth design.
3. The applicant must furnish the required documentation showing that there are no other available cell sites in the area.

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

Kathrine Engle, of Cingular Wireless, 1211 Town Center Drive, #100, Las Vegas, Nevada 89144 appeared on behalf of the applicant.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to CONTINUE UN-07-04 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

25) UN-08-04 (13391) KIDS CAMPUS III (Public Hearing)

An application submitted by Kids Campus, LLC on behalf of the Becker Trust Company, property owner, for a use permit in a CP Professional Office Commercial District to allow a child care facility. The property is generally located east of Simmons Street and approximately 339 feet north of LaManeda Avenue. The Assessor's Parcel Number is 124-29-801-002.

RECOMMENDATION:

The Development Services Department recommends that UN-08-04 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That UN-08-04 is site specific and non-transferable; and
3. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines; and
4. That turf only be permitted in the children's play area(s); and
5. That awning materials be Sunbrella, or a similar alternative, subject to staff review and approval; and
6. That vehicular connectivity between the parking lot and the property to the north be prohibited; and

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

John Burke, 3471 W. Oquendo Road, #301, Las Vegas, Nevada 89118 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to APPROVE UN-08-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

26) UN-14-02 (13384) PRESENT TRUTH CHURCH (Public Hearing)

An application submitted by the Present Truth Church on behalf of The Present Truth of These Last Days, property owner, for an extension of time on a previously approved use permit in an R-E Ranch Estates District. The applicant is also requesting an amendment to the use permit to allow a reduction in perimeter landscaping. The property is generally located west of Coleman Street approximately 300 feet north of Alexander Road. The Assessor's Parcel Number is 139-05-802-008.

RECOMMENDATION

The Development Services Department recommends that the extension of time for UN-14-02 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That off-site improvements adjacent to the parcel will be required with construction of the church.
3. That all utilities to the site must be placed underground.
4. That all drive aisles must meet the minimum width requirements as designated in Title 17.
5. That the development must comply with all fire codes and ordinances including turning radii.
6. That 4' of perimeter landscaping be provided along the south and west property lines, and that all perimeter landscaping be planted in accordance with ordinance requirements.
7. That no landscaping is required along the north property line adjacent to the school.
8. The building must comply with all setbacks unless otherwise approved by a separate variance application.
9. The northern driveway shall align with the existing Knoll Crest Avenue opposite the site or be offset an adequate distance to prevent left turn conflicts within Coleman Street.
10. Driveways are to be a minimum of 24-feet wide and shall be constructed in accordance with Clark County Area Uniform Standard Drawing Numbers 222A and 225.
11. The actual locations of the driveways are subject to the review and approval of the City of North Las Vegas Traffic Engineer.

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

Anthony Jackson, 603 White Shark Court, North Las Vegas, Nevada 89084 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE UN-14-02 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

27) UN-46-02 (13111) 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 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 the Planning Commission **grant a six-month** extension of time for UN-42-02, subject to the following conditions:

1. Standard conditions 1, 2, 3, 5, 6, 7, 8, 10, 11, 12, 14, 15, 23, 25, 26, 27, 29, and 32.
2. Fiber optic as required in Centennial Parkway and Pecos Road frontages.
3. Dedication of right-of-way for intersection of Centennial Parkway and Pecos Road (201.1 requirements).
4. Dedication of right-of-way for bus turn-out on Centennial Parkway.
5. The applicant shall comply with current Commercial Development Design Standards and Design Guidelines at the time the building permit is sought.
6. The applicant shall comply with all applicable and current conditions of approval prior to issuance of a building permit.
7. Construction shall begin within six months of the date of this approval.
8. A minimum of two windows shall be incorporated into the design of the building. The windows shall be of the same design and size as the windows used elsewhere on the building.
9. The applicant shall submit a detailed floor plan for review and approval by the Planning Commission prior to the issuance of a building permit.
10. The applicant shall maintain a floor ratio of 40% to 60% ratio, bar to restaurant.
11. The extension of time for UN-46-02 shall expire on May 22, 2004.

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

George Garcia, of G.C. Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014 appeared on behalf of the applicant and state he concurs with staff’s recommendations.

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

Commissioner Jo Cato MOVED and Commissioner Steve Brown SECONDED to APPROVE UN-46-02 per staff’s recommendations.

The motion carried by MAJORITY vote with Commissioner Nelson Stone voting against the motion.

The item was APPROVED.

MOTION TO RECONSIDER:

Vice-Chairman Marilyn Kirkpatrick MOVED and Commisisoner Steve Brown SECONDED to RECONSIDER UN-46-02.

The motion carried by UNANIMOUS vote.

The item was RECONSIDERED.

SECOND MOTION:

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to APPROVE UN-46-02 subject to the following:

Condition #12 Added to Read: "a minimum of a 300-square foot meeting room be included."

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

The item was APPROVED.

28) VN-03-04 (13464) SLOAN & I-15 (Public Hearing)

An application submitted by Las Vegas Billboard on behalf of Mark Altschuler, et. al., property owner, for a variance in a O-L Open Land District (pending reclassification to M-2 General Industrial District) to allow a 10 foot setback from residential property where 300 feet is required. The property is located at the southeast corner of Buffy Road and Madge Lane. The Assessor's Parcel Number is 123-27-101-013.

RECOMMENDATION:

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

1. That, unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances; and
2. That VN-03-04 is site specific and non-transferable; and
3. That VN-03-04 is only for a billboard and no other uses; and
4. That the billboard be set back a minimum ten feet (10.00') from the residential zone boundary to the north, and a minimum ten feet (10.00') from the front property line. As long as the proposed sign is within 300 feet of the I-15 right-of-way, all other setbacks shall be covered under this variance.

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

Vicky Troy, 528 Holdhill Road, Henderson, Nevada 89074 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

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

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

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #52 UN-91-03 was heard next as it is a related item.

Commissioner Nelson Stone abstained from voting on this item due to a business interest.

29) VAC-02-04 (13436) TROPICAL & LAWRENCE (Public Hearing)

An application submitted by Centex Homes Inc. on behalf of American Care Group Inc., property owner, for a vacation of the public utility easements along the east and west boundaries of the channel commencing at Tropical Parkway and traversing southeasterly for approximately 349 feet and then turning due south for approximately 985 feet. The property is located at the southwest corner of Losee Road and Tropical Parkway. The Assessor's Parcel Number is 124-26-701-006.

RECOMMENDATION:

The Development Services Department recommends that VAC-02-04 **receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

1. The vacation must record concurrently with the dedication of the right of way for the Las Vegas Wash Flood Control Channel, 20 feet right of way for the trail system along the west side of the channel, and for the Tropical Parkway Confluence.
2. Property owner will be required to grant a temporary construction easement for construction of the upper Las Vegas Wash Flood Control Channel.

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

Dean Rasmussen, of Orion Engineering, 3068 E. Sunset Road, Suite 9, 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.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE VAC-02-04 per staff's recommendations.

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

The item was APPROVED.

30) VN-02-04 (13412) BROOKS STREET BUSINESS PARK (Public Hearing)

An application submitted by Leslie H. Smith on behalf of CIBOLA, Inc., property owner, for a variance in a C-1 Neighborhood Commercial District to allow zero (0) foot setback where 20 feet is required. The property is located at the northwest corner of Fort Sumter Drive and Brooks Avenue. The Assessor's Parcel Number is 139-14-103-001.

RECOMMENDATION:

The Development Services Department recommends that VN-02-04 be **approved** subject to the following conditions:

1. That this variance is site-specific and non-transferable; and
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
3. That the setback from the I-15 right-of-way be reduced from 20 feet to zero feet; and
4. That the development of this site be in compliance with the conditions approved for UN-87-03.

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

Leslie Smith, 4711 E. Flamingo Road, Las Vegas, Nevada 89121 appeared on behalf of the applicant.

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

Vice-Chairman Marilyn Kikpatrick MOVED and Commissioner Steve Brown SECONDED to APPROVE VN-02-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #31 VN-04-04 and #32 T-1055 are related.

31) VN-04-04 (13459) BEEBE STREET (Public Hearing)

An application submitted by Fiesta Homes on behalf of Eva, Inc., and C. J. Capital, L.L.C., property owners, for a variance in an R-1 Single-Family Residential District to allow a 52.81-foot lot width where 55 feet is the minimum allowed. The property is generally located approximately 180 feet east of Valley Drive and 170 feet south of Gowan Road (Lot 12 on Beebe Street). The Assessor's Parcel Number is 139-07-701-005.

RECOMMENDATION:

The Planning and Zoning Department recommends that VN-04-04 be **denied** as the applicant has not proven that there are exceptional and extraordinary circumstances and conditions applicable to the property.

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

1. That, unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances; and
2. That a minimum 52.81 foot lot width be provided, as indicated on the submitted site plan for Lot #12; and

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

Bill Curran, of Curran & Parry, 300 S. 4th Street, 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.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE VN-04-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #31 VN-04-04 and #32 T-1055 are related.

32) T-1055 (13456) BEEBE STREET

An application submitted by Fiesta Homes on behalf of Eva, Inc., and C. J. Capital, L.L.C., property owners, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 14 single-family dwellings. The property is located at the northeast corner of Valley Drive and Delhi Avenue. The Assessor's Parcel Numbers are 139-07-701-005 and 139-07-701-006.

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1055 be **approved** with the following conditions of approval:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The applicant shall revise the plans to show the sidewalk on both sides of Beebe Street.
3. Street suffixes shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards; Beebe must be labeled as Court.
4. Plans are required to have adjacent areas labeled with assessor parcel numbers and not as "not a part."
5. Dedication of the following right-of-way is required:
 - a. 30 feet right-of-way for Delhi Avenue and associated spandrel
 - b. 40 feet right-of-way for Valley Drive and associated spandrel
6. The area along Valley Drive shall be labeled as a common element and be maintained by the Home Owners Association.
7. The final map shall be labeled as a Merger and Resubdivision.
8. Approval for a drainage study is required prior to submittal of the civil improvement plans.
9. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Valley Drive frontage.
11. The development shall comply with the Single Family Design Guidelines.
12. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter walls within this development.
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. Lot #12 shall be redesigned to comply with Zoning Ordinance requirements or a variance shall be obtained from the Planning Commission.
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 Vicki Adams, Planner, on behalf of staff who indicated staff is recommending approval of this item.

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

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1055 per staff's recommendations subject to the following change:

Condition #14 Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #33 ZN-04-04, #34 VAC-04-04 and #35 T-1051 are related.

33) ZN-04-04 (13433) ANN/GOLDFIELD (Public Hearing)

An application submitted by Richmond American Homes on behalf of the Leonard Luning Living Trust, property owner, for reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is located at the southeast corner of Goldfield Street and Ann Road. The Assessor's Parcel Number is 124-34-501-010.

RECOMMENDATION:

The Development Services Department recommends that ZN-04-04 be **approved** and forwarded to the City Council with a recommendation for permanent zoning to the R-1, Single-Family Residential District.

The application was presented by Marc Jordan, Acting Planning Manager, 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 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 Steve Brown MOVED and Chairman Dean Leavitt SECONDED to APPROVE ZN-04-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #33 ZN-04-04, #34 VAC-04-04 and #35 T-1051 are related.

34) VAC-04-04 (13435) ANN/GOLDFIELD (Public Hearing)

An application submitted by Richmond American Homes on behalf of the Leonard Luning Living Trust, property owner, for a vacation of a portion of Cambridge Street commencing at Ann Road and proceeding south approximately 996 feet; and vacation of public utility easements along the western, northern and eastern boundaries of the parcel. The property is located at the southeast corner of Goldfield Street and Ann Road. The Assessor's Parcel Number is 124-34-501-010.

RECOMMENDATION:

The Development Services Department recommends that VAC-04-04 be **denied** based on the recommendation submitted by the Department of Public Works.

However, if the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends the following conditions of approval.

1. Vacate Cambridge Street entirely between Ann Road and Hammer Lane or existing terminus must end in a cul-de-sac.

The application was presented by Marc Jordan, Acting Planning Manager, 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 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 Steve Brown MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE VAC-04-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

35) T-1051 (13432) ANN/GOLDFIELD

An application submitted by Richmond American Homes on behalf of the Leonard Luning Living Trust, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 74 single-family dwellings. The property is located at the southeast corner of Goldfield Street and Ann Road. The Assessor's Parcel Number is 124-34-501-010.

RECOMMENDATION:

The Development Services Department recommends that T-1051 be **continued** to allow the applicant sufficient time to submit a revised tentative map that address all issues of concern within 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-1051 be **denied**.

However, if the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that T-1051 be subject to the following conditions:

1. That T-1051 shall become null and void if ZN-04-04 is not approved by the City Council.
2. That all lots shall meet a minimum lot size of 6,000 square feet.
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. The drainage easements shall conform to North Las Vegas Municipal Code Section 17.24.210.D.4.a.
9. That plastic, vinyl and similar materials shall not be permitted as part, or in whole for the construction of any perimeter or return walls within this development. Furthermore, should vinyl fencing be used on common property lines, such fencing shall comply with the following:
 - a. That the proposed fence shall be engineered to resist the long-term effects of solar radiation, wind and dryness inherent to the Las Vegas Valley.
 - b. That the proposed fence shall be engineered, designed and installed to meet manufacturer's specifications and building code requirements.
 - c. All vinyl fencing shall be compatible for pool installations.
 - d. The posts and/or all connections shall not be attached to the homes.
10. Unless expressly, authorized through a variance, waiver or another method, development shall

- comply with all applicable codes and ordinances.
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 lane width shall be maintained in accordance with the Fire Code.
 13. A minimum of two means of access shall be provided for each group of 25 or more residential units.
 14. Revise plans and include Cambridge Street as a perimeter street.
 15. 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.
 16. The property owner is required to grant a public utility easement between lots 8 and 9 proceeding northerly to Ann Road across the common element.
 17. All common elements shall be labeled as such and to be maintained by the Home Owners Association.
 18. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
 19. The area adjacent to lot 8 shall be labeled as to what it is.
 20. Dedication of the following right of way is required:
a 25 feet radius at the corner of Goldfield Street and Ann Road.
 21. The drainage easements shall be labeled as private and to be maintained by the Home Owners Association and shall be labeled as a common element.
 22. The property owner will need to dedicate right of way for a 25 feet radius at Cambridge Street and Ann Road should the vacation not be approved.
 23. Approval of a drainage study is required prior to submittal of the civil improvement plans.
 24. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
 25. 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* or as otherwise approved by the Director of Public Works or his designee.
 26. The drainage and utility easement must be revised to conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
 27. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
 28. Approval of a traffic study is required prior to submittal of the civil improvement plans.

29. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the projects frontage on Ann Road.
30. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
31. 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, Acting Planning Manager, on behalf of staff who indicated staff is recommending this item be continued.

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

Commissioner Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE T-1051 per staff's recommendations to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

Item #36 FDP-02-04 and #37 T-1057 are related.

36) FDP-02-04 (13444) CHEYENNE VALLEY (Public Hearing)

An application submitted by Innovative Resort Communities on behalf of LOLLITO, LLC, and GRBSGG LLC, property owners, for a Final Development Plan review in a PUD Planned Unit Development District consisting of 284 duplex units. The property is generally located west of Allen Lane and approximately 615 feet north of Cheyenne Avenue. The Assessor's Parcel Numbers are 139-07-801-010 and 139-07-801-011.

RECOMMENDATION:

Based on the comments provided above, the Development Services Department recommends that FDP-02-04 be **continued indefinitely** to allow the applicant time to revised the final development plan to comply with all approved conditions for this site.

If the applicant is unable or unwilling to continue this item, then the Development Services Department recommends that this item be denied because it does not comply with the conditions set forth in Ordinance No. 1872.

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

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site be in compliance with Ordinance No. 1872 (ZN-76-02); and
3. 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
4. That Fire access lane width shall be maintained in accordance with the Fire Code; and
5. Traffic calming is required along Colton Avenue. A roundabout is suggested at the intersection of Colton Avenue / Yountville Court. The roundabout shall adhere to the design criteria standards outlined in the FHWA publication *Roundabouts: An Informational Guide* (Publication # FHWA-RD-00-067); and
6. Remove and replace the 20 foot wide shared drive accesses with a standard roadway and cul-de-sac; and
7. Access to Valley Drive is limited to emergency access only; and
8. All known geologic hazards shall be shown on the site plan(s). Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the site plan layout and require the submission of a revised site plan which must be approved by the City prior to final approval of the civil improvement plans; and
9. Approval of a traffic study update is required prior to submittal of the civil improvement plans; and
10. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
11. Nevada Department of Transportation concurrence with the results of the drainage study is required prior to approval of the civil improvement plans; and

12. Property owner must grant roadway easements where public and private streets intersect; and

13. All common elements must be labeled and are to be maintained by the Homeowner's Association; and
14. Common Element "C" / Utility Easement must be revised to include a public pedestrian access easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4.a.; and
15. All open space areas shall be accessible to the residents without requiring them to pass through a pedestrian gate to get to said open space from within the residential development. If the residential open space areas are intended or utilized by non-residents, then it would be incumbent on the Homeowners' Association to address that issue; and
16. That a minimum 4.69 acres of usable recreational open space be provided as part of the residential portion of this development and in accordance with the requirements set forth in the Zoning Ordinance; and
17. That a solid masonry block wall be provided along the southern property line to screen the residential development from any commercial-related activities (e.g., shipping/receiving areas, parking lot maintenance activities, landscape maintenance activities, garbage collection, etc.) The wall shall be decorative on both sides and shall match the design of the perimeter walls.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/28/04 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 Jay Aston MOVED and Commissioner Steve Brown SECONDED to CONTINUE FDP-02-04 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

Item #36 FDP-02-04 and #37 T-1057 are related.

37) T-1057 (13446) CHEYENNE VALLEY

An application submitted by Innovative Resort Communities on behalf of LOLLITO, LLC, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of 286 duplex units. The property is located at the southeast corner of Valley Drive and Colton Avenue. The Assessor's Parcel Numbers are 139-07-801-010 and 139-07-801-011.

RECOMMENDATION:

Based on the comments provided above, the Development Services Department recommends that T-1057 be **continued indefinitely** to allow the applicant time to revise the tentative map to comply with all approved conditions for this site.

If the applicant is unable or unwilling to continue this item, then the Development Services Department recommends that this item be denied because it does not comply with the conditions set forth in Ordinance No. 1872.

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

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site be in compliance with Ordinance No. 1872 (ZN-76-02); and
3. That the development of this site be in compliance with all applicable conditions of FDP-02-04; and
4. 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
5. That Fire access lane width shall be maintained in accordance with the Fire Code; and
6. Traffic calming is required along Colton Avenue. A roundabout is suggested at the intersection of Colton Avenue / Yountville Court. The roundabout shall adhere to the design criteria standards outlined in the FHWA publication *Roundabouts: An Informational Guide* (Publication # FHWA-RD-00-067); and
7. Remove and replace the 20 foot wide shared drive accesses with a standard roadway and cul-de-sac; and
8. Access to Valley Drive is limited to emergency access only; and
9. All known geologic hazards shall be shown on the site plan(s). Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the site plan layout and require the submission of a revised site plan which must be approved by the City prior to final approval of the civil improvement plans; and
10. Approval of a traffic study update is required prior to submittal of the civil improvement plans; and
11. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
12. Nevada Department of Transportation concurrence with the results of the drainage study is required prior to approval of the civil improvement plans; and
13. Property owner must grant roadway easements where public and private streets intersect; and
14. All common elements must be labeled and are to be maintained by the Homeowner's Association;

and

15. Common Element "C" / Utility Easement must be revised to include a public pedestrian access easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4.a.; and
16. That a minimum 4.69 acres of usable recreational open space be provided as part of the residential portion of this development and in accordance with the requirements set forth in the Zoning Ordinance; and
17. That the maximum number of lots permitted for this development shall be 284; and
18. That the lot configuration and subdivision design are not approved. Changes to the submitted map shall be required prior to the tentative map satisfying all codes and ordinances; and
19. That the perimeter walls be owned and maintained by the homeowners' association; and
20. That corner side yard landscaping be maintained by the homeowners' association; and
21. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
22. That a pedestrian access easement be provided over the emergency access easement generally located at the southwest corner of the subject site. The easement shall be landscaped and provided with a meandering sidewalk. The pedestrian access shall be open / accessible to all residents at all times; and
23. That a solid masonry block wall be provided along the southern property line to screen the residential development from any commercial-related activities (e.g., shipping/receiving areas, parking lot maintenance activities, landscape maintenance activities, garbage collection, etc.) The wall shall be decorative on both sides, shall match the design of and be considered as perimeter walls; and
24. Notes shall be placed on the conforming tentative and final maps referencing the applicable conditions of approval, subject to review and approval by Planning staff; and
25. That five (5) copies of the conforming tentative map, incorporating all conditions mentioned herein, be submitted to the Department of Public Works prior to the issuance of any construction permits.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/28/04 Planning Commission meeting.

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to CONTINUE T-1057 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

38) FDP-03-01 (4077) SUNRIDGE VILLAGE

An application submitted by NEVFUR Inc., property owner, for a final development plan review in a PUD

Planned Unit Development District consisting of 176 multifamily units. The property is generally located west of Commerce Street and approximately 330 feet north of Gowan Road. The Assessor's Parcel Number is 139-10-201-010.

RECOMMENDATION:

The Development Services staff recommends that FDP-03-01 be **continued indefinitely** to allow the applicant sufficient time to submit wall elevations.

However, if the Planning Commission determines that **approval is warranted** at this time, the development Services Department recommends that FDP-03-01 be subject to the following conditions:

1. Standard conditions: 2, 3, 4, 5, 7, 8, 11, 15, 26 and 27.
2. The applicant shall comply with the Multifamily Development Standard, including, but not limited to the following:
 - a. A meandering sidewalk shall be required next to Commerce Street.
 - b. Any fence or wall next to Commerce Street shall be set back 25 feet from the back of curb.
3. Additional architectural features shall be incorporated in the rear elevation of each of the six buildings proposed on the north side of the development and shall be subject to staff review and approval.
4. A wrought iron and decorative pilaster fence shall be provided next to Commerce Street and shall be subject to staff review and approval.
5. All residential structures, regardless of size, shall have sprinkler protection and have monitored alarms transmitted off-site.
6. All Fire Department codes and ordinances in effect at the issuance of building plans shall apply.
7. As a minimum the following amenities shall be provided within the open space:
 - a. circuitous lighted path;
 - b. a minimum of 20 24-inch box trees per acre;
 - c. at least two (2) differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada;
 - d. at least one large open space area for group/organized play;
 - e. one large group shade area/trellis along clubhouse;
 - f. picnic tables and barbecue grills;
 - g. swimming pool;
 - h. clubhouse;
 - i. exercise stations along pathway;
 - j. ADA accessibility; and
 - k. details of amenities to be provided.
8. A traffic study update is required.
9. A queuing analysis is required.
10. Fiber optic conduit is required on the Commerce Street frontage.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.

13. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
14. The property owner is required to grant an emergency access easement prior to civil improvement plan approval.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 1/28/04 Planning Commission meeting.

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to CONTINUE FDP-03-01 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

An application submitted by Roberts Ranch Venture, LP, property owner, for a site plan review in a M-2 General Industrial District to allow a five (5) foot setback where 10 feet is required. The property is generally located west of Losee Road and approximately 310 feet north of Colton Avenue. The Assessor's Parcel Number is 139-11-701-006.

RECOMMENDATION:

The Development Services Department recommends that SPR-01-04 be **continued** to allow the applicant sufficient time to submit to the Building and Safety Division engineered structural calculations indicating that the existing foundation meets all current building code requirements.

However, if the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that SPR-01-04 be subject to the following conditions:

1. That the applicant provide engineered structural calculations, to the Building and Safety Division, indicating that the existing foundation meets all current building code requirements.
2. Any new signage would need to comply with the Sign Ordinance, including but not limited to square footage, height and the design guidelines.

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

Gary Bunker, 5119 S. Cameron, Las Vegas, Nevada 89118 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Steve Brown MOVED and Chairman Dean Leavitt SECONDED to APPROVE SPR-01-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

40) SPR-02-04 (13124) REVERE POINTE

An application submitted by Ebbie K. Nakhjavani on behalf of the Nakhjavani Living Trust, Ebrahim and C. Nakhjavani Co-Trustees, property owner, for a site plan review in a O-L/DA Open Land/Development Agreement District for a design review of a tavern. The property is located at the northeast corner of Revere Street and Ann Road. The Assessor's Parcel Number is 139-06-215-018.

RECOMMENDATION:

The Development Services Department recommends that SPR-02-04 be **approved** with the following conditions:

1. Applicant shall submit a drainage study update for review and approval.
2. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
3. 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* or as otherwise approved by the Director of Public Works or his designee.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Driveway number and location are subject to review and approval of the City 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.
6. Driveways to be a minimum width of 32 feet and throat depth of 25 feet.
7. An amended parcel map is required to dedicate the spandrel parcel 124-28-801-002. The map shall include the granting of the roadway easement for commercial driveway as proposed, and the shared access easement as indicated.
8. The tavern shall be of a uniform architectural design subject to review and approval by staff.
9. 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.
10. Foundation landscaping shall be provided, where appropriate, adjacent to all buildings, including the pads, subject to review and approval by staff.
11. That a minimum of one (1) tree, four (4) shrubs and 60% ground coverage be provided in the landscape islands at the ends of the parking rows. Additionally, one (1) 24-inch box tree planted every 20 feet on center as well as 60% ground coverage, not including the trees, shall be placed along the Revere Street and Ann Road perimeters.
12. The proposed six (6) foot to eight (8) foot block wall along the interior property lines shall be decorative and shall include, but not be limited to, detail variations such as pilasters, decorative caps, decorative iron cut-outs or fluted blocks. The design shall be subject to review and approval by staff.
13. The perimeter wall along Ann Road and Revere Street shall be no more than three (3) feet in height and shall include, but not be limited to, detail variations such as pilasters, decorative caps, decorative iron cut-outs or fluted blocks. The design shall be subject to review and approval by staff.

14. Signage shall be subject to review and approval by staff prior to issuance of a building permit.
15. Fire Access lane turning radii shall be designed and installed in accordance with the Fire Code.

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

Ed Garcia, 3773 Howard Hughes Parkway, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE SPR-02-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

41) SPR-03-04 (13229) BRAKE MASTERS

An application submitted by Jack L. Ayers, Jr., on behalf of Heights Properties, LLP, property owner, for a site plan review in a C-1 Neighborhood Commercial District to allow an 18 foot high free-standing sign where 8 feet is the limit. The property is located at 4620 West Craig Road. The Assessor's Parcel Number is 139-06-215-018.

RECOMMENDATION:

The Development Services Department recommends that waiver request for SPR-03-04 be **denied**.

However, if the Planning Commission determines that **approval is warranted**, the Development Services Department recommends that SPR-03-04 be subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That the sign shall not exceed a height of 18 feet.
3. The sign shall comply with all other provisions in Title 17 for signs.

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

Jack Ayers, 4440 S. Arville Street, #42, Las Vegas, Nevada 89103 appeared on behalf of the applicant.

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to DENY SPR-03-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was DENIED.

42) SPR-04-04 (13431) ANN-DECATUR COMMERCIAL

An application submitted by A. D. General Partnership on behalf of Albert and Eileen Massi, et al,

property owners, for a site plan review in a C-2 General Commercial District for a 138,270 sf commercial building. The property is generally located south of Ann Road and approximately 265 feet east of Decatur Boulevard. The Assessor's Parcel Number is 124-31-101-004.

RECOMMENDATION:

Based on the comments provided above, the Development Services Department recommends that SPR-04-04 be **continued indefinitely** to allow the applicant time to revise the site plan to comply with all applicable codes and ordinances for this site.

If the applicant is unable or unwilling to continue this item, then the Development Services Department recommends that this item be denied because it does not comply with the Commercial Development Standards and Design Guidelines.

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

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines; and
3. That a Master Sign Program be submitted for review and approval by Planning prior to the issuance of any building permits; and
4. That Fire access lane turning radii shall be designed and installed in accordance with the Fire Code; and
5. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
6. 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
7. All known geologic hazards shall be shown on the site plan(s). Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the site plan layout and require the submission of a revised site plan which must be approved by the City prior to final approval of the civil improvement plans; and
8. 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
9. Approval of a traffic study update is required prior to submittal of the civil improvement plans; and
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the projects's Ann Road and Decatur Boulevard frontages; and
11. The project's easterly driveway on Ann Road is to either be eliminated or offset an adequate distance to prevent left turn conflicts with Ann Road. The actual number and location of driveways are subject to review and approval of the City of North Las Vegas Traffic Engineer; and
12. The property owner is required to grant a roadway easement for commercial driveway(s) prior to approval of the civil improvement plans.

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

The item was WITHDRAWN.

43) SPR-05-04 (13410) LDS STAKE CENTER

An application submitted by the Church of Latter-Day Saints Presiding Bishop, property owner, for a variance in an R-E Ranch Estates District to allow 10 feet of landscaping where 20 feet is required. The property is located at the northeast corner of Azure Avenue and Goldfield Street. The Assessor's Parcel Number is 124-27-504-003.

RECOMMENDATION:

The Development Services Department recommends that SPR-05-04 be **denied** because the applicant has not provided any compelling reasons to support the requests and because the site can be developed in accordance with all codes and ordinances without the requested waivers.

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

1. That the development of this site be in compliance with all applicable conditions of UN-45-03; and
2. That the development generally conform to the site plan as submitted; and
3. That the development be in compliance with the Commercial Development Standards and Design Guidelines with the following exceptions:
 - a. That a minimum 10'-0" of landscaping be provided adjacent to the northern property line; and
 - b. That a minimum 11'-1" of landscaping be provided adjacent to the southern property line; and
 - c. That the requirement for a berm or wall, minimum three feet (3.00') in height, be waived along Azure Avenue and Goldfield Street; and
4. That the property owner is required to grant a roadway easement for commercial driveway(s) prior to civil improvement plan approval.

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

Allen Lanehart, 2480 E. Tompkins Avenue, #222, Las Vegas, Nevada 89121 appeared on behalf of the applicant.

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to APPROVE SPR-05-04 per staff's recommendations subject to the following changes:

Condition 3b Changed to Read: "that a minimum of fifteen (15) feet of landscaping be provided adjacent to the southern property line."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #44 T-1048, #45 T-1053 and #46 T-1054 are related.

44) T-1048 (13232) ALIANTE PARCEL 16

An application submitted by KB Homes Nevada, Inc., on behalf of North Valley Enterprises, LLC, property owner, for approval of a tentative map in a MPC Master Planned Community District (proposed R-1 MPC Single-Family Residential/Master Planned Community District) consisting of 245 single-family dwellings. The property is generally located east of Valley Drive and approximately 1,235 feet south of Deer Springs Way. The Assessor's Parcel Number is 124-19-712-002.

RECOMMENDATION

The Development Services Department recommends that T-1048 be **approved** with the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. 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.
3. Applicant must adhere to all conditions of the overall conceptual drainage study.
4. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
5. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
6. The roundabout shall adhere to the design criteria standards outlined in the FHWA publication *Roundabouts. An Informational Guide* (Publication #FHWA-RD-00-067)
7. Knuckles should be provided within street elbows or parking is to be restricted on both sides of the elbow.
8. The property owner is required to grant pedestrian access easements across area between lots 16 and 17, between lots 69 and 70, and label both as common elements prior to civil improvement plan approval.
9. Plans are required to have the area between Boreal Owl and Caspian Tern Lanes labeled.
10. Plans are required to show a dashed line for easements and a solid line for common elements; corner lot/areas need to show clarification.
11. Plans are required to show the drainage easement between lots 61 and 62 as public or private and how it is to be maintained.
12. Plans are required to have the triangular shaped parcel between the back of lots 5 and 6 and Aviary Way labeled.
13. All common elements shall be labeled as such and to be maintained by the Home Owners Association.
14. Plans are required to be labeled between lots 6 and 7 as public or private and indicate how it is to be maintained and this area is to also be labeled as a public utility easement.
15. Plans are required to be renumbered due to duplicated lot numbers.
16. An amendment to the Master Plan of Streets and Highways is required to include Valley Drive through the southern portion of site and dedicate master plan width.
17. Plans are required to show all easements of record within the site.

18. Plans are required to be revised to show Valley Drive terminating as a cul-de-sac at the beltway.
19. Label all landscape areas and open spaces as "common elements to be privately maintained."
20. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
21. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
22. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Acting Planning Manager, on behalf of staff who indicated staff is recommending approval of this item with modification of condition #16 as follows: "the developer must submit an application to amend the Master Plan of Streets and Highways adding Valley Drive through the southern portion of the site. Currently the Master Plan street does not exist in this location. The application must include dimensions from the property lines."

Jennifer Lazovich, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant. She stated the following amendment to follow Mr. Jordan's stated amendment above:

"The Amendment to the Master Plan of Streets and Highways shall be approved before the conforming tentative map is submitted. Technical studies, improvement plans and final map can be submitted for conditional approval before conforming tentative map is approved."

Commissioner Steve Brown MOVED and Commissioner Jay Aston SECONDED to APPROVE T-1048 per staff's recommendations subject to the following change:

Condition #16 Changed to Read: "the developer must submit an application to amend the Master Plan of Streets and Highways adding Valley Drive through the southern portion of the site. Currently the Master Plan street does not exist in this location. The application must include dimensions from the property lines. The Amendment to the Master Plan of Streets and Highways shall be approved before the conforming tentative map is submitted. Technical studies, improvement plans and final map can be submitted for conditional approval before conforming tentative map is approved."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

SECOND MOTION:

Commissioner Nelson Stone MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1048 subject to the following change:

Condition #23 Added to Read: "That the final map shall not be recorded until the ownership of the boundary line on Valley Drive is determined."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #47 was heard next.

Item #44 T-1048, #45 T-1053 and #46 T-1054 are related.

45) T-1053 (13467) ALIANTE PARCEL 30

An application submitted by Pardee Homes of Nevada on behalf of North Valley Enterprise, LLC, property owner, for approval of a tentative map in a R-1 MPC Single-Family Residential/ Master Planned Community District) consisting of 190 single-family dwellings. The property is located at the northwest corner of Deer Springs Way and Clayton Street. The Assessor's Parcel Numbers are 124-20-510-001 and 124-20-611-001.

RECOMMENDATION

The Development Services Department recommends that T-1053 be **approved** with the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. 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.
3. Applicant must adhere to all conditions of the overall conceptual drainage study.
4. Street "C", which terminates in a cul-de-sac, exceeds the design standards of the City of North Las Vegas which is limited to 500 feet in length. Revise the plan to comply with the design standards.
5. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
6. A knuckle should be provided within the elbow of Street "E" or parking will be restricted on both sides of elbow.
7. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
8. A vacation to remove the roadway easement within the common element approximately half way up Clayton Street is required. Plans do not include this as an entrance into the development.
9. Label all landscape areas and open spaces as "common elements to be privately maintained."
10. "A" & "F" Streets and Clayton Street shall contain pedestrian access connections as shown in Exhibit 31 in the North Valley Development Agreement.
11. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
12. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
13. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

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

Ira Wallace, of G.C.Wallace, Inc., 1555 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

Commissioner Nelson Stone MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1053 per staff's recommendations subject to the following changes:

Condition #4 Changed to Read: "revise lots 61, 62 and 63 as they do not appear to meet all of the following standards:

a. Section 4.10.E of *The North Las Vegas Community Development Standards* states that the minimum lot width shall be 40 feet.

b. Section 16.20.020.G of the *City of North Las Vegas Municipal Code* states: "Lot depths exceeding two times their width shall be avoided wherever possible."

c. *Clark County Area Uniform Standard Drawing No. 222* (see reference to North Las Vegas) requires a distance of 7 feet from the property line to the edge of thye driveway, which has a minimum width of 12 feet. Therefore, the minimum lot width shall be 26 feet."

Condition #10 Changed to Read: "A" & "E" Streets and Clayton Street shall contain pedestrian access connections as shown in Exhibit 31 in the North Valley Development Agreement.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #44 T-1048, #45 T-1053 and #46 T-1054 are related.

46) T-1054 (13468) ALIANTE PARCEL 31

An application submitted by Pardee Homes of Nevada on behalf of North Valley Enterprise, LLC, property owner, for approval of a tentative map in a R-1 MPC Single-Family Residential/ Master Planned Community District) consisting of 167 single-family dwellings. The property is generally located south of the Clark County Highway 215 and west of Clayton. The Assessor's Parcel Numbers are 124-21-110-001, 124-20-510-002 and 124-16-410-001.

RECOMMENDATION

The Development Services Department recommends that T-1054 be **approved** with the following conditions:

1. The easterly stub street of "A" Place, along lots 8-14, exceeds the design standards for the City of North Las Vegas and the North Las Vegas Community Development Standards, which is limited to a maximum length of 150 feet and a maximum lot frontage of four. Refer to the North Las Vegas Community Development Standards 4.19.11 Offset Cul-de-sac as presented in Exhibit 39 in the Appendix, as a minimum .
2. If "D" Court is to remain a modified stub street, provide a landscape easement or common element along lot 73 adjacent to "D" Court. Otherwise, provide a standard cul-de-sac that meets the North Las Vegas Community Development Standards.
3. Knuckles should be provided within street elbows or parking restricted on both sides of elbow.
4. Approval of a 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. Applicant must adhere to all conditions of the overall conceptual drainage study.
7. Approval of a traffic study update is required prior to submittal of the civil improvement plans.
8. Plans are required to include entire site or an amended final map must be filed to match proposed boundaries.
9. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
10. A vacation of the dedicated right of way for Vista Way is required. Plans label this area as Nature Park Drive; a private street.
11. Plans are required to have the area at the end of F Court labeled as a utility, drainage, pedestrian, and emergency access easement to be privately maintained; or made a through street.
12. All common elements shall be labeled as such and to be maintained by the Home Owners Association.
13. Plans are required to have lots renumbered to remove duplicate numbers.
14. A minimum of two means of access are required to each group of 25 or more residential units.
15. Fire access lanes shall be provided to within 150 feet of all portions of the exterior of all structures.
16. Label all landscape areas and open spaces as "common elements to be privately maintained."

17. That the required "landscape/sidewalk zone" as specified in the North Valley Development Agreement shall be shown on the final map and proof of a maintenance mechanism be demonstrated to the City prior to recordation of the final map.
18. "F" Court and Nature Park Drive shall contain a pedestrian access connection as shown in Exhibit 31 in the North Valley Development Agreement.
19. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
20. Five copies of a revised tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

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

Ira Wallace, of G.C.Wallace, Inc., 1555 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant.

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1054 per staff's recommendations subject to the following change:

Condition #1 Deleted.

Condition #15 Changed to Read: "Homes in fire access lanes exceeding 150 feet shall have sprinklers."

Condition #21 Added to Read: "Regarding the future Clayton Street overpass, the Control of Access must be shown on the Tentative Map."

Condition #22 Added to Read: "A turn-around must be provided on Nature Park Drive prior to the transition from public to private."

Condition #23 Added to Read: "Provide a profile of the future Clayton Street overpass to assure that there is no conflict with lot elevations and entrance street locations."

Condition #24 Added to Read: "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."

Condition #25 Added to Read: "Provide a future condition cross section at the Clayton Street entry."

Condition #26 Added to Read: ““revise lots 12, 13 and 14 as they do not appear to meet all of the following standards:

a. Section 4.10.E of *The North Las Vegas Community Development Standards* states that the minimum lot width shall be 40 feet.

b. Section 16.20.020.G of the *City of North Las Vegas Municipal Code* states: “Lot depths exceeding two times their width shall be avoided wherever possible.”

c. *Clark County Area Uniform Standard Drawing No. 222* (see reference to North Las Vegas) requires a distance of 7 feet from the property line to the edge of thye driveway, which has a minimum width of 12 feet. Therefore, the minimum lot width shall be 26 feet.”

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #44 was reconsidered:

Commissioner Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to RECONSIDER T-1048.

The motion carried by UNANIMOUS vote.

Item #44 T-1048 was re-heard next.

47) T-1049 (13233) CRAIG & SIMMONS

An application submitted by Bormann Development on behalf of Simmons, LLC, and Craig Investors, LLC, c/o C. Anderson, property owner, for approval of a tentative map in a C-1 Neighborhood Commercial District and a C-P Professional Office Commercial District consisting of six (6) two-story commercial buildings. The property is generally located east of Simmons Street and approximately 175 feet south of Craig Road. The Assessor's Parcel Number is 139-05-701-012.

RECOMMENDATION

1. The Development Services Department recommends that T-1049 be **approved** with the following conditions:
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
5. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. Driveway accesses shall align with the existing driveway and streets across from the project. The actual locations are subject to review and approval by the City of North Las Vegas traffic engineer.
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Simmons Street frontage.
9. The property owner is required to grant a roadway easement for commercial driveways prior to civil improvement plan approval.
10. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.
11. The property owner is required to grant a public utility easement for the water meter outside of the public right of way.
12. The 10 feet X 10 feet utility easement per plan, is required to be labeled as public or private and also indicate any utilities within said easement.
13. An individual building shall not encompass two zoning districts; buildings shall be placed in a single zoning district.
14. Unless expressly authorized through a variance, waiver or another approved method; the development shall comply with all applicable codes, ordinances, and design standards.
15. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review of the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Marc Jordan, Acting Planning Manager, 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.

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1049 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

An application submitted by Pardee Homes of Nevada, property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 81 single-family dwellings. The property is located at the southwest corner of Clayton Street and Centennial Parkway. The Assessor's Parcel Number is 124-29-501-003.

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1052 be **continued** to allow the applicant time to comply with the concerns of the Public Works Department.

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

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. Nevada Power easements per instruments 409508:508 and 950828:1611 must be clearly depicted.
3. Right of way dedication for a CAT bus turnout on Clayton Street near Centennial Parkway is required unless waived by the City of North Las Vegas traffic engineer.
4. Dedication of additional right of way is required for a flared intersection at Centennial Parkway and Clayton Street per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing number 201.1.
5. Dedication of right of way for the Flood Control facility based on an approved drainage study is required.
6. All common elements shall be labeled as such and to be maintained by the Home Owners Association.
7. All faults and fissures shall be delineated on the final map.
8. Plans are required to have the area between lots 20 and 21 labeled.
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. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
12. Show the house footprint on all lots impacted by faults/fissures. Proposed structures must be a minimum of five feet from the nearest fault/fissure.
13. 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* or as otherwise approved by the Director of Public Works or his designee.
14. The drainage and utility easement must be revised to conform to North Las Vegas Municipal code 17.24.210.D.4a.
15. Approval of the tentative map does not imply approval of any shown drainage facilities.

16. Approval of a traffic study is required prior to submittal of the civil improvement plans.
17. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Centennial Parkway and Clayton Street alignments.
18. The development shall comply with the Single Family Design Guidelines including, but not limited to the following:
 - a. The sidewalks along Clayton Street and Centennial Parkway must be separated from the back of the street curb by a minimum of five (5) feet and be curvilinear in design.
 - b. A minimum of ten (10) feet of landscaping, which may include a sidewalk, from the back of sidewalk to any wall along the side lot line of all corner lots on interior streets
19. That plastic, vinyl and similar materials not be permitted as part, or in whole, for the construction of any perimeter walls.
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. 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 Vicki Adams, Planner, on behalf of staff who indicated staff is recommending approval of this item with the addition of Condition #22 to read as follows: a letter of permission must be acquired from Nevada Power Company to place the flood control facility within the Nevada Power easement.

Ira Wallace, of G.C. Wallace, 1555 S. Rainbow Boulevard, Las Vegas, Nevada 89146 appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Steve Brown MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1052 per staff's recommendations subject to the following change:

Condition #22 Added to Read: "a letter of permission must be acquired from Nevada Power Company to place the flood control facility within the Nevada Power easement."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

OLD BUSINESS

Item #49 AMP-64-03, #50 ZN-110-03 and #51 T-1038 are related.

49) AMP-64-03 (12847) ROSE LAKE 20 (Public Hearing)

An application submitted by Centex Homes, on behalf of Las Vegas Concrete, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of OS Open Space to LDR Low Density Residential. The property is located at the southwest corner of Tropical Parkway and Pecos Road. The Assessor's Parcel Number is 124-25-701-007.

These items were continued from the November 25, 2003 Planning Commission meeting at the applicant's request.

(from the 11/25/03 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that AMP-64-03 **receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/11/04 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 Steve Brown MOVED and Chairman Dean Leavitt SECONDED to CONTINUE AMP-64-03 to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

Item #49 AMP-64-03, #50 ZN-110-03 and #51 T-1038 are related.

50) ZN-110-03 (12846) ROSE LAKE 20 (Public Hearing)

An application submitted by Centex Homes, on behalf of Las Vegas Concrete, property owner, for reclassification of property from a M-1 Business Park Industrial District to an R-1 Single-Family Residential District. The property is located at the southwest corner of Tropical Parkway and Pecos Road. The Assessor's Parcel Number is 124-25-701-007.

These items were continued from the November 25, 2003 Planning Commission meeting at the applicant's request.

(from the 11/25/03 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends, if **AMP-64-03 is acted upon favorably**, that ZN-110-03 **receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/11/04 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 Steve Brown MOVED and Chairman Dean Leavitt SECONDED to CONTINUE ZN-110-03 to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

51) T-1038 (12857) ROSE LAKE 20

An application submitted by Centex Homes, on behalf of Las Vegas Concrete, property owner, for approval of a tentative map in an M-1 Business Park Industrial District (proposed R-1 Single-Family Residential District) consisting of 88 single-family dwellings. The property is located at the southwest corner of Tropical Parkway and Pecos Road. The Assessor's Parcel Number is 124-25-701-007.

This item was continued from the November 25, 2003 Planning Commission meeting at the applicant's request.

(from the 11/25/03 Planning Commission meeting):

RECOMMENDATION

The Development Services Department recommends that T-1038 **approved** subject to the following conditions of approval:

1. That T-1038 shall become null and void if AMP-64-03 and ZN-110-03 are not approved by the City Council.
2. That the development comply with the Single Family Design Guidelines.
3. 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).
4. That the perimeter walls be owned and maintained by the homeowners' association.
5. 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.
6. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
7. That plastic, vinyl and similar materials shall not be permitted as part, or in whole for the construction of any perimeter or return walls within this development. Furthermore, should vinyl fencing be used on common property lines, such fencing shall comply with the following:
 - a. That the proposed fence shall be engineered to resist the long-term effects of solar radiation, wind and dryness inherent to the Las Vegas Valley.
 - b. That the proposed fence shall be engineered, designed and installed to meet manufacturer's specifications and building code requirements.
 - c. All vinyl fencing shall be compatible for pool installations.
 - d. The posts and/or all connections shall not be attached to the homes.
8. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
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. 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* or as otherwise approved by the Director of Public Works or his designee.

12. The plans must be revised to show the CAT bus turn-out on Pecos Road south of Tropical Parkway.
13. A revocable encroachment permit is required prior to approval of the civil improvement plans for the landscaping located within the right-of-way.
14. The property owner must grant a pedestrian access easement prior to approval of the civil improvement plans for the portions of sidewalk outside of the right-of-way.
15. Right-of-way dedication is required for the flared intersection at Pecos Road and Tropical Parkway.
16. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Pecos Road and Tropical Parkway.
17. The left turn pocket on Tropical Parkway at Adams Smile Street should be removed. Left turn and U-turns are prohibited at this location.
18. An update to the Rose Lake traffic study is required.
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. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/11/04 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 Steve Brown MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1038 to the 2/11/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/11/04.

Item #52 UN-91-03 was heard following Item #28 VN-03-04 as they are related.

52) UN-91-03 (12842) SLOAN & I-15 (Public Hearing)

An application submitted by Las Vegas Billboards, on behalf of Mark Altschuler, et al, property owner, for a use permit in an O-L Open Land District (proposed to M-2 General Industrial District) to allow an off-premise sign (billboard). The property is located at the southeast corner of Madge Lane and Buffy Road. The Assessor's Parcel Number is 123-27-101-013.

This application was continued from the Planning Commission meeting of December 10, 2003, to allow the associated variance request (VN-03-04) to be considered before this item.

(from the 12/10/03 Planning Commission meeting):

RECOMMENDATION:

The Development Services Department recommends that UN-91-03 be continued indefinitely to allow the applicant time to submit a survey stamped by a surveyor licensed in Nevada that indicates that the proposed location is not within 300 feet of a residential zone, or to allow the applicant time to formally request and gain approval of a variance to allow a reduction in the required setbacks, or to allow the adjacent parcels to be rezoned in compliance with ordinance requirements.

If, however, the Planning Commission determines that a favorable action is warranted at this time, then the following conditions are recommended and that this item be forwarded to the City Council for final consideration:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the height of the structure not exceed 50.00 feet; and
3. That the site plan be revised to show that the sign does not sit within any existing or future easements and/or rights-of-way; and
4. That paved access be provided to the base of the pole; and
5. That the applicant provide three copies of a survey clearly indicating that there are no other existing or approved billboards within 750 feet, no residential districts within 300 feet, and no on-premise signs within 150 feet of the proposed location. A surveyor licensed in Nevada shall stamp the survey; and
6. That UN-91-03 be reviewed by the Planning Commission on December 10, 2008, in accordance with Section 17.24.110.1.3(b)(iii)(4) of the Municipal Code; and
7. That ZN-98-03 be approved by the City Council for the M-2, General Industrial District; and
8. That if any of the above-listed conditions are not complied with, UN-91-03 shall be considered null and void.

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

Vicky Troy, 528 Goldhill Road, Henderson, Nevada 89074 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

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

Commissioner Steve Brown MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-91-03 per staff's recommendations subject to the following changes:

Condition #3 Deleted.

Condition #4 Deleted.

Condition #5 Changed to Read: "that the applicant provide three (3) copies of the survey clearly indicating that there are no other existing billboards within 750 feet, no residential districts with ten (10) feet, and no on-premise signs within 150 feet of the proposed location. A surveyor, licensed in Nevada, shall stamp the survey. The survey shall be approved by the Planning and Zoning Department prior to the first scheduled inspection by the Building and Safety Division."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #29 was heard next.

53) SPR-26-03 (12849) LABONITA II

An application submitted by Jaime Martinez, property owner, for a site plan review in a C-2 General Commercial District to allow 85,123 square feet of retail/commercial. The applicant is also requesting several waivers to the Commercial Development Standards and Design Guidelines. The property is located at 2672 North Las Vegas Boulevard. The Assessor's Parcel Numbers are 139-13-304-001, 139-13-304-012, 139-13-304-013, and 139-13-703-001.

This application was first heard at the November 25, 2003 Planning Commission meeting where it was continued indefinitely to allow the applicant time to submit a revised site plan addressing some design issues concerning this site.

RECOMMENDATION:

The Development Services Department recommends that SPR-26-03 be approved subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. 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.
4. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic 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.
5. Nevada Department of Transportation concurrence is required prior to approval of the civil improvement plans.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. Driveway number and location are subject to review and approval of the City 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.
8. Driveway access along Las Vegas Boulevard, including driveway aligning with Evans Avenue, are to be justified within the traffic study. The analysis must take into account the overlapping signal timings/phases and left turn storage needs at the Las Vegas Boulevard/Evans Street and Las Vegas Boulevard/Belmont Street intersections as well as progression along the Las Vegas Boulevard corridor. Nevada Department of Transportation (NDOT) concurrence is required.
9. Bus turn-out location subject to review and approval of the Regional Transportation Commission of Southern Nevada.
10. Dedicate right of way for the Cartier Channel along the southern boundary.
11. The property owner shall grant roadway easements for the commercial driveways prior to approval of the civil improvement plans.
12. Applicant shall file a Merger and Resubdivision Commercial Subdivision per letter of intent.
13. Provide the City of North Las Vegas with a copy of an encroachment permit from Nevada Department of Transportation (NDOT) for landscape in right of way on Las Vegas Boulevard North.

14. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.
15. The applicant shall meet all the requirements of the Commercial Development Standards and Design Guidelines with the following exceptions:
 - a. Landscaping diamonds will be permitted every three (3) parking spaces rather than the landscaping islands required except along the Max Riggs Construction Company property line; and
 - b. Planter pots will be allowed along building facades featuring a customer entrance. The pots shall be spaced a maximum of ten (10) feet apart.

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

Merlin Hardy, 494 Spanish View Lane, Las Vegas, Nevada 89110 appeared on behalf of the applicant.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE SPR-26-03 per staff's recommendations subject to the following changes:

Condition #15c Added to Read: "building orientation shall be as per the site plan."

The motion carried by UNANIMOUS vote.

The item was APPROVED.

54) T-1047 (13043) COMMERCE AND CENTENNIAL

An application submitted by R & S Investments on behalf of Century Two LLC, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed R-2 Two-Family Residential District) consisting of 180 townhouse units. The property is located at the northeast corner of Commerce Street and Centennial Parkway. The Assessor's Parcel Numbers are 124-22-801-001, 124-22-801-002, 124-22-801-003 and 124-22-801-004.

RECOMMENDATIONS:

The Planning and Zoning Department recommends that T-1047 be **continued** to allow the applicant sufficient time to address the concerns of the Department of Public Works.

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-1047 be denied.

If however, the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that an approval of T-1047 be subject to the following conditions:

1. The applicant has a pending rezoning application (ZN-114-03) to the R-2, Two-Family Residential District. The applicant shall obtain permanent zoning to the R-2, Two-Family Residential District, otherwise, the tentative map shall be null and void.
2. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
3. That the development comply with the Single Family Design Guidelines, including, but not limited to, meandering sidewalks must be provided along Centennial Parkway and Commerce Street.
4. The developer is required to dedicate 65 feet of right of way transitioning to 50 feet along the project's Centennial Parkway frontage and 55 feet of right of way transitioning to 50 feet along the Commerce Street frontage. The additional dedications shall be made in accordance with Clark County Area Uniform Standard Drawing Numbers 201.1 and 245.1. Additional right of way dedication is required along Commerce Street to form a bus turn-out in accordance with Clark County Area Uniform Standard Drawing Number 234.1
5. Reconfigure internal street network to provide better circulation and add an additional access to Centennial Parkway.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Centennial Parkway and Commerce Street frontages.
8. The actual access/entrance locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in the City Municipal code. Conformance may require modifications to the site.
9. Dedication for Commerce Street (per Master Plan of Streets and Highways)
10. Internal street parking to be limited to one-side of street with the posting of "No Parking / Fire Lane" signs.
11. Pedestrian access to be provided between back to back cul-de-sacs.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.

13. 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.
14. 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* or as otherwise approved by the Director of Public Works or his designee.
15. Remove the County's "Call Before You Underground" note from the cover sheet.
16. 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.
17. All buildings must be constructed in tandem.
18. The perimeter walls be owned and maintained by the Homeowner's Association.
19. Corner side yard landscaping shall be maintained by the Homeowner's Association.
20. The developer must disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
21. The required rear yard setback shall be a minimum of 20 feet.
22. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
23. 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 1/28/04 Planning Commission meeting.

Commissioner Jo Cato MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE T-1047 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

55) T-1007 (11273) LAUREL CANYON

An application submitted by Richmond American Homes on behalf of Revere, LLC, property owner, to approve a tentative map in a PUD Planned Unit Development District consisting of 469 single-family dwellings. The property is generally located at the southwest corner of Hammer Lane and Donovan Way. The Assessor's Parcel Numbers are 123-31-501-001, 123-31-202-001, 123-31-203-001, 123-31-203-002, 123-31-203-003, 123-31-203-004, 123-31-204-001, 123-31-204-002, 123-31-204-004, 123-31-301-006, 123-31-301-011, 123-31-601-001.

This application was continued from the December 10, 2003 Planning Commission meeting at the request of the applicant. The applicant has submitted a tentative map that incorporates the approved area from the Preliminary Development Plan (ZN-36-03).

Public Works is recommending a **continuance** to allow the applicant time to address connectivity and easements needed for the development.

If the Planning Commission chooses to **approve** the proposed tentative map, the following conditions are recommended:

As revised alignments and configurations of the regional flood control facilities that affect this site are being proposed, a successful amendment(s) to the Clark County Regional Flood Control District's Master Plan Update for the Las Vegas Valley must be completed prior to the approval of the civil improvement plans.

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. 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.
3. 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*.
4. 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.
5. The drawing must be revised to show the Southern Nevada Water Authority (SNWA) water line 60' acquisition and additional 60' easement adjacent to drainage channel dedication.
6. The Nevada Power Company power poles and easement must be delineated per document 418073 recorded on March 4, 1964 in book 519 per the preliminary title report.
7. The property owner must file a reversionary parcel map to combine parcels prior to approval of the civil improvement plans.
8. The plans must be revised to label the area south of Washburn Road and adjacent to the Union Pacific Railroad (UPRR) as public or private. Responsibility for maintenance of this area will need to be shown.
9. Label all landscape areas and open spaces as "Common elements to be maintained by the homeowner's association".
10. The Master Plan of Streets and Highways (MPSH) must be amended to show Ann Road between Pecos Road and Lamb Boulevard (Ann Road was realigned to Walnut).
11. The rights-of-way of adjacent streets must be dedicated in accordance with the MPSH.
12. Roadway easements must be granted where public and private streets intersect.

13. Hammer Lane, Sandy Lane and Queen Street must be vacated. In addition, a portion of Fisher Avenue must be vacated where the street transitions from sixty feet to fifty-one feet.
14. The 50-feet of existing right-of-way along the old Ann Road alignment will need to be vacated, reserving a Public Utility Easement for drainage and SNWA right-of-way.
15. The word "easement" must be removed from the drainage channel adjacent to UPRR. This was dedicated per instrument 98116:01899.
16. Approval of a traffic study with modeling to demonstrate the adequate capacity of internal streets and two entry points is required prior to submittal of the civil improvement plans.
17. Parking on the internal streets is limited to one side. Developer must install "No Parking" signs.
18. There is no implied approval of the water and sanitary sewer facilities as shown. The need for a sanitary sewer lift station and force mains must be sufficiently demonstrated; the City of North Las Vegas does not normally accept maintenance for these facilities.
19. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
20. This Tentative Map shall be null and void if AMP-19-03 and ZN-36-03 are not approved by the City Council.
21. All conditions for ZN-36-03 shall also apply, if a conflict occurs, the more restrictive shall apply.
22. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
23. A minimum of two paved means of access from existing streets to this development will be provided.
24. Fire hydrants shall be designed and installed in accordance with Fire Code requirements.
25. That the maximum number of dwelling units permitted within the development be 469.
26. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
27. That all conditions mentioned herein be satisfied prior to recording any final map.
28. That the following setbacks 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.
29. That the perimeter walls be owned and maintained by the homeowners' association.
30. That corner side yard landscaping be maintained by the homeowners' association.
31. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
32. 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.

33. Fisher Way shall conform to the Curvilinear Street Requirement as described in 16.20.050 of the Municipal Code.
34. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.
35. The following Park and Recreation amenities shall be provided:
 - a. circuitous lighted paths
 - b. a minimum of 20 24-inch box trees per acre
 - c. at least 2 differing age appropriate play structures for children with EPDM resilient fall protection, and accompanying shade ramada
 - d. a large open space area for group / organized play
 - e. one large group shade area / gazebo (30' diameter), lighted
 - f. picnic tables and barbecue grills
 - g. benches spaced along park pathways
 - h. A minimum of one half-court basketball area
 - i. Open Space amenities are to be ADA accessible
36. All conditions of the approved Tentative Map shall be placed as notes on the Final Map.
37. 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 1/28/04 Planning Commission meeting.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1007 to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

Item #56 AMP-36-03, #57 ZN-49-03 and #58 T-1009 are related.

56) AMP-36-03 (11331) LA MADRE COURT (Public Hearing)

An application submitted by D. R. Horton, Inc. on behalf of David R. Belding, property owner, for an amendment to the Comprehensive Plan, land use element, to change the current designation of LDR Low Density Residential and Office to M-HDR Medium-High Density Residential. The property is located at the northwest corner of La Madre Way and Camino Al Norte. The Assessor's Parcel Number is 124-23-702-001.

RECOMMENDATION:

The Development Services Department recommends that AMP-36-03 **receive a favorable recommendation** from the Planning Commission and be forwarded to the City Council for final consideration.

The application was presented by Vicki Adams, 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 and stated he concurs with staff's recommendations.

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

- ▶ Joe Lucia, 1228 Hickory Grove Circle, North Las Vegas, Nevada 89031

Mr. Lucia stated he, along with other residents, met with Mr. Gronauer and is pleased with the outcome. He also commented about traffic challenges in the neighborhood.

Chairman Leavitt closed the Public Hearing.

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE AMP-36-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

57) ZN-49-03 (11333) LA MADRE COURT (Public Hearing)

An application submitted by D. R. Horton Inc. on behalf of David R. Belding, property owner, for reclassification of property from an R-1 Single-Family Residential District to a PUD Planned Unit Development District consisting of 207 condominium dwelling units. The property is located at the northwest corner of La Madre Way and Camino Al Norte. The Assessor's Parcel Number is 124-33-702-001.

RECOMMENDATION:

The Development Services Department recommends that ZN-49-03 be **approved** subject to the following conditions and that this item be forwarded to the City Council for final consideration:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
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. A minimum of two means of access are required for every group of 25 or more residential units.
4. Fire access lanes on a dead-end exceeding 150 feet in length shall be provided with turnaround provisions in accordance with the Fire Code.
5. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the park areas showing landscaping and amenities.
6. If a trail is provided along the southern edge of the Western Tributary of the Las Vegas Wash, the applicant will be required to provide two means of pedestrian access to the trail.
7. At least one means of pedestrian access to Camino al Norte shall be required.
8. That all landscape areas and open spaces shall be labeled as "COMMON ELEMENTS TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION"; and
9. The amenities to be included in the open space which shall contain, at a minimum, the following items:
 - a. Circuitous lighted paths; and
 - b. A minimum of 20 24-inch box trees per acre; and
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and;
 - d. One large group shade area/gazebo, lighted; and
 - e. At least one large open space area for group/organized play; and
 - f. Four (4) individually sheltered picnic tables and barbecue grills; and
 - g. Benches spaced along park pathways; and
 - h. Parcourse exercise stations along the pathway; and
 - i. Swimming pool and restroom/cabana; and
 - j. Details of the amenities are to be provided.
10. That the maximum number of duplex units permitted within this development be 125.
11. That all conditions mentioned herein be satisfied prior to recording any final map.
12. That this development be in compliance with the Single-Family Development Standards and Design Guidelines.

13. That the perimeter walls be owned and maintained by the homeowners' association.

The application was presented by Vicki Adams, 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 and stated he concurs with staff's recommendations.

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

▶ Joe Lucia, 1228 Hickory Grove Circle, North Las Vegas, Nevada 89031

Mr. Lucia stated he, along with other residents, met with Mr. Gronauer and is pleased with the outcome. He also commented about traffic challenges in the neighborhood.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to APPROVE ZN-49-03 per staff's recommendations subject to the following change:

Condition #9i Deleted.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

58) T-1009 (11332) LA MADRE COURT

An application submitted by D. R. Horton on behalf of David R. Belding, property owner, to approve a tentative map in an R-1, Single-Family Residential District (proposed property reclassification to the PUD Planned Unit Development District consisting of 207 condominium dwelling units). The property is located at the northwest corner of LaMadre Way and Camino Al Norte. The Assessor's Parcel Number is 124-33-702-001.

RECOMMENDATIONS:

The Planning and Zoning Department recommends that T-1009 be **continued indefinitely** to allow the applicant sufficient time to address the issues outlined by the various departments.

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-1009 be denied.

If however, the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that an approval of T-1009 be subject to the following conditions:

1. That T-1011 shall become null and void if AMP-36-03 and ZN-49-03 are not approved by City Council.
2. That the development shall comply with all conditions of approval for ZN-49-03.
3. 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.
4. A minimum of two (2) means of access are required for every group of 25 or more residential units.
5. Fire access lanes on a dead-end exceeding 150 in length shall be provided with turnaround provisions in accordance with the Fire Code.
6. The amenities to be included in the open space which shall contain, at a minimum, the following items:
 - a. Circuitous lighted paths; and
 - b. A minimum of 20 24-inch box trees per acre; and
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and;
 - d. One large group shade area/gazebo, lighted; and
 - e. At least one large open space area for group/organized play; and
 - f. Four (4) individually sheltered picnic tables and barbecue grills; and
 - g. Benches spaced along park pathways; and
 - h. Parcourse exercise stations along the pathway; and
 - i. Swimming pool and restroom/cabana; and
 - j. Details of the amenities are to be provided.
7. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
8. 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 Vicki Adams, Planner, on behalf of staff who indicated staff is recommending this item be continued.

Bob Gronauer, of KKB&R, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, Nevada 89109 appeared on behalf of the applicant and stated he concurs with a two-week continuance to the 1/28/04 Planning Commission meeting.

Commissioner Steve Brown MOVED and Chairman Dean Leavitt SECONDED to CONTINUE T-1009 per staff's recommendations to the 1/28/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 1/28/04.

59) ZOA-09-03 (12514) 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 17.24.210 (Single-Family Design Guidelines) of the North Las Vegas Municipal Code amending the architectural and landscaping requirements, and providing for other matters properly related thereto.

RECOMMENDATION

The Development Services Department recommends that ZOA-09-03 be **approved**.

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

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

- ▶ Connie Suckling, of the Southern Nevada HomeBuilders Association, 3685 Pecos McLeod, Las Vegas, Nevada, 89121

Ms. Suckling stated she requests the effective date of the new guidelines allow sufficient time for builders to complete any necessary re-designs and that builders with tentative map approval prior to adoption of this ordinance be allowed to continue with their project under the current or existing guidelines.

Chairman Leavitt closed the Public Hearing.

Jim Lewis, Deputy City Attorney, stated with regard to Ms. Suckling's request, that is a provision that would need to be written into the code. He stated if the Planning Commission chooses to pass this item tonight this is something that may be considered between now and the time the case reaches the City Council.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to APPROVE ZOA-09-03 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: 12:50 AM

A motion to ADJOURN the January 14, 2004 meeting of the Planning Commission of the City of North Las Vegas was made by Chairman Dean Leavitt. Vice-Chairman Marilyn Kirkpatrick SECONDED the motion.

Dean Leavitt, Chairman

ATTEST:

Ted Karant, Recording Secretary