

MINUTES CITY OF NORTH LAS VEGAS PLANNING COMMISSION

Dean Leavitt, Chairman
Nelson Stone
Jay Aston
Harry Shull

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

Marilyn Kirkpatrick, Vice-Chairman
Jo Cato
Steve Brown

Planning Commission MINUTES are available on the internet at:

www.cityofnorthlasvegas.com

February 11, 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-Present

STAFF PRESENT:

Jacque Hinchman, Acting Director, Planning and Zoning
Marc Jordan, Acting Planning Manager
Robert Eastman, Planner
Randy Cagle, Public Works
Kevin Futch, Transportation Services
Jimmy Johnson, Assistant Fire Chief
Jim Lewis, Deputy City Attorney
Ted Karant, Recording Secretary

ANNOUNCEMENTS:

Verification of compliance with NRS 241, Open Meeting Law.

Recording Secretary Karant verified that the Open Meeting Law requirements (NRS 241) had been met.

PLEDGE OF ALLEGIANCE

Commissioner Jo Cato

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 January 28, 2004.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Nelson Stone SECONDED to APPROVE the minutes of the January 28, 2004 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

CONSENT AGENDA

A) PW-39-04 (14057) CAMINO AL NORTE MEDICAL & PROFESSIONAL CENTER

Accept the Commercial Developments Off-Site Improvements Agreement by Camino Al Norte Ventures, LLC and accept the Subdivision Bond in the amount of \$105,424.61.

B) PW-40-04 (14056) ELDORADO 2B R1-70 NO.2

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 \$394,716.30.

C) PW-41-04 (14055) ELDORADO 2B R1-70 NO.3

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Travelers Casualty and Surety Company of America to release the Subdivision Bond in the amount of \$529,373.00.

D) PW-42-04 (14054) ELDORADO NO.12 RCL 19

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Travelers Casualty and Surety Company of America to release the Subdivision Bond in the amount of \$789,693.00.

E) PW-43-04 (140543) SENECA FALLS UNIT 4

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 \$305,804.18.

F) PW-44-04 (14052) LAS VEGAS CORPORATE CENTER, CORPORATE CENTER DRIVE

Accept the off-site improvements for maintenance and advise the Director of Public Works to notify Travelers Casualty and Surety Company of America to release the Subdivision Bond in the amount of \$298,964.93.

G) PW-45-04 (14051) 5TH & GOWAN M-2 PROJECT

Accept the Commercial Developments Off-Site Improvements Agreement by Meldrum Family Trust, and accept the Off-Site Improvement Bond in the amount of \$340,563.25.

H) PW-46-04 (14050) SUNFLOWER

Approve the Subdivision Off-Site Improvements Agreement by Walnut Azure, LLC and accept the Off-Site Improvement Bond in the amount of \$863,503.19.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE Consent Agenda Items A through H.

The motion carried by UNANIMOUS vote.

NEW BUSINESS

1) AMP-12-04 (13735) CENTENNIAL APARTMENTS (Public Hearing)

An application submitted by Ovation Development on behalf of Ovation-A G T J V, LLC, property owner, for an amendment to the Master Plan of Streets and Highways to reduce McCarran Street between Centennial Parkway and Azure Avenue from a 60 foot right-of-way to a 49 foot right-of-way. The Assessor's Parcel Number is 124-25-102-001.

RECOMMENDATION:

The Planning and Zoning Department recommends that AMP-12-04 be **denied** as the proposed amendment to the Master Plan of Streets and Highways violates Title 16 and is not in line with the *Clark County Standard Drawings*.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/25/04 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 Nelson Stone MOVED and Commissioner Harry Shull SECONDED to CONTINUE AMP-12-04 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

2) ZN-10-03 (13791) MERIDIAN HILLS (Public Hearing)

An application submitted by Richmond American Homes, property owner, for an amendment to a previously approved PUD Planned Unit Development District by deleting condition #26 and allowing the use of plastic, vinyl, woodguard and similar materials within the development. The property is generally located at the northeast corner of Alexander Road and Scott Robinson Boulevard. The Assessor's Parcel Numbers are 139-04-410-016, 139-04-410-017, 139-04-410-018, 139-04-410-019, 139-04-410-020, 139-04-410-021, and 139-04-410-022.

RECOMMENDATION

The Planning and Zoning Department recommends **approval** of amended Condition #26 to read as follows:

- 26. That plastic, vinyl and similar materials shall not be permitted as part, or in whole, for the construction of any perimeter, end walls or any common area walls within this development.

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:

- ▶ Wes Keiser, 1516 Bluestar, North Las Vegas, Nevada (no zip code stated)

Mr. Keiser stated this is not consistent with the area and feels high winds could break the fencing loose and leave debris throughout the neighborhood.

Chairman Leavitt closed the Public Hearing.

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE ZN-10-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #3 ZN-17-04 and #4 T-1063 are related.

3) ZN-17-04 (13781) GOLD COAST DEVELOPMENT (Public Hearing)

An application submitted by Capital City, Inc., on behalf of Marvin R., Ellen R. and Marlin L. Werner, property owners, 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 Commerce Street and Kraft Avenue. The Assessor's Parcel Number is 139-03-502-002.

RECOMMENDATION

The Planning and Zoning Department recommends that ZN-17-04 be forwarded to the City Council with a **recommendation for permanent zoning** to the R-1, Single Family Residential District by ordinance.

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

Ed Federico, 5329 Marietta Avenue, Las Vegas, Nevada 89108 appeared on behalf of the applicant and stated he has no objections to the conditions.

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

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE ZN-17-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #3 ZN-17-04 and #4 T-1063 are related.

4) T-1063 (13782) GOLD COAST DEVELOPMENT

An application submitted by Capital City, Inc., on behalf of Marvin R., Ellen R. and Marlin L. Werner, property owners, for approval of a tentative map in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 20 single-family dwellings. The property is located at the southeast corner of Commerce Street and Kraft Avenue. The Assessor's Parcel Number is 139-03-502-002.

RECOMMENDATION

The Planning and Zoning Department recommends that T-1063 be **continued indefinitely** to allow the applicant sufficient time to submit a revised tentative map incorporating the changes described above and approval from Public Works Department for a preliminary title report.

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 Planning and Zoning Department will have to recommend that T-1063 be **denied**.

However, if the Planning Commission determines that **approval is warranted** at this time, 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. That T-1063 shall become null and void if ZN-17-04 is not approved by City Council.
3. Applicant to provide a preliminary title report for review purposes.
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. 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.
7. 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.
8. Dedication of the following right of way is required:
 1. Additional 10' for Commerce street and associated spandrels
 2. 30 feet for Kraft Avenue and associated spandrels
 3. 40 feet along Commerce Street
9. Label the area between Commerce Street and the back of lots 1 - 4.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project 's Commerce Street frontage.

12. Street accesses shall align with the existing streets across from the project. The actual locations are subject to review and approval by the City Traffic Engineer.
13. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
14. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
15. Cul-de-sacs must be designed and installed in accordance with Fire Code requirements.
16. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
17. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

The application was presented by Robert Eastman, Planner, on behalf of staff who indicated staff is recommending this item be continued to allow the applicant time to revise the tentative map.

Ed Federico, 5329 Marietta Avenue, Las Vegas, Nevada 89108 appeared on behalf of the applicant and stated he has no objections to the continuance.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to CONTINUE T-1063 per staff's recommendations to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

5) UN-13-04 (13678) SOUTHWEST AUTO INC. (Public Hearing)

An application submitted by Southwest Auto. Inc. on behalf of G & M Development, Inc., property owner, for a use permit in a C-2 General Commercial District to allow an automotive sales facility. The property is located at 2404 North Las Vegas Boulevard. The Assessor's Parcel Number is 139-14-812-164.

RECOMMENDATION:

The Planning and Zoning Department recommends that UN-13-04 be **continued indefinitely** to allow the applicant time to resolve the concerns addressed above.

If the applicant is unable or unwilling to continue this item, the Planning and Zoning Department recommends that this item be **denied**.

If, however, evidence is presented to the Planning Commission that **warrants a favorable action**, then this item shall be subject to the following conditions and forwarded to the Redevelopment Agency for final consideration:

1. That, unless expressly authorized through the variance, waiver or another method, this development shall comply with all applicable codes and ordinances; and
2. Applicant must demonstrate how they intend to resolve the issue of a portion of the building encroaching into the public right of way; and
3. Plans are required to accurately depict property lines; the sidewalk and property line are several feet apart along Las Vegas Boulevard North. Landscaping requirements must be met within private lands; and
4. A copy of the Nevada Department of Transportation encroachment permit for landscaping in the right of way along Las Vegas Boulevard North must be provided; and
5. That detailed site and floor plans be provided that clearly indicate lot lines and dimensions, parking stall dimensions and number thereof, building setbacks, building square footages, signage, drive aisle dimensions and landscape areas; and
6. That the maximum number of vehicles allowed to be displayed, stored and/or sold from this site is five (5) at any one time; and
7. That all on-site improvements be provided, as well as setback issues resolved, prior to application of a business license; and
8. That all landscaping and signage be brought into compliance with current ordinance requirements; and
9. That this approval shall not warrant, imply or influence the approval or denial of any future requests for waivers, variances or deviations from the requirements set forth in the Municipal Code.

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

Marcos Zapata, 2404 North Las Vegas Boulevard, Suite A, North Las Vegas, Nevada 89030 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 Commissioner Steve Brown SECONDED to CONTINUE UN-13-04 per staff's recommendations to the 3/10/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 3/10/04.

Item #6 VAC-05-04, #7 SPR-11-04, #8 UN-15-04, #9 UN-16-04 and #10 T-1062 are related.

6) VAC-05-04 (13771) CENTENNIAL MARKETPLACE (Public Hearing)

An application submitted by Focus Commercial Group, property owner, to vacate a portion of San Mateo Street commencing at Centennial Parkway and proceeding north approximately 930 feet, and a vacation of Centennial Parkway between San Mateo Street and Decatur Boulevard. The Assessor's Parcel Number is 124-19-401-001.

RECOMMENDATION

The Planning and Zoning Department recommends that VAC-05-04 be **denied**.

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

1. Applicant to give details of how parcels to the south would be accessed prior to final signatures on the conformed Tentative Map and prior to submitting civil improvement plans.
2. Applicant to provide a letter from Kern River stating that they acknowledge that their gas line will be located within the proposed development and have no objection to the right of way vacation.
3. Amendment to the Master Plan of Streets and Highways is required for the removal of a portion of San Mateo Street.
4. The cul-de-sac at the south end of San Mateo must have a minimum clear width of 104 feet as required by the Fire Code.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/25/04 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 Nelson Stone MOVED and Commissioner Harry Shull SECONDED to CONTINUE VAC-05-04 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

Item #6 VAC-05-04, #7 SPR-11-04, #8 UN-15-04, #9 UN-16-04 and #10 T-1062 are related.

7) SPR-11-04 (13772) CENTENNIAL MARKETPLACE

An application submitted by Focus Commercial Group, property owner, for a site plan review in a C-2 General Commercial District to allow a 329,701 sf commercial center. The property is located at the northeast corner of Decatur Boulevard and Centennial Parkway. The Assessor's Parcel Number is 124-19-401-001.

RECOMMENDATION:

The Department of Planning and Zoning recommends that SPR-11-04 be **continued indefinitely** to allow the applicant sufficient time to submit a revised site plan that complies with the Commercial Development Standards and Design Guidelines; the Rome Boulevard hiatus is resolved; and San Mateo Street and Centennial Parkway are incorporated into the design of the site plan.

However, if the Planning Commission determines that **approval is warranted** at this item, the Department of Planning and Zoning recommends that the SPR-11-04 be subject to the following conditions:

1. That no site plan approval is granted, assumed or implied.
2. The commercial development shall be in compliance with the Commercial Development Standards and Design Guidelines.
3. That utility service equipment shall not be located within any of the perimeter landscape areas.
4. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
5. The Rome Boulevard hiatus must be resolved prior to submittal of the civil improvement plans.
6. Applicant must revise the plans to include San Mateo Street unless an amendment to the Master Plan of Streets and Highways is submitted and approved for the removal of a portion of San Mateo Street.
7. Applicant must revise the plans to include Centennial Parkway unless VAC-05-04 is approved.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. 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.
10. All known geologic hazards shall be shown on the tentative map and 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. Approval of a master transportation study/plan with modeling of twenty year projections is required prior to submittal of civil improvement plans.
13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Decatur Boulevard frontage.
14. Additional right-of-way dedication required for bus turn-out along the project's Decatur Boulevard frontage.

15. Additional right-of-way dedications may be required as a result of the conclusions of the master transportation study/plan.
16. Driveway number and location are subject to review and approval of the City Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
17. Fire access lanes and turning radii shall be designed, installed and maintained in accordance with the Fire Code.
18. The cul-de-sac at the south end of San Mateo must have a minimum clear width of 104 feet as required by the Fire Code.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/25/04 Planning Commission meeting.

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to CONTINUE SPR-11-04 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

Item #6 VAC-05-04, #7 SPR-11-04, #8 UN-15-04, #9 UN-16-04 and #10 T-1062 are related.

8) UN-15-04 (13774) CENTENNIAL MARKETPLACE (Public Hearing)

An application submitted by Focus Commercial Group, property owner, for a use permit in a C-2 General Commercial District to allow a financial institution (bank). The property is located at the northeast corner of Decatur Boulevard and Centennial Parkway. The Assessor's Parcel Number is 124-19-401-001.

RECOMMENDATION:

The Department of Planning and Zoning recommends that UN-15-04 be **continued indefinitely** to allow the applicant sufficient time to submit a revised site plan that complies with the Commercial Development Standards and Design Guidelines; the Rome Boulevard hiatus is resolved; and San Mateo Street and Centennial Parkway are incorporated into the design of the site plan.

However, if the Planning Commission determines that **approval is warranted** at this item, the Department of Planning and Zoning recommends that the UN-15-04 be subject to the following conditions:

1. That no site plan approval is granted, assumed or implied.
2. The commercial development shall be in compliance with the Commercial Development Standards and Design Guidelines.
3. That utility service equipment shall not be located within any of the perimeter landscape areas.
4. Subsequent expansions or additions to the use shall be subject to Planning Commission review and approval.
5. The use is limited to a financial institution regulated by the federal government.
6. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances
7. The Rome Boulevard hiatus must be resolved prior to submittal of the civil improvement plans.
8. Applicant must revise the plans to include San Mateo Street unless an amendment to the Master Plan of Streets and Highways is submitted and approved for the removal of a portion of San Mateo Street.
9. Applicant must revise the plans to include Centennial Parkway unless VAC-05-04 is approved.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
12. All known geologic hazards shall be shown on the tentative map and the civil improvement plans.
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. Approval of a master transportation study/plan with modeling of twenty year projections is required prior to submittal of civil improvement plans.

15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Decatur Boulevard frontage.
16. Additional right-of-way dedication required for bus turn-out along the project's Decatur Boulevard frontage.
17. Additional right-of-way dedications may be required as a result of the conclusions of the master transportation study/plan.
18. Driveway number and location are subject to review and approval of the City Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/25/04 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 Nelson Stone MOVED and Commissioner Harry Shull SECONDED to CONTINUE UN-15-04 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

Item #6 VAC-05-04, #7 SPR-11-04, #8 UN-15-04, #9 UN-16-04 and #10 T-1062 are related.

9) UN-16-04 (13775) CENTENNIAL MARKETPLACE (Public Hearing)

An application submitted by Focus Commercial Group, property owner, for a use permit in a C-2 General Commercial District to allow a convenience food restaurant. The property is located at the northeast corner of Decatur Boulevard and Centennial Parkway. The Assessor's Parcel Number is 124-19-401-001.

RECOMMENDATION:

The Department of Planning and Zoning recommends that UN-16-04 be **continued indefinitely** to allow the applicant sufficient time to submit a revised site plan that complies with the Commercial Development Standards and Design Guidelines; the Rome Boulevard hiatus is resolved; and San Mateo Street and Centennial Parkway are incorporated into the design of the site plan.

However, if the Planning Commission determines that **approval** UN-16-04 be subject to the following conditions:

1. That no site plan approval is granted, assumed or implied.
2. The commercial development shall be in compliance with the Commercial Development Standards and Design Guidelines.
3. That utility service equipment shall not be located within any of the perimeter landscape areas.
4. Subsequent expansions or additions to the use shall be subject to Planning Commission review and approval.
5. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances
6. The Rome Boulevard hiatus must be resolved prior to submittal of the civil improvement plans.
7. Applicant must revise the plans to include San Mateo Street unless an amendment to the Master Plan of Streets and Highways is submitted and approved for the removal of a portion of San Mateo Street.
8. Applicant must revise the plans to include Centennial Parkway unless VAC-05-04 is approved.
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.
12. 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.
13. Approval of a master transportation study/plan with modeling of twenty year projections is required prior to submittal of civil improvement plans.
14. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Decatur Boulevard frontage.

15. Additional right-of-way dedication required for bus turn-out along the project's Decatur Boulevard frontage.
16. Additional right-of-way dedications may be required as a result of the conclusions of the master transportation study/plan.
17. Driveway number and location are subject to review and approval of the City Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/25/04 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 Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE UN-16-04 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

Item #6 VAC-05-04, #7 SPR-11-04, #8 UN-15-04, #9 UN-16-04 and #10 T-1062 are related.

10) T-1062 (13696) CENTENNIAL MARKETPLACE

An application submitted by Focus Commercial Group, property owner, for approval of a tentative map in a C-2 General Commercial District consisting of one commercial lot. The property is located at the northeast corner of Decatur Boulevard and Centennial Parkway. The Assessor's Parcel Number is 124-19-401-001.

RECOMMENDATION

The Planning and Zoning Department recommends that T-1062 be **continued indefinitely** to allow the applicant sufficient time to submit a revised tentative map incorporating San Mateo Street and ownership of a portion of the Rome Boulevard Right-of-way.

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 Planning and Zoning Department will have to recommend that T-1062 be **denied**.

However, if the Planning Commission determines that **approval is warranted** at this time, the following conditions are recommended:

1. The Rome Boulevard hiatus must be resolved prior to submittal of the civil improvement plans.
2. Applicant must revise the plans to include San Mateo Street unless an amendment to the Master Plan of Streets and Highways is submitted and approved for the removal of a portion of San Mateo Street.
3. Applicant must revise the plans to include Centennial Parkway unless VAC-05-04 is approved.
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. 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.
7. 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.
8. Approval of a master transportation study/plan with modeling of twenty year projections 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 the project's Decatur Boulevard frontage.
10. Additional right of way dedication required for bus turn-out along the project's Decatur Boulevard frontage.
11. Additional right of way dedications may be required as a result of the conclusions of the master transportation study/plan.

12. Driveway number and location are subject to review and approval of the City Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
13. The cul-de-sac at the south end of San Mateo must have a minimum clear width of 104 feet as required by the Fire Code.
14. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
15. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/25/04 Planning Commission meeting.

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to CONTINUE T-1062 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

11) ZOA-01-04 (13831) 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. 20.040(G) (The Single-Family Residential District) of the North Las Vegas Municipal Code to add permitted encroachments into the front yard setback area of single-family developments and providing for other matters properly related thereto.

RECOMMENDATION

The Planning and Zoning Department recommends that ZOA-01-04 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. No participants came forward. The Public Hearing was closed.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE ZOA-01-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

12) FDP-03-04 (13788) CENTENNIAL & STATZ APARTMENTS

An application submitted by Centennial & Statz Partnership, LLC, property owner, for a Final Development Plan review in a PUD, Planned Unit Development District, consisting of 168 multifamily units. The property is located at the southeast corner of Centennial Parkway and McCarran Street. The Assessor's Parcel Number is 124-25-102-002.

RECOMMENDATION:

The Planning and Zoning Department recommends that FDP-03-04 be **continued indefinitely** to allow the applicant time to resolve the concerns raised by the Departments of Public Works, Parks & Recreation and Planning & Zoning, submit a revised site plan and additional information and allow staff time to review the revised plans and additional information.

If the applicant can present evidence to the Planning Commission that would **warrant a favorable action** at this time, then the following conditions are recommended:

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. 1680 (ZN-53-02); and
3. That the development of this site be in compliance with the Multi-Family Development Standards (§17.24.195 NLV Municipal Code); and
4. That two 24"x36" and one 8.5"x11" copies of the revised site plan be submitted to the Planning & Zoning Department prior to application of a building permit. The revised site plan shall satisfy all applicable conditions of approval and all requirements set forth in the Municipal Code for said development; and
5. That open space amenities shall be provided, subject to the approval of the Department of Parks & Recreation. An amenities plan shall be approved by the Department of Parks & Recreation prior to application of a building permit; and
6. That a minimum 378 on-site parking stalls shall be provided; and
7. That a minimum 67,200 square feet (1.54 acres) of open space shall be provided; and
8. Applicant to revise plans to show the Nevada Power Company poles and easements and how the development will accommodate them.
9. Parcel Map 858 recorded in file 104, page 90 has not been "worked" by Clark County. Any outstanding issues must be resolved prior to final approval of the civil improvement plans.
10. The following right of way dedications are required:
 - a. CAT bus turn-out on Statz Street near Centennial Parkway
 - b. Right of way dedication in accordance with Clark County Area Uniform Standard Drawings Nos. 201.1 and 245.1 for a flared intersection at Centennial Parkway and Statz Street
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. 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.
13. Approval of a traffic study is required prior to submittal of the civil improvement plans.

14. Driveway number and location are subject to review and approval of the City Traffic Engineer and must meet the standards set forth in The City of North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway and Statz Street frontages.

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.

Erin Temple, of Temple Development, 3017 W. Charleston Boulevard, Suite 90, Las Vegas, Nevada (no zip code stated) appeared on behalf of the applicant.

Commissioner Nelson Stone MOVED and Commissioner Harry Shull SECONDED to APPROVE FDP-03-04 per staff's recommendations subject to the following changes:

Condition #6 Changed to Read: That a minimum 378 on-site parking stalls shall be provided, **unless otherwise not required per ZN-53-02.**"

Condition #16 Added to Read: The developer has agreed to the following amenities:

- 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 over a non-porous surface and accompanying shade ramada**
- D. At least one large open space area for group/organized play**
- E. Picnic tables and barbecue grills**
- F. Benches spaced along park pathways**
- G. Club house with cyber café**
- H. Pool and spa**
- I. Large shade area (in place of 30' gazebo)**
- J. ADA accessibility**
- K. Details of amenities to be provided**

The motion carried by UNANIMOUS vote.

The item was APPROVED.

13) T-1064 (13783) LABONITA II

An application submitted by Jaime and Sylvia Martinez, property owners, for approval of a single-lot tentative map in a C-2 General Commercial District. The property is located at the southwest corner of Las Vegas Boulevard and Belmont Street. The Assessor's Parcel Numbers are 139-13-304-001, 139-13-304-012, 139-13-304-013 and 139-13-703-001.

RECOMMENDATION:

The Planning and Zoning Department recommends approval of T-1064 with the following conditions of approval:

1. The applicant shall comply with the Conditions of Approval for SPR-26-03.
2. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
3. Dedication of approximately thirty feet for right of way for the Cartier Flood Control Channel facility is required.
4. The final map shall be labeled as a Merger & Resubdivision.
5. Provide the City of North Las Vegas with a copy of an encroachment permit from the Nevada Department of Transportation for landscape in the right of way on Las Vegas Boulevard North.
6. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. 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 concurrence is required.
11. 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.
12. Bus turn-out location subject to review and approval of the Regional Transportation Commission of Southern Nevada.

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

Martin Hardy, 494 Spanish Lane, Las Vegas, Nevada (no zip code stated) appeared on behalf of the applicant and stated he concurs with staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1064 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

14) T-1065 (13792) VILLAGES AT SIERRA RANCH

An application submitted by American Premiere Homes on behalf of John and Gabriella Michelin, property owners, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 967 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 124-27-701-001.

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1065 be **continued** until such time that the City Council approves ZN-08-04.

If the applicant is unable or unwilling to continue this item and because State Law requires the applicant’s consent to continue a tentative map, the Planning and Zoning Department has no option, but to recommend **denial** of T-1065.

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

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 ZN-08-04 be approved by the City Council; and
3. That this development comply with all conditions of ZN-08-04; and
4. That the Land Use Tabulation chart on Sheet 1 of 10 shall be amended to reflect the following:

<u>Village No.</u>	<u>Minimum lot size</u>	<u>Area (Acres)</u>	<u>No. of Lots</u>
1	60' x 100' (6,000sf)	20.84	88
2	40' x 90' (3,600sf)	24.15	149
3	43' x 90' (3,870sf)	22.65	159
4	40' x 75' (3,000sf)	17.41	111
5	40' x 75' (3,000sf)	19.12	171
6	60' x 100' (6,000sf)	24.93	90
7	45' x 100' (4,500sf)	23.01	108
8	45' x 100' (4,500sf)	15.88	90

5. That the details provided on sheet 10 of 10 shall not be considered or implied to be “approved” as part of this tentative map; and
6. That the maximum number of lots proposed for this development shall not exceed 966; and
7. That the primary open space areas located at the intersection of Tropical Parkway and Goldfield Street be developed according to the following:
 - Northwest corner (3.03 acres) shall be completed prior to the issuance of the 118th building permit for Villages 1 and 2, combined.
 - Southwest corner (2.99 acres) shall be completed prior to the issuance of the 135th building permit for Villages 3 and 4, combined.
 - Southeast corner (3.69 acres) shall be completed prior to the issuance of the 130th building permit for Villages 5 and 6, combined.
 - Northeast corner (2.05 acres) shall be completed prior to the issuance of the 99th building permit for Villages 7 and 8, combined.

8. That a minimum 15.37 acres of open space be provided within this development and in accordance with the requirements set forth in the Zoning Ordinance; and
9. All common elements must be labeled and are to be maintained by the Homeowner's Association; and
10. That all "Utility Easements" identified on the map be revised to include public pedestrian access easements that conform to North Las Vegas Municipal Code 17.24.210.D.4.a., including but not limited to landscaping and an ADA-compliant meandering sidewalk. The pedestrian access ways shall be open / accessible to all residents at all times; and
11. 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
12. That the perimeter walls be owned and maintained by the homeowners' association; and
13. That corner side yard landscaping be maintained by the homeowners' association; and
14. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
15. That a pedestrian access easement be provided over any / all emergency access easements. The easement(s) shall be landscaped and provided with a meandering sidewalk. The pedestrian access shall be open / accessible to all residents at all times; and
16. 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
17. 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.
18. 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.
19. Fire access lanes shall be designed, installed, and maintained in accordance with Fire Code requirements.
20. Applicant to provide preliminary title report for review purpose.
21. Applicant to Revise plans to show the east half of Commerce Street as a 60 feet right of way due to it's being offset in this area.
22. Applicant to revise plans to show flared intersections at Tropical Parkway and Commerce Street and at Tropical Parkway and North 5th Street.
23. Show CAT bus turn-outs on North 5th Street near Tropical Parkway, on Tropical Parkway near North 5th, on commerce Street near Tropical Parkway and on Tropical Parkway near Commerce Street.
24. If the interior streets are to be public, the minimum right of way width is 48 feet per *Clark County Area Uniform Standard Drawing* No. 207. If the interior streets are to be private, sidewalk is required on a minimum of one side and the streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing* No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.

25. The following right of way dedications are required:
 - a. Additional 20 feet for Commerce Street and associated spandrels
 - b. 80 feet for Tropical Parkway and associated spandrels
 - c. 30 feet for Azure Avenue and associated spandrels
 - d. 60 feet for Goldfield Street and associated spandrels
 - e. 30 feet for El Campo Grande Avenue and associated spandrels
 - f. right of way dedication for a CAT bus turn-out on North 5th Street near Tropical Parkway in accordance with Clark County Area Uniform Standard Drawing Number 234.1.
 - g. right of way dedication on Tropical Parkway near North 5th Street
 - h. right of way dedication on Commerce Street near Tropical Parkway
 - i. Right of way dedication on Tropical Parkway near Commerce Street
 - j. Additional right of way for a flared intersection at Tropical Parkway and Commerce Street per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1 and 245.1.
 - k. Additional right of way for a flared intersection at Tropical Parkway and North 5th Street per Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 201.1 and 245.1.
26. Developer shall be responsible for relocating Nevada Power Company poles from the 40 feet right of way line of Commerce Street to the new 60 feet right of way line.
27. Lots to be renumbered to eliminate duplication.
28. All common elements shall be labeled as such and to be maintained by the homeowners association.
29. Plans are required to show the width of the public utility easement expanded to include street light foundations.
30. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
31. Approval of a master transportation study/plan with modeling of 20 year projections is required prior to submittal of the civil improvement plans.
32. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's North 5th Street, Commerce Street and Tropical Parkway frontages.
33. Access locations along Tropical Parkway are to be aligned across from one another. The locations are subject to review and approval of the City traffic engineer.
34. Entrance streets into a residential subdivision shall provide a minimum right of way width of 60 feet.
35. 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.
36. Approval of a drainage study is required prior to submittal of the civil improvement plans.
37. 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.
38. 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.

39. 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.
40. The side lot easements must be revised and conform to North Las Vegas Municipal Code 17.24.210.D.4.a.
41. The Zone A limits of the Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA) must be shown on the tentative map.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/25/04 Planning Commission meeting.

Commissioner Nelson Stone MOVED and Commissioner Jo Cato SECONDED to CONTINUE T-1065 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

OLD BUSINESS

Item #15 AMP-02-04 and #16 VAC-01-04 are related.

15) 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.

This item was continued from the January 14, 2004 Planning Commission meeting at the request of the applicant.

(from the 1/14/04 Planning Commission meeting):

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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/25/04 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 AMP-02-04 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

Item #15 AMP-02-04 and #16 VAC-01-04 are related.

16) 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.

This item was continued from the January 14, 2004 Planning Commission meeting at the request of the applicant.

(from the 1/14/04 Planning Commission meeting):

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.

Prior to the Planning Commission meeting, the applicant requested the item be continued to the 2/25/04 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 Harry Shull MOVED and Commissioner Jo Cato SECONDED to CONTINUE VAC-01-04 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

Item #17 AMP-64-03, #18 ZN-110-03 and #19 T-1038 are related.

17) 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 and January 28, 2004 Planning Commission meetings 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 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.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to CONTINUE AMP-64-03 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Item #17 AMP-64-03, #18 ZN-110-03 and #19 T-1038 are related.

18) 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 and January 28, 2004 Planning Commission meetings 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 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.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to CONTINUE ZN-110-03 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Item #17 AMP-64-03, #18 ZN-110-03 and #19 T-1038 are related.

19) 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 and January 28, 2004 Planning Commission meetings at the applicant's request.

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 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.

Commissioner Harry Shull MOVED and Chairman Dean Leavitt SECONDED to CONTINUE T-1038 INDEFINITELY.

The motion carried by UNANIMOUS vote.

The item was CONTINUED INDEFINITELY.

Item #20 ZN-12-04 and #21 T-1059 are related.

20) ZN-12-04 (13637) ANN AND COMMERCE TRAILS (Public Hearing)

An application submitted by Perma-Bilt on behalf of Nevada Business Associates, property owner, for a reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 85 single-family dwellings. The property is located at the southwest corner of Ann Road and Commerce Street. The Assessor's Parcel Number is 124-34-101-0156.

This item was continued from the January 28th Planning Commission meeting.

(from the 1/28/04 Planning Commission meeting):

RECOMMENDATION:

The Planning and Zoning Department recommends that ZN-12-04 **receive a favorable recommendation** from the Planning Commission and that this item 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. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
3. Fire access lane width shall be designed, installed, and maintained in accordance with the Fire Code.
4. A minimum of two means of fire apparatus access are required to each group of 25 or more residential units.
5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. 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.
8. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.
9. Sidewalk is required on a minimum of one side of all interior, private streets.
10. The stub streets shown must be revised to include the recently adopted cul-de-sac design which features a minimum 24 feet back of curb radius.
11. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
12. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
13. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road and Commerce Street.

14. Developer to remove left turn pocket on Ann road.
15. A cost participation agreement is required for the medians on Ann road and Commerce Street. Contact Sonya Spears, Management Analyst, at 633-1975 for additional information.
16. All common elements shall be labeled as such and to be maintained by the homeowners association.
17. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
18. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
19. Right of way dedication for a CAT bus turn-out on Commerce Street near Ann Road is required.
20. Dedication of additional right of way is required for a flared intersection at Commerce Street and Ann Road per Uniform Standard Drawings for Public Works' Construction Off-site Improvements Drawing Number 201.1.
21. That the 3,275-square-foot open space area (intended for ages 3-5) identified on the southwest corner of Street D and Street A be relocated to the southeast corner of Street E and Street A; and
22. That corner side lot landscaping, minimum 10 feet in width (which may include the sidewalk), be provided adjacent to all interior corner side lots; and
23. That all perimeter walls be owned and maintained by the homeowners association; and
24. That the developer disclose to prospective home-buyers that corner side lot areas are reserved exclusively for landscaping; and
25. That 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; and
26. That measures to achieve a noise reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction of the dwellings; and
27. That the sidewalk along Ann Road be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
28. That a pedestrian access gate be provided from Ann Road at the northern end of Street E; and
29. That a minimum 61,573 square feet of open space shall be provided; and
30. That a minimum 30,000 square feet of open space be constructed prior to the issuance of the 30th building permit. All of the required open space shall be constructed prior to the issuance of the 60th building permit; and
31. That the applicant meet with the Department of Parks and Recreation prior to application of a final development plan to ensure that an appropriate amenities package is provided; and
32. That the total number of lots within this development shall not exceed 85; and
33. That each lot shall have a minimum lot width of 45 feet and a minimum lot depth of 100 feet for a minimum lot size of 4,500 square feet; and
34. That the setbacks shall comply with those established for the R-1 zoning district.

Prior to the Planning Commission meeting Brad Jones, of WRG Design, Inc. requested the application be continued for two (2) weeks to the 2/25/04 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 Nelson Stone MOVED and Commissioner Harry Shull SECONDED to CONTINUE ZN-12-04 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

Item #20 ZN-12-04 and #21 T-1059 are related.

21) T-1059 (13636) ANN AND COMMERCE TRAILS

An application submitted by Perma-Bilt on behalf of Nevada Business Associates, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 85 single-family dwellings. The property is located at the southwest corner of Commerce Street and Ann Road. The Assessor's Parcel Numbers are 124-07-401-006 and 124-07-401-007.

This item was continued from the January 28th Planning Commission meeting.

(from the 1/28/04 Planning Commission meeting):

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1059 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 ZN-12-04 be approved by the City Council. If ZN-12-04 is not approved by the City Council, then this map shall be considered null and void; and
3. That this development comply with all conditions of ZN-12-04; and
4. 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.
5. Fire access lane width shall be designed, installed, and maintained in accordance with the Fire Code.
6. A minimum of two means of fire apparatus access are required to each group of 25 or more residential units.
7. 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.
8. Approval of a drainage study is required prior to submittal 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. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.
11. Sidewalk is required on a minimum of one side of all interior, private streets.
12. The stub streets shown must be revised to include the recently adopted cul-de-sac design which features a minimum 24 feet back of curb radius.
13. Remove section thickness from the typical sections. The off-site pavement sections will be determined by the Department of Public Works.
14. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.

15. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road and Commerce Street.
16. Developer to remove left turn pocket on Ann road.
17. A cost participation agreement is required for the medians on Ann road and Commerce Street. Contact Sonya Spears, Management Analyst, at 633-1975 for additional information.
18. All common elements shall be labeled as such and to be maintained by the homeowners association.
19. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
20. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
21. Right of way dedication for a CAT bus turn-out on Commerce Street near Ann Road is required.
22. Dedication of additional right of way is required for a flared intersection at Commerce Street and Ann Road per Uniform Standard Drawings for Public Works' Construction Off-site Improvements Drawing Number 201.1.
23. That conditions shall be placed within the "Notes" section of the conforming tentative and final maps referencing the conditions of approval, as deemed appropriate by the Planning and Zoning Department; and
24. That a final development plan for this development shall be reviewed and approved by the Planning Commission prior to submitting a conforming tentative map.

Prior to the Planning Commission meeting Brad Jones, of WRG Design, Inc. requested the application be continued for two (2) weeks to the 2/25/04 Planning Commission meeting.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to CONTINUE T-1059 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

22) T-1061 (13652) DONNA & N. 5TH

An application submitted by Signature Homes on behalf of Bonnie Denney, Billy Ray and Michelle C. Anthony, Elsie M. Musick and Plaster Development, Inc., property owners, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 108 single-family dwellings. The property is generally located west of Donna Street approximately 210 feet south of Lone Mountain Road. The Assessor's Parcel Numbers are 139-02-101-009, 139-02-101-011, 139-02-101-016, 139-02-101-017, 139-02-101-019, 139-02-110-001, 139-02-110-002, 139-02-110-003, 139-02-110-004, 139-02-110-005, 139-02-110-006, 139-02-110-007, 139-02-110-008, 139-02-110-009, 139-02-110-010 and 139-02-110-011.

This application was continued from the January 28, 2004 Planning Commission meeting at the request of the applicant.

(from the 1/28/04 Planning Commission meeting):

RECOMMENDATION:

The Planning & Zoning Department recommends that T-1061 be **continued** in order to allow the applicant time to address the issues outlined in the analysis section above.

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-1061 be **denied**.

However, if the Planning Commission determines that **approval is warranted** at this time, the Development Services Department recommends that T-1061 be subject to the following conditions:

1. That T-1061 shall become null and void if ZN-02-02 and ZN-15-04 are not approved by the City Council.
2. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
3. That all lots shall meet a minimum lot size of 6,000 square feet and that the house on Lot #95 can meet setback requirements without requiring a variance.
4. That the development comply with the Single Family Design Guidelines.
5. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. Parking is limited to one side of the street and the developer must install no parking signs and provide red-painted curb.
6. Sidewalks are required on a minimum of one side of all interior private streets.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. 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.
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. Approval of a traffic study is required prior to submittal of the civil improvement plans.

11. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along North 5th Street.
12. Northerly driveway on Donna Street will not be allowed unless dedication is made for the northern portion of entry and the access drive relocated through parcel 90 for access to North 5th Street.
13. A vacation is required of the public utility easement over Stage Coach Circle, the three feet along all side yards, and the five feet along private streets except over lot 11 as granted per Lone Mountain Ranch Subdivision in Plan Book 42, Page 55 of Clark County records.
14. The property owner is required to grant roadway easements where public and private streets intersect prior to civil improvement plan approval.
15. The final map shall be labeled as a Merger and Resubdivision.
16. Applicant to provide proof of relinquishment of all privately held utility easements over entire site.
17. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
18. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording of the final map.
19. Fire access lane width and turning radii shall be designed, installed, and maintained in accordance with the Fire Code.
20. That the perimeter walls be owned and maintained by the homeowners' association.
21. That corner side yard landscaping be maintained by the homeowners' association.
22. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
23. All conditions of the approved Tentative Map shall be placed as notes on the Final Map.
24. 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 2/25/04 Planning Commission meeting.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to CONTINUE T-1061 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

Item #23 FDP-02-04 and #24 T-1057 are related.

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

An application submitted by Innovative Resort Communities on behalf of LOLLITO, LLC, and GRBSSG 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.

This item was continued from the January 14 and January 28, 2004, Planning Commission meetings.

(from the 1/14/04 Planning Commission meeting):

RECOMMENDATION:

The Planning & Zoning Department recommends approval of FDP-02-04 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 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 T-1057; 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. Access to Valley Drive is limited to emergency access only; 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. Approval of a traffic study update is required prior to submittal of the civil improvement plans; and
9. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
10. Nevada Department of Transportation concurrence with the results of the drainage study is required prior to approval of the civil improvement plans; and
11. Property owner must grant roadway easements where public and private streets intersect; and
12. All common elements must be labeled and are to be maintained by the Homeowner's Association; and
13. 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
14. Street names must be approved by the City of North Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature; and
15. Proposed interior, private streets, including stub streets, must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. If roll curb is to be used, provide an additional six inches of right-of-way for each half street.
16. Sidewalk is required on a minimum of one side of all interior, private streets.

17. Remove the 25-foot shared drive accesses and replace them with a standard roadway and cul-de-sac or modified cul-de-sac / stub street, which has a minimum radius of 24 feet and a maximum lot frontage of four.
18. 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
19. That an ADA-compliant meandering sidewalk and pedestrian access gate be provided through the 20' utility easement located at the west end of the cul-de-sac nearest to the intersection of Valley Drive and Colton Avenue. The easement shall be landscaped in accordance with North Las Vegas Municipal Code §17.24.210.D.4(a); and
20. That all Common Elements identified on this map be owned and maintained in accordance with North Las Vegas Municipal Code §17.20.160.B.13; and
21. That the maximum number of lots permitted for this development shall be 284; and
22. 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
23. That the perimeter walls be owned and maintained by the homeowners' association; and
24. That a waiver to allow corner side lot landscape areas to be reduced from 10 to 6 feet be permitted where a sidewalk is not provided; and
25. That corner side yard landscaping be maintained by the homeowners' association; and
26. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
27. 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
28. That one of the following be provided:
 - a. a solid masonry block wall 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 a perimeter wall; or
 - b. a wrought-iron fence / solid masonry block wall completely enclosing the open space area with alternating sections of six-foot block wall and six-foot wrought-iron fence. Each section of solid block wall and wrought-iron fence would be approximately 50 linear feet. The solid block wall sections along the northern side of the open space would be offset from those along the southern side of the open space so that the view of the business park would be obscured. The solid masonry block wall sections shall be decorative on both sides, shall match the design of and be considered as perimeter walls. The wall along the northern side of the open space area and adjacent to the street shall be setback from the back-of-curb by a minimum 10 feet of landscaping and provided with a minimum three pedestrian gates: one each generally located adjacent to lots 268 and 269 and one immediately south of Common Element Lot 'C'; and

29. 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
30. 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; and
31. That the following minimum amenities be provided, subject to review and approval by the Department of Parks and Recreation:
 1. circuitous lighted paths
 2. a minimum of 20 24-inch box trees per acre
 3. at least 2 differing age appropriate play structures for children with EPDM resilient fall protection and accompanying shade ramada
 4. at least one large open space area for group / organized play
 5. one large group shade area / gazebo (30' diameter), lighted
 6. picnic tables and barbecue grills
 7. benches spaced along park pathways
 8. 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 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 Harry Shull MOVED and Commissioner Jo Cato SECONDED to APPROVE FDP-02-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

Item #23 FDP-02-04 and #24 T-1057 are related.

24) 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.

This item was continued from the January 14 and January 28, 2004, Planning Commission meetings.

(from the 1/14/04 Planning Commission meeting):

RECOMMENDATION:

The Planning & Zoning Department recommends approval of T-1057 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 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. Access to Valley Drive is limited to emergency access only; 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. Approval of a traffic study update is required prior to submittal of the civil improvement plans; and
9. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
10. Nevada Department of Transportation concurrence with the results of the drainage study is required prior to approval of the civil improvement plans; and
11. Property owner must grant roadway easements where public and private streets intersect; and
12. All common elements must be labeled and are to be maintained by the Homeowner's Association; and
13. 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
14. Street names must be approved by the City of North Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature; and
15. Proposed interior, private streets, including stub streets, must meet the minimum standards for the City of North Las Vegas set forth in Clark County Area Uniform Standard Drawing No. 210. If roll curb is to be used, provide an additional six inches of right-of-way for each half street.
16. Sidewalk is required on a minimum of one side of all interior, private streets.

17. Remove the 25-foot shared drive accesses and replace them with a standard roadway and cul-de-sac or modified cul-de-sac / stub street, which has a minimum radius of 24 feet and a maximum lot frontage of four.
18. 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
19. That an ADA-compliant meandering sidewalk and pedestrian access gate be provided through the 20' utility easement located at the west end of the cul-de-sac nearest to the intersection of Valley Drive and Colton Avenue. The easement shall be landscaped in accordance with North Las Vegas Municipal Code §17.24.210.D.4(a); and
20. That all Common Elements identified on this map be owned and maintained in accordance with North Las Vegas Municipal Code §17.20.160.B.13; and
21. That the maximum number of lots permitted for this development shall be 284; and
22. 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
23. That the perimeter walls be owned and maintained by the homeowners' association; and
24. That a waiver to allow corner side lot landscape areas to be reduced from 10 to 6 feet be permitted where a sidewalk is not provided; and
25. That corner side yard landscaping be maintained by the homeowners' association; and
26. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping; and
27. 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
28. That one of the following be provided:
 - a. a solid masonry block wall 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 a perimeter wall; or
 - b. a wrought-iron fence / solid masonry block wall completely enclosing the open space area with alternating sections of six-foot block wall and six-foot wrought-iron fence. Each section of solid block wall and wrought-iron fence would be approximately 50 linear feet. The solid block wall sections along the northern side of the open space would be offset from those along the southern side of the open space so that the view of the business park would be obscured. The solid masonry block wall sections shall be decorative on both sides, shall match the design of and be considered as perimeter walls. The wall along the northern side of the open space area and adjacent to the street shall be setback from the back-of-curb by a minimum 10 feet of landscaping and provided with a minimum three pedestrian gates: one each generally located adjacent to lots 268 and 269 and one immediately south of Common Element Lot 'C'; and

29. 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
30. 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.

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.

Commissioner Harry Shull MOVED and Commissioner Steve Brown SECONDED to APPROVE T-1057 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

25) 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.

This item was continued from the January 14th and January 28th Planning Commission meetings at the applicant's request.

(from the 1/14/04 Planning Commission meeting):

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 2/25/04 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 Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE UN-01-04 to the 2/25/04 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

The item was CONTINUED to 2/25/04.

26) 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.

RECOMMENDATION:

The Planning and Zoning Department recommends that T-1047 be **approved** 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. Star David Street and Joshua Palm Street shall meet curvilinear street standards or provide traffic calming features. Chicanes, as depicted, are not acceptable due to conflicts with driveway locations.
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 of additional right-of-way is required for a flared intersection at Centennial Parkway and Commerce Street per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
10. Right-of-way dedication for a CAT bus turn-out on Commerce Street near Centennial Parkway is required.
11. Pedestrian access to be provided between back to back cul-de-sacs.
12. Sidewalks are required on a minimum of one side of all interior, private street.
13. The final map shall be labeled as a Merger and Resubdivision.
14. All common elements shall be labeled and are to be maintained by the Homeowner's Association.

15. The property owner is required to grant a pedestrian access easement for sidewalks outside of the public right-of-way prior to approval of the civil improvement plans.
16. A revocable encroachment permit for the landscaping in the public right-of-way is required prior to approval of the civil improvement plans.
17. Revise the 60' "Typical Private Entrance" detail to match the site plan.
18. No trees shall be planted within five (5) feet of the box culvert that will be constructed within the drainage easement on the north side of Centennial Parkway.
19. Plans are required to show the drainage easement granted per instrument 20031103-00647.
20. Dedication for Commerce Street per the Master Plan of Streets and Highways.
21. A vacation of dedicated right-of-way is required for a remaining portion of the "old" Commerce Street alignment.
22. Approval of a drainage study is required prior to submittal of the civil improvement plans.
23. 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.
24. 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.
25. Internal street parking to be limited to one-side of street with the posting of "No Parking / Fire Lane" signs.
26. 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.
27. All buildings must be constructed in tandem.
28. The perimeter walls be owned and maintained by the Homeowner's Association.
29. Corner side yard landscaping shall be maintained by the Homeowner's Association.
30. The developer must disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
31. The required rear yard setback shall be a minimum of 20 feet.
32. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
33. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

Kathryn L. Grider, of Orion Engineering, 3068 E. Sunset Road, Suite 9, Las Vegas, Nevada 89120 appeared on behalf of the applicant and stated she concurs with staff's recommendations.

Vice-Chairman Marilyn Kirkpatrick MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1047 per staff's recommendations.

The motion carried by UNANIMOUS vote.

The item was APPROVED.

27) 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 January 14, 2004 Planning Commission meeting at the request of the applicant. The applicant has submitted a revised tentative map that has not been reviewed at time of this writing. A complete memorandum will be presented at the Planning Commission meeting.

(from the 1/14/04 Planning Commission meeting):

RECOMMENDATION:

1. As revised alignments and configurations of the regional flood control facilities that affect this site are being proposed, a successful change to the Clark County Regional Flood Control District's *Master Plan Update for the Las Vegas Valley* may be required prior to the approval of the civil improvement plans.
2. If the entire area of the open space along the Hammer Lane alignment is intended to be included as a part of the open space requirements of the community, the proposed flood control facility must be an underground closed conduit.
3. Clark County Regional Flood Control District concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. Approval of a drainage study is required prior to submittal 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. 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.
7. 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.
8. 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.
9. The property owner must file a reversionary parcel map to combine parcels prior to approval of the civil improvement plans.
10. Label all landscape areas and open spaces as "Common elements to be maintained by the homeowner's association".
11. Dedicate right of way according to the Master Plan of Streets and Highway or as amended.
12. Clearly show where public streets end and private streets begin.
13. Roadway easements must be granted where public and private streets intersect.

14. Plans are required to have the easement area adjacent to the 60 foot SNWA dedication labeled as a common element and public utility easement to be maintained by the Home Owners Association.
15. Street names must be approved by the City of Las Vegas Central Fire Alarm Office and shown on the conformed tentative map prior to final signature.
16. Label the lot south of lot 297 and call it out also as a public utility easement.
17. Label the area between Goldenseal Circle and the UPRR as a common element and a public utility easement to be maintained by the Home Owners Association.
18. Label all common elements and public utility easements accordingly.
19. A revocable encroachment permit for landscaping within the public right of way is required prior to approval of the civil improvement plans.
20. 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.
21. 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.
22. The Tentative Map must be revised to clearly show the Southern Nevada Water Authority (SNWA) water-line easement adjacent to the drainage channel dedication. there is a 60' SNWA acquisition adjacent to the UPRR right-of-way and a 60' SNWA easement adjacent to the aforementioned acquisition; see instruments 981116:01899 and 981116:1900. The property lines must be clearly identified. The 60' drainage dedication cannot be included in open space calculations.
23. Due to the inadequacy of the ingress/egress roadway network, a traffic simulation model must be provided which demonstrates the viability of the proposed accesses and identifies potential mitigation measures. The traffic simulation model must be computer generated with results mimicking the Highway Capacity Manual procedures. Acceptable computer programs are not limited to but include CORSIM, VISSIM, SimTraffic, Integration, Paramics, and AIMSUN.
24. Per *City of North Las Vegas Municipal Code* section 16.20.050, local residential streets shall be curvilinear rather than straight, whenever possible. Straight local streets shall not be longer than five hundred (500) feet unless landscaped traffic circles, subject to public works approval, are provided at five hundred (500) foot intervals.
25. Revise all minor residential collector streets to meet the minimum standards set forth in *Clark County Area Uniform Standard Drawings for Public Works' Off-site Improvements* drawing number 205.
26. In addition to the interior 41 foot standard street section shown, sidewalks are required on a minimum of one side of all interior, private streets.
27. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
28. All conditions for ZN-36-03 shall also apply, if a conflict occurs, the more restrictive shall apply.
29. 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.

30. A minimum of two means of access are required for every group of 25 or more residential units.
31. That the maximum number of dwelling units permitted within the development be 469.
32. The minimum lot size shall be 4,500 square feet with a minimum lot width of 45 feet.
33. That all conditions mentioned herein be satisfied prior to recording any final map.
34. That the following setbacks apply:
35.
 - 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.
36. That the perimeter walls be owned and maintained by the homeowners' association.
37. That corner side yard landscaping be maintained by the homeowners' association.
38. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
39. 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.
40. Measures to achieve a noise level reduction, outdoor-to-indoor, of 25 decibels must be incorporated into the design and construction.
41. The following Park and Recreation amenities shall be provided:
 - a. circuitous lighted paths
 - b. 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. details (cut sheets) of amenities to be provided
 - i. half court basketball
 - j. trail along the drainage channel
 - k. additional amenities to be discussed with Parks and Recreation staff.
 - l. Open Space amenities are to be ADA accessible
42. All conditions of the approved Tentative Map shall be placed as notes on the Final Map.
43. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE T-1007 subject to the following change:

Condition #25 Changed to Read: “Revise all minor residential collector streets to meet the minimum standards set forth in *Clark County Area Uniform Standard Drawings for Public Works’ Off-site Improvements* drawing number 205, **or as approved through a Traffic Study.**”

The motion carried by UNANIMOUS vote.

The item was APPROVED.

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 125 duplex 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 approved with the following conditions:

1. That T-1009 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. 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. At least one large open space area for group/organized play; and
 - e. Four (4) individually sheltered picnic tables and barbecue grills; and
 - f. Benches spaced along park pathways; and
 - g. Parcourse exercise stations along the pathway; and
 - h. Swimming pool and restroom/cabana; and
 - i. Details of the amenities are to be provided.
5. The following right of way dedications are required:
 - a. Additional right-of-way dedication required for the flared intersection at Camino Al Norte and La Madre Way per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
 - b. 10 feet (10') additional right of way for La Madre Way
 - c. CAT bus turn out on La Madre Way near Camino AL Norte.
6. A roadway easement is required where public and private streets intersect.
7. All common elements shall be labeled as such and to be maintained by the Home Owner's Association.
8. Plans show two different boundary lines along the north edge of the parcel. Please provide clarity of parcel boundary.
9. Show the street names and widths.
10. A revocable encroachment permit for the landscaping in the public right of ways is required to be obtained prior to civil improvement plans approval.
11. The property owner is required to grant a pedestrian access easement for the sidewalk outside of the public right of way prior to civil improvement plans approval.

12. Approval of a traffic study with queuing analysis is required prior to submittal of the civil improvement plans.
13. Approval of a drainage study update is required prior to submittal of the civil improvement plans.
14. 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.
15. Remove the thickness details from the typical street sections.
16. The drainage/emergency access easement must be revised to a public pedestrian access/drainage/emergency access easement that conforms to North Las Vegas Municipal Code 17.24.210.D.4.a.
17. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.
18. Five copies of a conforming tentative map incorporating the conditions of approval shall be submitted for review to the Public Works Department and the Planning Division prior to submittal of the final map.

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

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.

Commissioner Nelson Stone MOVED and Chairman Dean Leavitt SECONDED to APPROVE T-1009 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: 9:00 PM

A motion to ADJOURN the February 11, 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