

# 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  
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Marilyn Kirkpatrick, Vice-Chairman  
Jo Cato  
Steve Brown

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Planning Commission MINUTES are available on the internet at:

[www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)

**June 9, 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:**

Jory Stewart, Planning and Zoning Director  
Marc Jordan, Acting Planning Manager  
Robert Eastman, Planner  
Randy Cagle, Public Works  
Kevin Futch, Transportation Services  
Jimmy Johnson, Assistant Fire Chief  
James Lewis, Senior 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 Harry Shull

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

**For special assistance or accommodations at this meeting, please contact the ADA coordinator at (702) 633-1510 at least 72 hours in advance of the meeting.**

## **MINUTES**

Approval of the MINUTES for the Planning Commission meeting of May 26, 2004.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE the Minutes of the May 26, 2004 Planning Commission Meeting.

The motion carried by UNANIMOUS vote.

## **CONSENT AGENDA**

Commissioner Jay Aston MOVED and Commissioner Dean Leavitt SECONDED to APPROVE Consent Agenda Items A, B, C, D, E, F, H, I, K, and L

The motion carried by a UNANIMOUS vote.

Commissioner Nelson Stone MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE Consent Agenda Items G and J.

The motion carried by a MAJORITY vote, Commissioner Harry Shull abstaining from voting on the items due to a business interest.

**Item No. 3 AMP-44-04 was heard next.**

## **NEW BUSINESS**

### **1) AMP-42-04 (15329) CRAIG & SIMMONS EAST (Public Hearing)**

An application submitted by Celebrate Homes on behalf of Clifford J. Findlay, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to MDR Medium Density Residential. The property is generally located at the intersection of Fuselier Drive and Whitney Peak Way. The Assessor's Parcel Numbers are 139-05-601-002, 139-05-601-004, 139-05-601-014, 139-05-601-029 and 139-05-601-031.

### **RECOMMENDATIONS:**

The Planning & Zoning Department recommends that **AMP-42-04** be **denied** because of the reasons stated above, including because the proposal is not consistent with the guidelines established in the Comprehensive Plan for new Medium Density Residential.

Chairman Dean Leavitt opened the Public Hearing and the following participants were called to come forward:

- Kahca Woods, 4519 Socrates Street, North Las Vegas, NV 89031 declined to make comments at this time.
- Fran Reese, 4524 Fuselier Drive, North Las Vegas, NV 89031 declined to make comments at this time.
- John Sponseller, 3106 Dante Court, North Las Vegas, NV 89031 declined to make comments at this time.
- Howard Flebbe, 2632 Lake Martin Court, North Las Vegas, NV 89031 stated his opposition to this project.

Chairman Leavitt stated the Public Hearing shall remain open until such time it was heard in its entirety.

Commissioner Jo Cato MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE AMP-42-04 to the June 23, 2004 Planning Commission meeting.

The motion carried by MAJORITY vote with Commissioner Harry Shull abstaining due to a business interest.

**The item was CONTINUED to June 23, 2004.**

**2) ZN-50-04 (15327) CRAIG & SIMMONS EAST (Public Hearing)**

An application submitted by Celebrate Homes on behalf of Clifford J. Findlay, property owner, for a reclassification of property from an R-E Ranch Estates District and C-2 General Commercial District to an R-3 Multifamily Residential District. The property is generally located at the intersection of Fuselier Drive and Whitney Peak Way. The Assessor's Parcel Numbers are 139-05-601-002, 139-05-601-004, 139-05-601-014, 139-05-601-029 and 139-05-601-031.

**RECOMMENDATIONS:**

The Planning & Zoning Department recommends that **ZN-50-04** be **denied** because of the reasons stated above, including because the proposal is not consistent with the goals and top priorities of the City Council.

If, however, the recommendation from the Planning Commission is favorable, then it is recommended that the approval be for the R-2, Two Family Residential District, rather than the R-3, Multi-Family Residential District, as requested by the applicant.

Chairman Dean Leavitt opened the Public Hearing and the following participants were called to come forward:

- Howard Flebbe, 2632 Lake Martin Court, North Las Vegas, NV 89031 stated his opposition to this project.
- John Sponseller, 3106 Dante Court, North Las Vegas, NV 89031 declined to make comments at this time.
- Fran Reese, 4524 Fuselier Drive, North Las Vegas, NV 89031 declined to make comments at this time.
- Kahca Woods, 4519 Socrates Street, North Las Vegas, NV 89031 declined to make comments at this time.
- Gerald Newbury, 2624 Lake Martin Court, North Las Vegas, NV 89031 declined to make comments at this time.
- Scott Beardsley, 2633 Lake Martin Court, North Las Vegas, NV 89031 declined to make comments at this time.
- William Tremblay, 2637 Lake Martin Court, North Las Vegas, NV 89031 declined to make comments at this time.
- Joe Zahoryin, 2636 Lake Martin Court, North Las Vegas, NV 89031 declined to make comments at this time.

Chairman Leavitt stated the Public Hearing shall remain open until such time it was heard in its entirety.

Commissioner Jo Cato MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE ZN-50-04 to the June 23, 2004 Planning Commission meeting.

The motion carried by MAJORITY vote with Commissioner Harry Shull abstaining due to a business interest.

**The item was CONTINUED to June 23, 2004.**

**Item No. 7 AMP-46-04 was heard next.**

### **3) AMP-44-04 (15325) TROPICAL AND LAWRENCE (Public Hearing)**

An application submitted by R & S Investment Group on behalf of R & S Tropical, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Open Space and LDR Low Density Residential to MDR Medium Density Residential. The property is located at the southwest corner of Losee Road and Tropical Parkway. The Assessor's Parcel Numbers are 124-26-701-005 and 124-26-701-006.

#### **RECOMMENDATIONS:**

The Planning and Zoning Department recommends that AMP-44-04 receive a **favorable recommendation** for Medium Density Residential from the Planning Commission and be forwarded to the City Council for final consideration.

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

Kathryn Grider, of Orion Engineering, 7391 Prairie Falcon Road, Las Vegas, NV 89128 appeared on behalf of the applicant and stated she concurred with Staff's recommendations.

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

- Louvanna Shoaff, 5622 Midnight Breeze, North Las Vegas, NV 89081 stated she was opposed to this project.
- Scott Sauer, 5629 Midnight Breeze, North Las Vegas, NV 89081 stated he was opposed to this project.

Chairman Leavitt closed the Public Hearing.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to APPROVE AMP-44-04 per staff's recommendations.

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

**The item was APPROVED.**

#### **4) ZN-52-04 (15321) TROPICAL AND LAWRENCE (Public Hearing)**

An application submitted by R & S Investment Group on behalf of R & S Tropical, LLC, property owner, for a reclassification of property from an R-E Ranch Estates District to an R-3 Multifamily Residential District. The property is located at the southwest corner of Losee Road and Tropical Parkway. The Assessor's Parcel Numbers are 124-26-701-005 and 124-26-701-006.

#### **RECOMMENDATIONS:**

The Planning and Zoning Department recommends that ZN-52-04 be **approved** for the R-2, Two Family Residential District, rather than the R-3, Multi-Family Residential District and forwarded to the City Council for final consideration.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff is recommending approval of this item with R-2 zoning.

Kathryn Grider, of Orion Engineering, 7391 Prairie Falcon Road, Las Vegas, NV 89128 appeared on behalf of the applicant.

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

- Louvanna Shoaff, 5622 Midnight Breeze, North Las Vegas, NV 89081 stated she was opposed to this project.
- Scott Sauer, 5629 Midnight Breeze, North Las Vegas, NV 89081 stated he was opposed to this project.

Chairman Dean Leavitt closed the public Hearing.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-52-04 per staff's recommendations from R-E to R-2.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

Chairman Dean Leavitt recognized Councilman Eliason in the audience, former Planning Commissioner.

**5) AMP-45-04 (15319) LONE MOUNTAIN AND LOSEE (Public Hearing)**

An application submitted by R & S Investment Group on behalf of R & S Losee, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Office to HDR High Density Residential. The property is located at the southwest corner of Washburn Road and Losee Road. The Assessor's Parcel Numbers are 124-35-703-007 and 124-35-803-003.

**RECOMMENDATIONS:**

The Planning & Zoning Department recommends that **AMP-45-04** receive a **favorable recommendation** and be forwarded to the City Council for final consideration.

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

Kathryn Grider of Orion Engineering, 7391 Prairie Falcon Road, Las Vegas, NV 89128 appeared on behalf of the applicant and states she concurs with Staff's recommendations.

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

- Ginie Harris, 3324 Hastings, Las Vegas, NV 89107 asked if a channel was going to be added for flood control.

Randy Cagle, Public Works Property Manager, stated the City of North Las Vegas was in the process of awarding a contract to build a flood control channel in that area. The project will start in August and take about 18 months to complete.

- Bob Borgersen, 4751 Possum Berry, North Las Vegas, NV 89081 stated he was opposed to adding more apartments to the area.

Chairman Leavitt closed the Public Hearing.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE AMP-45-04 to the June 23, 2004 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to June 23, 2004.**

**6) ZN-51-04 (15316) LONE MOUNTAIN AND LOSEE (Public Hearing)**

An application submitted by R & S Investment Group on behalf of R & S Losee, LLC, property owner, for a reclassification of property from an R-E Ranch Estates District to an R-3 Multifamily Residential District. The property is located at the southwest corner of Washburn Road and Losee Road. The Assessor's Parcel Numbers are 124-35-703-007 and 124-35-803-003.

**RECOMMENDATIONS:**

The Planning & Zoning Department recommends that **ZN-51-04** receive a **favorable recommendation** and be forwarded to the City Council for final consideration.

Chairman Dean Leavitt opened the Public Hearing. The following participants turned in cards but did not come forward:

- Scott Sauer, 5629 Midnight Breeze, North Las Vegas, NV 890891
- Louvanna Shoaff, 5622 Midnight Breeze, North Las Vegas, NV 89081

Chairman Leavitt stated the Public Hearing shall remain open until such time it was heard in its entirety.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-51-04 to the June 23, 2004 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to June 23, 2004.**

**Item No. 9 AMP-47-04 was heard next.**



**7) AMP-46-04 (15333) CRAIG & SIMMONS CHURCH (Public Hearing)**

An application submitted by Celebrate Homes on behalf of the Roman Catholic Church Las Vegas, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to MDR Medium Density Residential. The property is located at the southwest corner of Red Coach Avenue and Simmons Street. The Assessor's Parcel Number is 139-05-203-001.

**RECOMMENDATIONS:**

The Planning and Zoning Department recommends that AMP-46-04 be **denied** for the reasons stated above, including noted inconsistencies between the proposal and the guidelines established by the Comprehensive Plan for new Medium Density Residential.

Chairman Dean Leavitt opened the Public Hearing and the following participants were called to come forward:

- Jamie E. Doschalis, 4540 Rolls Royce Road, North Las Vegas, NV 89031 stated his opposition to this project. He also turned in a petition signed by nearby residents who were also in opposition of the project.
- Fran Reese, 4524 Fuselier Drive, North Las Vegas, NV 89031 declined to come forward at this time.
- Kanca Woods, 4519 Socrates Street, North Las Vegas, NV 89031 declined to come forward at this time.
- John Sponseller, 3106 Dante Court, North Las Vegas, NV 89031 declined to come forward at this time.
- Gerald Newbury, 2624 Lake Martin Court, North Las Vegas, NV 89031 declined to come forward at this time.
- Howard Flebbe, 2632 Lake Martin Court, North Las Vegas, NV 89031 stated his opposition to this project.

Chairman Leavitt stated the Public Hearing shall remain open until such time it was heard in its entirety.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Jo Cato SECONDED to CONTINUE AMP-46-04 to the June 23, 2004 Planning Commission meeting with Commissioner Harry Shull abstaining due to business interests.

The motion carried by MAJORITY vote.

**The item was CONTINUED to June 23, 2004.**

**8) ZN-53-04 (15332) CRAIG & SIMMONS CHURCH (Public Hearing)**

An application submitted by Celebrate Homes on behalf of the Roman Catholic Church Las Vegas, property owner, for a reclassification of property from a C-1 Neighborhood Commercial District to an R-3 Multifamily Residential District. The property is located at the southwest corner of Red Coach Avenue and Simmons Street. The Assessor's Parcel Number is 139-05-203-001.

**RECOMMENDATIONS:**

The Planning and Zoning Department recommends that ZN-53-04 **be denied** for the reasons stated above, including noted inconsistencies between the proposal and the goals and priorities established by the City Council.

If, however, the recommendation from the Planning Commission is favorable, then it is recommended that the approval be for the R-2, Two-Family Residential District, rather than the R-3, Multi-Family Residential District, as requested by the applicant.

Chairman Dean Leavitt opened the Public Hearing and the following participants were called to come forward:

- Howard Flebbe, 2632 Lake Martin Court, North Las Vegas, NV 89031 stated his opposition to this project.
- Gerald Newbury, 2624 Lake Martin Court, North Las Vegas, NV 89031 declined to come forward at this time.
- William Tremblay, 2637 Lake Martin Court, North Las Vegas, NV 89031 declined to come forward at this time.
- Joe Zahoryin, 2636 Lake Martin Court, North Las Vegas, NV 89031 declined to come forward at this time.
- Scott Beardsley, 2633 lake Martin Court, North Las Vegas, NV 89031 declined to come forward at this time.
- Kanca Woods, 4519 Socrates Street, North Las Vegas, NV 89031 declined to come forward at this time.

Chairman Leavitt stated the Public Hearing shall remain open until such time it was heard in its entirety.

Commissioner Jay Aston MOVED and Commissioner Dean Leavitt SECONDED to CONTINUE ZN-53-04 to the June 23, 2004 Planning Commission meeting with Commissioner Harry Shull abstaining due to business interests.

The motion carried by MAJORITY vote.

**The item was continued to June 23, 2004.**

**Item No. 12 AMP-50-04 was heard next.**

**9) AMP-47-04 (15374) TROPICAL AND LAWRENCE**

An application submitted by Centex Homes on behalf of R & S Tropical, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Open Space and LDR Low Density Residential to MLDR Medium-Low Density Residential. The property is located at the southeast corner of Lawrence Street and Tropical Parkway. The Assessor's Parcel Number is 124-26-701-006.

**RECOMMENDATIONS:**

The Planning and Zoning Department recommends that AMP-47-04 receive a **favorable recommendation** for Medium Low Density Residential from the Planning Commission and be forwarded to the City Council for final consideration.

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

Kathryn Grider, 7391 Prairie Falcon Road, Las Vegas, NV 89128 appeared on behalf of the applicant and stated she concurs with Staff recommendations.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE AMP-47-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED a motion to RECONSIDER AMP-47-04.

The motion carried by UNANIMOUS vote.

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

- Louvanna Shoaff, 5622 Midnight Breeze, North Las Vegas, NV 89081 declined to comment.
- Scott Sauer, 5629 Midnight Breeze, North Las Vegas, NV 89081 stated he was in support of this item and was pleased with Centex Homes and the product they build.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED a motion to APPROVE AMP-47-04.

The motion carried by UNANIMOUS vote.

**This item was APPROVED.**

**10) ZN-55-04 (15373) TROPICAL AND LAWRENCE (Public Hearing)**

An application submitted by Centex Homes on behalf of R & S Tropical, LLC, property owner, for a reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 111 single-family dwellings. The property is located at the southeast corner of Lawrence Street and Tropical Parkway. The Assessor's Parcel Number is 124-26-701-006.

**RECOMMENDATION:**

The Department of Planning and Zoning recommends that ZN-55-04 be **continued** indefinitely to allow the applicant sufficient time to redesign the site to include the public trail located adjacent to the Regional Flood Control facility.

If however, the Planning Commission determines that approval is warranted at this time, the Department of Planning and Zoning recommends that ZN-55-04 be subject to the following conditions:

1. That the development shall comply with the Single-Family Development Design Standards.
2. That a 15-foot wide street scape which includes a five (5) foot meandering sidewalk shall be provided along Tropical Parkway and Lawrence Street.
- 3.
4. That the minimum lot size shall be 4,500 square feet.
5. That the following setbacks shall apply:
  - a. Front: Fifteen (15) feet, provided all garages maintain a 20-foot front setback.
  - b. Interior side: Five (5) feet.
  - c. Corner side: Ten (10) feet.
  - d. Rear yard: Fifteen (15); and
6. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the open space/park areas showing landscaping and amenities. Prior to submittal of the final development plan, the applicant must schedule a meeting with the Parks and Recreation Director or designee to determine what amenities will be required of the private park areas.
7. 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).
8. That the perimeter walls be owned and maintained by the homeowners' association.
9. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
10. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
11. All common elements shall be labeled as such and to be maintained by the homeowners associations.

12. A pedestrian access way shall be provided from the development to the public trail located adjacent to the Regional Flood Control facility.
13. The site plan shall be revised to accurately show the property line per Parcel Map File 106 Page 98.
14. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
15. Approval of a drainage study is required prior to submittal of the civil improvement plans.
16. 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.
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. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
19. The property owner is required to grant roadway easements where public and private streets intersect.
20. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
21. A revocable encroachment permit for landscaping within the public right of way is required.
22. All common elements shall be labeled and are to be maintained by the Home Owners Association.
23. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards and must be approved by the City of Las Vegas Central Fire Alarm Office.
24. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
25. Approval of a traffic study is required prior to submittal of the civil improvement plans.
26. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum length of 150 feet and a maximum lot frontage of four. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
27. 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. The use of roll curb will require an additional one foot of right of way.
28. Sidewalk, with a minimum width of 3.5 feet, is required on a minimum of one side of all interior, private streets.
29. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for*

*Public Works' Construction Off-Site Improvements Drawing Number 222.*

30. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
31. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Tropical Parkway.
32. Streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code 16.20.050*.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff recommended approved with the listed changes.

Kathryn Grider of Orion Engineering, 9371 Prairie Falcon Road, Las Vegas, NV 89128 appeared on behalf of the applicant and stated she concurs with Staff's recommendations except for Item No. 7 . She would like the language changed to state the corner side yard would be maintained by the homeowner.

Chairman Dean Leavitt opened the Public Hearing. The following participants were called to come forward:

- Louvanna Shoaff, 5622 Midnight Breeze, North Las Vegas, NV 89081 declined to comment at this time.
- Scott Sauer, 5629 Midnight Breeze, North Las Vegas, NV 89081 declined to comment at this time.

Chairman Leavitt closed the Public Hearing

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE ZN-55-04 subject to Staff condition No, 33 added as follows:

**Condition No. 33** - The property owner is required to provide circuitous lighted paths; a minimum of 20 24-inch box trees per acre; at least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada; at least one large open space area for group/organized play; one large group shade area/gazebo (30' diameter), lighted; picnic tables and barbecue grills, benches spaced along park pathways; details of amenities to be provided; and developer shall meet with the Parks and Recreation Department prior to submittal of Final Map.

The motion carried by UNANIMOUS vote.

**The item was APPROVED with changes.**

### **11) T-1103 (15348) TROPICAL & LAWRENCE**

An application submitted by Centex Homes, on behalf of R & S Tropical, LLC, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 111 single-family dwellings. The property is located at the southeast corner of Tropical Parkway and Lawrence Street. The Assessor's Parcel Number is 124-26-701-006.

#### **RECOMMENDATION:**

The Department of Planning and Zoning originally recommended that T-1103 be **continued indefinitely** to allow the applicant sufficient time to redesign the site to include the public trail located adjacent to the Regional Flood Control facility; however, the applicant submitted a revised tentative map that addressed Staff concerns. Therefore, Staff recommended approval subject to the conditions listed within the memorandum dated June 9, 2004:

1. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.
3. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
5. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
6. The property owner is required to grant roadway easements where public and private streets intersect.
7. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
8. A revocable encroachment permit for landscaping within the public right of way is required.
9. All common elements shall be labeled and are to be maintained by the Home Owners Association.
10. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards and must be approved by the City of Las Vegas Central Fire Alarm Office.
11. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
12. Approval of a traffic study is required prior to submittal of the civil improvement plans.
13. If access controls are to be implemented, a queuing analysis is required as part of the traffic study.

14. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum length of 150 feet and a maximum lot frontage of four. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
15. 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. The use of roll curb will require an additional one foot of right of way.
16. Sidewalk, with a minimum width of 3.5 feet, is required on a minimum of one side of all interior, private streets.
17. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
18. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
19. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Tropical Parkway.
20. Streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code* 16.20.050.
21. That the perimeter walls shall be located within the common element and be owned and maintained by the homeowners' association.
22. That the development shall comply with the Single-Family Development Design Standards, including but not limited to the landscaping requirements for corner side lots.
23. That T-1103 shall be null and void if ZN-55-04 is not approved.
24. That T-1103 shall comply with all conditions of ZN-55-04.
25. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.

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

Kathryn Grider of Orion Engineering, 7391 Prairie Falcon Road, Las Vegas, NV 89128 appeared on behalf of the applicant and stated she concurs with Staff's recommendations including the new memorandum received with the list of conditions.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE T-1103 with the addition of Condition No. 26 to read:

**The applicant shall comply with the Parks and Recreation Conditions noted in ZN-44-04.**

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**Item No. 16 VAC-19-04 was heard next.**





**12) AMP-50-04 (15388) ELKHORN MANOR (Public Hearing)**

An application submitted by D. R. Horton, on behalf of Beltway 40, LLC, property owner, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Office and MDR Medium Density Residential to MLDR Medium-Low Density Residential. The property is located at the southeast corner of Commerce Street and Elkhorn Road. The Assessor's Parcel Numbers are 124-22-501-005, 124-22-501-006, 124-22-501-007 and 124-22-501-008.

**RECOMMENDATIONS:**

The Planning and Zoning Department recommends that AMP-50-04 receive a **favorable** recommendation from the Planning Commission and be forwarded to the City Council for final consideration.

**The item was WITHDRAWN WITHOUT PREJUDICE.**

### **13) ZN-59-04 (15389) ELKHORN MANOR (Public Hearing)**

An application submitted by D. R. Horton on behalf of Beltway 40, LLC, property owner, for a reclassification of property from an R-E Ranch Estates District to a PUD Planned Unit Development District consisting of 178 single-family dwellings. The property is located at the southeast corner of Commerce Street and Elkhorn Road. The Assessor's Parcel Numbers are 124-22-501-005, 124-22-501-006, 124-22-501-007 and 124-22-501-008.

#### **RECOMMENDATION:**

The Planning and Zoning Department recommends that ZN-59-04 be **continued**; however, if the Planning Commission feels that approval is warranted at this time, the Department of Planning and Zoning recommends that ZN-59-04 be subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The minimum lot size shall be 5,000 square feet.
3. The development shall not exceed 178 lots.
4. The development shall provide a minimum of 2.94 acres (128,066 square feet) of useable open space.
5. The developer shall meet jointly with the Departments of Parks and Recreation and Planning and Zoning to discuss the design and usability of proposed open space areas and the amenities to be provided prior to submitting a final development plan.
6. At a minimum, the following amenities shall be provided within the open space:
  - a. Circuitous lighted paths
  - b. A minimum of twenty 24-inch box trees per acre
  - c. At least two differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada.
  - d. At least one large open space area for group/organized play
  - e. One large group shade area/gazebo (30' diameter), lighted
  - f. Picnic tables and barbecue grills
  - g. Benches spaced along park pathways
  - h. Details of amenities to be provided
7. A minimum 10 feet of landscaping, which may include the sidewalk, shall be provided adjacent to all interior corner lots. These areas shall be labeled as common elements.
8. The perimeter walls shall be owned and maintained by the homeowner's association.
9. A final development plan shall be required for Planning Commission review and approval. The final development plan shall provide details of the open space/park areas showing landscaping and amenities.
10. All conditions of the approved PUD shall be placed as notes on the Final Map.
11. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the Final Map.
12. Streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code* 16.20.050.

13. As shown on the site plan, the internal residential streets shall be in conformance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 207 (Option "B").
14. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
15. Dedicate and construct the following half streets per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  1. Commerce Street
  2. Dorrell Lane
  3. Goldfield Street
16. Right-of-way dedication and construction of a CAT bus turn-out is required on Commerce Street near Dorrell Lane per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
17. The developer is responsible for obtaining a BLM right-of-way grant for Dorrell Lane and the off-site utilities in the Goldfield Street alignment.
18. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum length of 150 feet and a maximum lot frontage of four. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
19. Approval of a traffic study is required prior to submittal of the civil improvement plans.
20. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Commerce Street and Dorrell Lane.
21. The northern terminus of Goldfield Street shall end in a cul-de-sac.
22. Provide a minimum right-of-way width of 60 feet for the subdivision entrance streets.
23. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
24. A revocable encroachment permit for landscaping within the public right of way is required.
25. All common elements shall be labeled and are to be maintained by the Homeowners Association.
26. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards and must be approved by the City of Las Vegas Central Fire Alarm Office.
27. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
28. Approval of a drainage study is required prior to submittal of the civil improvement plans.
29. Clark County Public Works concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
30. Acceptance of this Tentative Map shall not be construed to be approval of any flood control concepts or drainage easements shown, as concerns may arise during the review of the drainage study and civil

improvement plans.

31. 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.
32. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
33. Should VAC-20-04 not be approved, the Tentative Map shall include the dedication and construction of Elkhorn Road.
34. The public drainage easements between lots 46 and 129 shall be privately maintained and labeled as such on the final map.
35. A public utility easement shall be granted between lots 102 and 103.

**The item was WITHDRAWN WITHOUT PREJUDICE.**

**14) VAC-20-04 (15391) ELKHORN MANOR (Public Hearing)**

An application submitted by D. R. Horton on behalf of Beltway 40, LLC, property owner, to vacate approximately 1,275 feet of Elkhorn Road between Commerce Street and Goldfield Street. The Assessor's Parcel Numbers are 124-22-501-005, 124-22-501-006, 124-22-501-007 and 124-22-501-008.

**RECOMMENDATION**

The Planning and Zoning Department recommends that VAC-20-04 be approved subject to the following condition:

1. The vacation must record concurrently with the final map. Should the Order of Vacation not record within one year from the approval date, the vacation shall be deemed null and void.

**The item was WITHDRAWN WITHOUT PREJUDICE.**

**15) T-1104 (15390) ELKHORN MANOR**

An application submitted by D. R. Horton on behalf of Beltway 40, LLC, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed PUD Planned Unit Development District) consisting of 178 single-family dwellings. The property is located at the southeast corner of Commerce Street and Elkhorn Road. The Assessor's Parcel Numbers are 124-22-501-005, 124-22-501-006, 124-22-501-007 and 124-22-501-008.

**RECOMMENDATION:**

The Department of Planning and Zoning recommends that T-1104 be **continued** to allow the applicant time to meet with the Departments of Public Works, Planning and Zoning, and Parks and Recreation to re-design the tentative map in conformance with ordinance requirements and to address open space issues.

State law requires 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 must recommend denial of T-1104.

However, if the Planning Commission feels that approval is warranted at this time, the Department of Planning and Zoning recommends that T-1104 be subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Should ZN-59-04 not be approved, this application shall be considered null and void.
3. The tentative map shall comply with all conditions of approval for ZN-59-04.
4. The developer shall meet jointly with the Departments of Parks and Recreation and Planning and Zoning to discuss the design and usability of proposed open space areas and the amenities to be provided prior to submitting a final development plan.
5. At a minimum, the following amenities shall be provided within the open space:
  - a. Circuitous lighted paths
  - b. A minimum of twenty 24-inch box trees per acre
  - c. At least two differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada.
  - d. At least one large open space area for group/organized play
  - e. One large group shade area/gazebo (30' diameter), lighted
  - f. Picnic tables and barbecue grills
  - g. Benches spaced along park pathways
  - h. Details of amenities to be provided
6. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the Final Map.
7. Streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code* 16.20.050.
8. As shown on the site plan, the internal residential streets shall be in conformance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 207 (Option "B").

9. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
10. Dedicate and construct the following half streets per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  1. Commerce Street
  2. Dorrell Lane
  3. Goldfield Street
11. Right-of-way dedication and construction of a CAT bus turn-out is required on Commerce Street near Dorrell Lane per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
12. The developer is responsible for obtaining a BLM right-of-way grant for Dorrell Lane and the off-site utilities in the Goldfield Street alignment.
13. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum length of 150 feet and a maximum lot frontage of four. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.
14. Approval of a traffic study 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 Commerce Street and Dorrell Lane.
16. The northern terminus of Goldfield Street shall end in a cul-de-sac.
17. Provide a minimum right-of-way width of 60 feet for the subdivision entrance streets.
18. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
19. A revocable encroachment permit for landscaping within the public right of way is required.
20. All common elements shall be labeled and are to be maintained by the Homeowners Association.
21. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards and must be approved by the City of Las Vegas Central Fire Alarm Office.
22. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
23. Approval of a drainage study is required prior to submittal of the civil improvement plans.
24. Clark County Public Works concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
25. Acceptance of this Tentative Map shall not be construed to be approval of any flood control concepts or drainage easements shown, as concerns may arise during the review of the drainage study and civil improvement plans.



26. 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.
27. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
28. Should VAC-20-04 not be approved, the Tentative Map shall include the dedication and construction of Elkhorn Road.
29. The public drainage easement between lots 46 and 129 shall be privately maintained and labeled as such on the final map.
30. A public utility easement shall be granted between lots 102 and 103.

**The item was WITHDRAWN WITHOUT PREJUDICE.**

**Item No. 26 FDP-08-04 was heard next.**

**16) VAC-19-04 (15364) CENTENNIAL/NOVAK (Public Hearing)**

An application submitted by Richmond American Homes on behalf of GPA Partners, property owner, to vacate the northerly half of Azure Avenue commencing approximately 240 feet east of Novak Street and proceeding east approximately 462 feet. The Assessor's Parcel Number is 123-29-101-007.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that VAC-19-04 be **approved** with the following conditions of approval:

1. The application for ZN-42-04 must be approved, otherwise, VAC-19-04 shall be null and void.
2. The vacation must record concurrently with the final map. Should the Order of Vacation not record within one year from the approval date, the vacation shall be deemed null and void.
3. The easterly 60 feet of right-of-way is to be maintained by the City for a future flood control channel.

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

Jennifer Lazovich of Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, Las Vegas, NV 89109 appeared on behalf of the applicant and stated she concurs with Staff's recommendations.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE VAC-19-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**17) T-1100 (15370) CENTENNIAL/NOVAK**

An application submitted by Richmond American Homes, on behalf of Michael Angelo, LLC, et. al., property owner, for approval of a tentative map in a —2 General Industrial District (proposed PUD Planned Unit Development District) consisting of 107 single-family dwellings. The property is located at the southwest corner of Centennial Parkway and Novak Street. The Assessor's Parcel Number is 123-20-101-005.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1100 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.
2. ZN-41-04 must be approved by the City Council; otherwise, T-1101 will be considered null and void.
3. Compliance with all conditions of approval for ZN-41-04.
4. The installation of sprinklers for fire suppression shall be required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans
6. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Centennial Parkway.
7. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
8. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
9. All common elements shall be labeled and are to be maintained by the Home Owners Association.
10. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
11. A revocable encroachment permit for landscaping within the public right of way is required.
12. Approval of a drainage study is required prior to submittal of 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. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
15. Streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code 16.20.050*.
16. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

The application was presented by Marc Jordan, Acting Planning Manager on behalf of Staff who indicated Staff is recommending approval of this item with the deletion of Item No. 16 and an addition of Item No. 17 which reads: That perimeter walls be owned and maintained by the home owners association.

Jennifer Lazovich, of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, Las Vegas, NV 89109 appeared on behalf of the applicant and stated she concurs with Staff's recommendations.

Commissioner Harry Shull MOVED and Commissioner Jay Aston SECONDED to APPROVE T-1100 with changes by adding the following condition.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**18) ZN-54-04 (15350) ALLEN MANOR II (Public Hearing)**

An application submitted by D. R. Horton on behalf of NGA #2, LLC, property owner, for a reclassification of property from an R-E Ranch Estates District to an R-1 Single-Family Residential District. The property is located at the southwest corner of Ranch House Road and Ferrell Street. The Assessor's Parcel Numbers are 124-29-201-003, 124-29-201-004, 124-29-201-005, 124-29-201-006 and 124-29-201-007.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that ZN-54-04 be **approved** and forwarded to the City Council with a recommendation for permanent zoning to the R-1, Single-Family Residential District.

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

Gia Nguyen, of G.C. Wallace, 1555 S. Rainbow Boulevard appeared on behalf of the applicant and stated he concurs with Staff recommendations.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to APPROVE ZN-54-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**19) T-1099 (15353) ALLEN MANOR II**

An application submitted by D. R. Horton, Inc., on behalf of NGA #2, LLC, property owner, for approval of a tentative map in an R-E Ranch Estates District (proposed R-1 Single-Family Residential District) consisting of 60 single-family dwellings. The property is located at the southwest corner of Ranch House Road and Ferrell Street. The Assessor's Parcel Numbers are 124-29-201-003, 124-29-201-004, 124-29-201-005, 124-29-201-006 and 124-29-201-007.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1099 be **approved** subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That if ZN-54-04 is not approved by the City Council tentative map T-1099 shall become null and void.
3. That the development comply with the Single Family Design Guidelines, including, but not limited to providing a meandering sidewalk along Allen Lane separated from back of curb by a minimum of five (5) feet.
4. That perimeter landscaping of the exterior street perimeter be designated as "Common Elements" and that interior perimeter landscaping commonly described as corner side yard landscaping be addressed as allowed in the North Las Vegas Municipal Code Section 17.24.210(E).
5. That the perimeter walls be owned and maintained by the homeowners' association.
6. That the developer disclose to prospective home buyers that corner side yard landscape areas are reserved exclusively for landscaping.
7. Revise the plans to meet the minimum curvilinear street standards set forth in the *City of North Las Vegas Municipal Code* section 16.20.050.
8. Approval of a traffic study 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 Allen Lane.
10. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
11. A revocable encroachment permit for landscaping within the public right of way is required.
12. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
13. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association.

15. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  - a. Ranch House Road - 30 feet
  - b. Mastercraft Avenue - 30 feet
  - c. Ferrell Street - 30 feet
  - d. Allen Lane - 40 feet
16. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
17. All conditions of approval shall be incorporated into the note section and filed with the Final Map.

The application was presented by Marc Jordan, Acting Planning Manager on behalf of Staff who indicated Staff is recommending approval of this item deleting Condition No. 17. It is not required for the applicant to state these conditions on the final map. There is a separate document that is recorded per Condition No. 5.

Gia Nguyen of G.C. Wallace, 1555 S. Rainbow Boulevard appeared on behalf of the applicant and stated he concurs with Staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-1099 with Staff recommendations including the applicant submitting all the revised tentative maps and labeling that Exhibit "A" and deleting Condition No. 17.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**20) ZN-56-04 (15365) SIMMONS-RED COACH PLAZA (Public Hearing)**

An application submitted by Kevin Goshan on behalf of Dona Aimee Tucker, Thomas Allyn Tucker, Wayne S. Wells and Elma Q. Wells, property owners, for a reclassification of property from an R-E Ranch Estates District and C-1 Neighborhood Commercial District. The property is located at the southeast corner of the Gowan Drainage Channel and Simmons Street. The Assessor's Parcel Numbers are 139-05-601-006, 139-05-601-008, 139-05-601-010 and 139-05-601-033.

**RECOMMENDATION:**

The Planning & Zoning Department recommends that ZN-56-04 receive a **favorable recommendation** and be forwarded to the City Council for final consideration.

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

Mark Sabraw, 2756 North Green Valley Parkway, Henderson, NV 89014 appeared on behalf of the applicant and stated he agreed with Staff's recommendations.

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

Commissioner Jay Aston MOVED and Commissioner Nelson Stone SECONDED to APPROVE ZN-56-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**



**21) ZN-57-04 (15375) CORTONA (Public Hearing)**

An application submitted by KB Home, Inc., on behalf of Unlimited Holdings, Inc., property owner, for a reclassification of property from a C-1 Neighborhood Commercial District to an R-1 Single-Family Residential District. The property is generally located approximately 278 feet west of Simmons Street and approximately 375 feet north of Ranch House Road. The Assessor's Parcel Number is 124-29-101-002.

**RECOMMENDATION:**

The Department of Planning and Zoning recommends that ZN-57-04 be **approved** and forwarded to the City Council with a recommendation for permanent zoning to the R-1, Single-Family Residential District.

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

Jennifer Lazovich of Kummer, Kaempfer, Bonner & Renshaw 3800 Howard Hughes Parkway, Las Vegas appeared on behalf of the applicant and states he concurs with Staff recommendations.

Commissioner Nelson Stone MOVED and Commissioner Jay Aston SECONDED to APPROVE ZN-57-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**22) VN-16-04 (15362) ATHARI PROFESSIONAL PLAZA (Public Hearing)**

An application submitted by the Athari Professional Plaza on behalf of the Athari Family Investment, LLC, property owner, for a variance in a CP Professional Office Commercial District to allow an 11 foot front setback where 20 feet is required, to allow a rear setback of 10 feet where 30 feet is required and to allow a 10 foot side setback where 30 feet is required, and to allow a three (3) foot parking setback where five (5) feet is required. The property is located at the southwest corner of Civic Center Drive and Reynolds Avenue. The Assessor's

Parcel Numbers are 139-23-803-006, 139-23-803-007 and 139-23-803-008.

**RECOMMENDATION:**

The Planning and Zoning Department recommends **denial** of the variance request VN-16-04.

If the Planning Commission feels that approval is warranted and can make findings to support the variances requested the following conditions of approval 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 VN-16-04 shall be null and void if UN-20-04 is not approved.
3. That the landscaping provided in the reduced setback areas shall be designed and installed to provide 100% ground coverage within two years of planting.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff is recommending denial of this item. If the item is approved, the above listed additional conditions are recommended.

Mike Bradshaw of Bradshaw and Associates, 3753 Howard Hughes Parkway Suite 200, Las Vegas, NV 89109 appeared on behalf of the applicant. He explained the project to Commissioners.

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

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE VN-16-04 with Staff recommendations with an amendment to Condition No. 3 to have 80% ground coverage instead of the 100%

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

**The item was APPROVED.**

**Item No. 34 UN-20-04 was heard next.**

**23) UN-83-04 (15265) CENTENNIAL GATEWAY (Public Hearing)**

An application submitted by Smith's Food & Drug Centers on behalf of PT Corporation, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow gas pumps in conjunction with a grocery store. The property is located at the southwest corner of Centennial Parkway and Losee Road. The Assessor's Parcel Number is 124-26-501-001.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that UN-83-04 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The property owner shall comply with all criteria of the Commercial Development Standards and Design Guidelines, including, but not limited to, the fuel center shall match the design, materials and architecture of the proposed shopping center and all buildings within the development must use a unified architectural theme.
3. Color samples shall be submitted at the time of building permit request and shall be earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Approval of a drainage study is required prior to submittal fo the civil improvement plans.
6. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
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.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff is recommending approval subject to seven conditions.

Brett Wallen of Great Basin Engineering, 2010 North Redwood Road, Salt Lake City, UT 84116 appeared on behalf of the applicant and stated he concurs with Staff Recommendations.

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

Commissioner Jay Aston MOVED and Commissioner Steve Brown SECONDED to APPROVE UN-83-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**24) UN-84-04 (15268) BEREAN CHURCH (Public Hearing)**

An application submitted by Berean Christian Fellowship, property owner, for a use permit in an R-1 Single Family Residential District to allow a church. The property is located at 2784 North Martin Luther King Boulevard. The Assessor's Parcel Number is 139-16-701-001.

**RECOMMENDATION:**

The Development Services Department recommends that UN-84-04 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development shall comply with the Commercial Development Standards and Design Guidelines, except for the following:
  - a. That in lieu of the landscape island required between the parking rows of every other row of parking, the applicant provide landscape diamonds between every three (3) parking stalls.
  - b. That a ten (10) foot landscape buffer be provided with 24" box trees planted at a maximum spacing of 15 feet on center adjacent to the residential properties located along the north, south and east property lines.
3. That the pre-fabricated building within Phase 1 shall incorporate relief through the use of changes in color, materials, inclusion of bellines or pop-outs.
4. That all the buildings within the development use similar colors to provide a more consistent design.
5. That all mechanical equipment shall be ground mounted and shall be screened from view with landscaping or walls which match the design of the primary buildings within the development.
6. That the perimeter landscaping adjacent to Martin Luther King Boulevard shall be similar to the approved landscaping scheme and materials for the street medians within Martin Luther King Boulevard.
7. The number of driveways and their locations are subject to the review and approval of the City Traffic Engineer and must meet the standards set forth in the NLV Municipal Code.
8. Driveways are to be constructed in accordance with CCAUSD #s 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
9. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The property owner is required to sign a restrictive covenant for utilities.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff is recommending approval of this item with thirteen condition and with the requirement that landscape diamonds be added in the parking lot.

Ferrin Affleck, of Affleck Enterprise, 4987 Idaho Avenue, Las Vegas, NV 89104 appeared on behalf of the applicant and stated he concurs with Staff recommendations.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to APPROVE UN-84-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**25) UN-85-04 (15336) NORTHERN VISTAS (Public Hearing)**

An application submitted by Northern Vistas, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow a financial institution (mortgage bank). The property is located at 3445 West Craig Road, Suites B & C. The Assessor's Parcel Number is 139-05-316-013.

**RECOMMENDATION**

The Planning & Zoning Department recommends that UN-85-04 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method development shall comply with all applicable codes and ordinances.
2. The use is limited to a mortgage bank regulated by the federal government.

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

George Day, 4124 Laurel Hill Drive, North Las Vegas, NV 89032 stated he concurs with Staff recommendations.

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

Commissioner Jay Aston MOVED and Commissioner Jo Cato SECONDED to APPROVE UN-85-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**26) FDP-08-04 (15264) ANN-LOSEE ROAD**

An application submitted by James E. Stroh on behalf of American Land Holdings, LLC and A P C Losee-Ann, LLC, property owners, for a Final Development Plan review in a PUD Planned Unit Development District, consisting of 34,830 square feet of commercial space. The property is located at the northwest and southwest corners of Ann Road and Losee Road. The Assessor's Parcel Numbers are 124-26-802-003 and 124-35-701-013.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that FDP-08-04 be **continued** indefinitely to allow the applicant sufficient time to submit a revised final development plan that addresses all concerns mentioned in the analysis.

However, if the Planning Commission determines that approval is warranted at this time, the Planning and Zoning Department recommends that FDP-08-04 be 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.
2. That the commercial development shall comply with all conditions of approval for ZN-35-03 and UN-01-04.
3. That the commercial development shall comply with Commercial Development Standards and Design Guidelines, including but not limited to the following:
  - a. All of the pads are required to be located at the front setback lines; and
  - b. Foundation landscaping is required along all facades featuring a customer entrance; and
  - c. Pedestrian access is required to be identified from each of the public sidewalks to the primary entrances to the retail establishments; and
  - d. A minimum 20-foot landscape buffer is required between the subject site and the proposed residential development to north, south and west.
4. The applicant shall comply with all parking requirements.
5. That the final development plan be revised to relocate the pedestrian plazas away from Ann Road and Losee Road.
6. Fire access lanes must be designed and installed in accordance with Fire Code.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans
8. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Losee Road and Ann Road.
9. Right of way dedication and construction of a flared intersection is required at Losee Road And Ann Road per CCAUSD # 201.1
10. Right of way dedication for a bus turnout is required along the projects' Losee Road and Ann Road frontages.
11. The number of driveways and their locations are subject to the review and approval of the City Traffic Engineer and must meet the standards set forth in the NLV Municipal Code.
12. The property owner is required to grant a pedestrian access easement for sidewalk within any common

element.

13. A revocable encroachment permit for landscaping within the public right of way is required.
14. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
15. The property owner is required to grant a roadway easement for commercial driveway(s).
16. The property owner is required to sign a restrictive covenant for utilities.
17. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
18. Approval of a drainage study is required prior to submittal of the civil improvement plans.
19. 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.
20. 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.
21. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE FDP-08-04 to the June 23, 2004 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to June 23, 2004.**

**Item No. 30 T-1101 was heard next.**

**27) FDP-09-04 (15341) CHEYENNE VALLEY COMMERCE CNTR**



An application submitted by Architect Gerald Garapich, AIA on behalf of the Lyle Brennan SSP Trust 1998, property owner, for a Final Development Plan review in a PUD Planned Unit Development District, consisting of 62,238 square feet of office, commercial and retail space. The property is located at the northwest corner of Cheyenne Avenue and Valley Drive. The Assessor's Parcel Numbers are 139-07-417-003 and 139-07-417-004.

**RECOMMENDATION:**

The Planning & Zoning Department originally recommended that FDP-09-04 be **continued** to allow the applicant time to revise the site plan, submit it for review and adequate time for staff to provide a recommendation to the Planning Commission.

However, the applicant has met with Staff pertaining to the proposed plan and it has been determined that the plan is in conformance with the PUD. Therefore, Staff recommended approval subject to the conditions listed in the Memorandum dated June 9, 2004 as follows:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That the development of this site be in compliance with all conditions of Ordinance No. 1842 (ZN-27-00).
3. Comply with the conditions of the approved Traffic Study.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. NDOT 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 site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
7. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
8. A revocable encroachment permit for landscaping within the public right of way is required.
9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The property owner is required to sign a restrictive covenant for utilities.
12. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
13. That the development generally conform to the submitted site plan, including all applicable changes mentioned herein. The pad developments are not required to be located at the minimum front setback lines, unless depicted as such on the submitted site plan.
14. The carports, if provided, shall match the buildings in design, colors and materials.

15. A minimum 300 square feet of pedestrian plaza area shall be provided as part of the first phase of development.
16. This approval is only for the 5.9+-acre parcel nearest to the intersection of Cheyenne Avenue and Valley Drive. The remainder of the PUD is required to have separate final development plan(s) reviewed and approved by the Planning Commission prior to submittal of the civil improvement plans.
17. The building elevations shall be in conformance with the Commercial Design Standards including, but not limited to the following: (1) the cultured stone veneers, cornices and slate stone elements shall be provided on each side of all buildings; (2) exterior roof ladders are not permitted (access to the roofs of each building shall be provided from within the buildings); and (3) drain spouts shall be internal.

The application was presented by Marc Jordan on behalf of Staff who indicated Staff is recommending approval of this item subject to the conditions listed in the memo from the Planning & Zoning Department dated June 9, 2004.

Richard Gallegos of Garapich Architects, 10 Commerce Center Drive, Henderson, NV 89014 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 FDP-09-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**28) FDP-10-04 (15344) SALVATION ARMY MODULAR BLDG.**

An application submitted by the Salvation Army, property owner, for a Final Development Plan review in a PUD Planned Unit Development District, to allow the installation of two (2) modular classrooms and to replace and expand an existing warehouse facility. The property is located at 2025 Yale Street. The Assessor's Parcel Number is 139-22-605-001.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that FDP-10-04 be **continued** to allow the applicant sufficient time to submit samples of the proposed materials for the modular buildings.

However, if the Planning Commission determines that approval is warranted at this time, the Planning and Zoning Department recommends that FDP-10-04 be subject to the following conditions and that this item be forwarded to the Redevelopment Agency:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That the development shall comply with all conditions of approval for ZN-20-01 and FDP-10-01.
3. That the two (2) modular buildings consist of a stucco finish or alternate material acceptable to staff. All building within the development shall have the same stucco-like finish.

The application was presented by Marc Jordan, Acting Planning Manager on behalf of Staff who indicated Staff is recommending continuance of this item until a suitable stucco like material is presented for approval.

Major William Raihl of Salvation Army, 2900 Palomino Drive, Las Vegas, NV 89123 appeared on behalf of the applicant stated the stucco like material shown in the sample presented was recommended by the manufacturer of the modular units being constructed.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to APPROVE FDP-10-04 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**29) SPR-26-04 (15363) REVERE POINTE**

An application submitted by Lucca Real Property, LLC, property owner, for a site plan review in an O-L/DA Open-Land Development Agreement District for a tavern. The property is located at the northeast corner of Ann Road and Revere Street. The Assessor's Parcel Number is 124-28-801-003.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that SPR-26-04 be **denied** as a more appropriate site plan has previously been approved.

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

1. Approval of a traffic study is required prior to submittal of the civil improvement plans
2. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Ann Road and Revere Street.
3. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
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, or as otherwise approved by the Director of Public Works or his designee.
6. A revocable encroachment permit for landscaping within the public right of way is required.
7. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
8. The property owner is required to grant a roadway easement for commercial driveway(s).
9. The tavern shall be of a uniform architectural design subject to review and approval by staff.
10. Color samples shall be submitted at the time of building permit request and shall be earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds.
10. Foundation landscaping shall be provided adjacent to all elevations featuring a customer entrance, subject to review and approval by staff.
11. A minimum of ten (10) feet of perimeter landscaping shall be provided next to Ann Road.
12. A minimum of one (1) tree, four (4) shrubs and 60% ground coverage be provided in the landscape islands at the ends of the parking rows. Additionally, one (1) 24-inch box tree planted every 20 feet on center as well as 60% ground coverage, not including the trees, shall be placed along the Revere Street and Ann Road perimeters.

13. The proposed six (6) foot to eight (8) foot block wall along the interior property lines shall be decorative and shall include, but not be limited to, detail variations such as pilasters, decorative caps, decorative iron cut-outs or fluted blocks. The design shall be subject to review and approval by staff.
14. The perimeter wall along Ann Road and Revere Street shall be no more than three (3) feet in height and shall include, but not be limited to, detail variations such as pilasters, decorative caps, decorative iron cut-outs or fluted blocks. The design shall be subject to review and approval by staff.
15. Signage shall be subject to review and approval by staff prior to issuance of a building permit.

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

Ed Garcia of Jones Vargas, 3773 Howard Hughes Parkway, 3<sup>rd</sup> Floor South, Las Vegas, NV 89109 appeared on behalf of the applicant and presented a revised site plan.

Commissioner Harry Shull MOVED and Commissioner Nelson Stone SECONDED to DENY SPR-26-04.

The motion carried by MAJORITY vote with Marilyn Kirkpatrick, Jo Cato and Steve Brown voting against the motion.

**The item was DENIED.**

### **30) T-1101 (15371) NOVAK/AZURE**

An application submitted by Richmond American Homes, on behalf of GPA Partners, property owner, for approval of a tentative map in an —2 General Industrial District (proposed PUD Planned Unit Development District) consisting of 78 single-family dwellings. The property is located at the northeast corner of Azure Avenue and Novak Street. The Assessor's Parcel Number is 123-29-101-007.

#### **RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1101 be **continued** to allow the applicant time to address the outstanding issues outlined in the analysis section.

State Statutes require the Planning Commission to act within 45 days, otherwise the tentative map would be deemed approved. Therefore, unless the applicant is willing to continue the application, the Planning and Zoning Department will have to recommend that T-1101 be denied.

However, if the Planning Commission determines from the evidence presented that approval is warranted, 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.
2. ZN-42-04 must be approved by the City Council; otherwise, T-1101 will be considered null and void.
3. Compliance with all conditions of approval for ZN-42-04.
4. Per the Clark County Regional Flood Control Master Plan, a public drainage easement or right-of-way dedication is required for the flood control channel adjacent to the UPRR right-of-way, as determined by an approved technical drainage study. Currently this area is shown as open space.
4. The size and location of any drainage easements shown are contingent upon drainage study approval.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
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. The drainage and utility easement must be revised to a pedestrian access/public utility easement that conforms to *North Las Vegas Municipal Code 17.24.210.D.4.a*.
9. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
10. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.

11. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
12. The property owner is required to grant roadway easements where public and private streets intersect.
13. All common elements shall be labeled and are to be maintained by the Home Owners Association.
14. Approval of a traffic study is required prior to submittal of the civil improvement plan
15. Interior streets in excess of five hundred (500) feet shall conform to the minimum curvilinear street requirements as outlined in *North Las Vegas Municipal Code 16.20.050*.
16. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
16. All conditions of approval shall be incorporated into the note section of the map and filed with the Final Map.

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUED T-1101 to the June 23, 2004 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to June 23, 2004.**

**Item No. 35 AMP-39-04 was heard next.**

### **31) T-1102 (15372) HAMMER PECOS**

An application submitted by North Pecos Real Estate, LLC, property owner, for approval of a tentative map in an M-2 General Industrial District (proposed PUD Planned Unit Development District) consisting of 53 single-family dwellings. The property is located at the southeast corner of Hammer Lane and Pecos Road. The Assessor's Parcel Numbers are 123-31-201-002 and 123-31-201-003

#### **RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1102 be **approved** subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That the development shall comply with all conditions of approval for ZN-29-04.
3. That the development shall comply with the Single-Family Development Design Standards.
4. The 24-foot emergency vehicle access proposed from Pecos Road would also need to serve as pedestrian access.
5. That a 25-foot wide street scape which includes a five (5) foot meandering sidewalk shall be provided along Pecos Road. Furthermore, all landscaping within the street scape shall comply with Title 17, in order to qualify a portion of the street scape toward the open space provisions.
6. 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).
7. That the perimeter walls be owned and maintained by the homeowners' association.
8. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
9. All common elements shall be labeled and are to be maintained by the Home Owners Association.
10. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
11. A revocable encroachment permit for landscaping within the public right of way is required.
12. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.
13. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
14. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
15. Approval of a traffic study is required prior to submittal of the civil improvement plans
16. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Pecos Road.
17. Approval of a drainage study is required prior to submittal of the civil improvement plans.
18. 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.



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

Bill Curran of Curran & Parry, 300 South 4<sup>th</sup> Street, Suite 1201, Las Vegas, NV 89101 appeared on behalf of the applicant and stated he concurs with Staff recommendations with a proposed change to Condition No. 7

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to APPROVE T-1102 per Staff recommendations with a modification to Condition No. 7 that the perimeter walls on Fischer Avenue and Pecos Road be owned and maintained by the homeowner's association.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

## **OLD BUSINESS**

### **32) UN-77-04 (14996) STORAGE ONE (Public Hearing)**

An application submitted by Storage One on behalf of Simmons 15, LLC, property owner, for a use permit in a C-1 Neighborhood Commercial District to allow mini-warehousing. The property is generally located south of Centennial Parkway approximately 289 feet east of Simmons Street. The Assessor's Parcel Number is 124-29-501-006.

#### **RECOMMENDATION:**

The Development Services Department recommends that UN-77-04 be **continued** to allow the applicant time to address the landscaping issue outlined above.

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

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That UN-77-04 is site-specific and non-transferable.
3. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines with the specific exception that the landscaping buffer along the east and south property lines may be a minimum of ten (10) feet rather than the required twenty (20) feet.
4. The sidewalk along Centennial Parkway is required to be setback a minimum of five (5) feet from the back of curb and must be curvilinear.
5. That a wainscoting be provided on the building to match the approved elevations for the commercial site to the west (UN-04-04).
6. That a decorative masonry screen wall be provided along all property lines. The wall shall be a minimum six feet (6.00') in height.
7. That a minimum two parking stalls be provided for the caretaker(s). The parking stalls shall be enclosed and attached to the caretaker's apartment.
8. That each of the gates, whether intended for customers, ingress, egress or emergency access, shall have a metal mesh backing to obscure the view of the storage facility.
9. That the development of this site be in compliance with all standards set forth in Section 17.24.020.C.14 of the Zoning Ordinance.
10. That wall signage shall be permitted on the north- and west-facing walls only. Free-standing signage will be permitted in accordance with ordinance requirements.
11. Approval of a drainage study is required prior to submittal of the civil improvement plans.
12. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.

13. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
14. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan* or as otherwise approved by the Director of Public Works or his designee.
15. Approval of a traffic study is required prior to submittal of the civil improvement plans.
16. The driveway location is subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code 17.24.130*.
17. Community driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
18. A copy of the recorded shared access agreement must be provided prior to approval of the civil improvement plans.
19. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Centennial Parkway frontage.
20. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance with NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
21. The property owner is required to grant a roadway easement for commercial driveway(s).
22. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
23. A revocable encroachment permit for landscaping within the public right-of-way is required.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated the applicant submitted a revised site plan for the storage facility. He stated the applicant was now in compliance with the parking requirements and had submitted a request for a waiver of the landscaping along Centennial Parkway and along the south end of the site. Mr. Eastman stated Staff did not support the waiver request and stated Staff recommended approval with the 22 conditions in the original Staff Report.

Jim Hammer of Storage One, 1120 South Las Vegas Boulevard, Las Vegas, NV 89104 stated he concurs with Staff's recommendations and requested approval of the landscape waiver.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-77-04 per Staff's recommendations with the following change to Condition No. 3:

- that the trees be planted 15' on center.

The motion carried by MAJORITY vote WITH Commissioner Dean Leavitt voting against the motion.

**The item was APPROVED.**

**33) T-1090 (15192) RUNVEE HOBART**

An application submitted by Centex Homes, on behalf of Runvee Hobart, LTD, property owner, for approval of a tentative map in a PUD Planned Unit Development District consisting of 485 single-family dwellings. The property is located at the southwest corner of Ann Road and Pecos Road. The Assessor's Parcel Number is 123-31-101-001.

**This item was originally scheduled for the May 26, 2004, Planning Commission meeting. However, prior to that meeting the applicant requested a continuance of this item to the June 9, 2004, meeting. The continuance was to allow additional time for the applicant to submit a revised tentative map for consideration. However, at the time this memorandum was prepared revised plans have not been submitted.**

**In a phone conversation with the applicant's representative, the representative indicated that a revised tentative map will be filed soon. Therefore, if a revised tentative map is submitted within a reasonable time frame which allows staff, including all the appropriate departments the time to review the revised tentative map, a staff report will be presented at the June 9, 2004, Planning Commission meeting. Otherwise, staff may need to request a continuance to allow additional time to adequately review the revised tentative map.**

Kathryn Grider of Orion Engineering, 9371 Prairie Falcon Road, Las Vegas, NV 89128 appeared on behalf of the applicant and requested the item be continued to the July 28, 2004 Planning Commission meeting.

Commissioner Harry Shull MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE T-1090 to the July 28, 2004 Planning Commission meeting.

The motion carried by MAJORITY vote with Commissioner Jay Aston abstaining due to business interests.

**The item was CONTINUED to July 28, 2004.**

**34) UN-20-04 (14015) CIVIC CENTER MEDICAL/LEGAL CTR (Public Hearing)**

An application submitted by the Athari Family Investment, LLC, property owner, for a use permit in a CP Professional Office Commercial District to allow the construction of three (3) office buildings totaling 21,040 square feet and to exceed the maximum height of 28 feet. The property is located at the southwest corner of Civic Center Drive and Reynolds Avenue. The Assessor's Parcel Numbers are 139-23-803-006, 139-23-803-007 and 139-23-803-008.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that UN-20-04 be **continued indefinitely** to allow the applicant time to redesign the site to comply departmental concerns and to meet ordinance requirements.

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

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. All known geologic hazards shall be shown on the site plan and the civil improvement plans.
3. Half street improvements are required on Reynolds Avenue or as otherwise directed by the director of Public Works or his designee.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Access to Civic Center will not be permitted.
6. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas traffic engineer and must meet the standards set forth in *North Las Vegas Municipal Code* 17.24.130. Conformance may require modifications to the site.
7. Driveways to be constructed in accordance with *Clark County Area Uniform Standard Drawing* Numbers 222A and 225.
8. The property owner is required to grant a roadway easement for commercial driveway(s).
9. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
10. The property owner is required to sign a restrictive covenant for utilities prior to civil improvement plan approval.
11. Fire access lanes must be designed and installed in accordance with Fire Code requirements.
12. The site shall comply with the commercial design standards
13. Unless expressly authorized through a variance, waiver or another approved method the development shall comply with all applicable codes and ordinances, including the Commercial Design Standards.
14. That the development of this site shall be in compliance with all Codes and Ordinances in effect at the time of building permit issuance. If there is a conflict with the conditions mention herein, the more restrictive shall apply.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff

recommended approval based on the approval of VN-16-04 and address the waivers requests by the applicant.

Mike Bradshaw of Bradshaw and Associates, 3800 Howard Hughes Parkway Suite 200, Las Vegas, NV 89109 appeared on behalf of the applicant and stated he concurs with Staff recommendations.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Steve Brown SECONDED to APPROVED UN-20-04 subject to Staff conditions with the following changes:

- Condition No. 5 deleted
- Condition No. 15 be changed to read that Canary and Washingtonian Palm trees shall be located along Civic Center Drive and Reynolds Avenue.
- Condition No. 16 be changed to read that landscaping shall provide 80% of ground cover within two years.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**There was a break in the proceedings at 9:13 p.m.**

**The meeting reconvened at 9:35 p.m.**

**35) AMP-39-04 (15163) CRAIG & KINGS HILL (Public Hearing)**

An application submitted by KB Home Nevada, Inc., on behalf of Craig Commerce Plaza LP, #2, #3, #4 and #5, property owners, for an Amendment to the Comprehensive Plan, land use element, to change the current designation of Community Commercial to MHDR Medium -High Density Residential. The property is generally located east of Kings Hill Road and approximately 260 feet south of Craig Road. The Assessor's Parcel Numbers are 139-03-311-002, 139-03-311-003, 139-03-311-004, 139-03-311-005 and 139-03-311-006.

**This application was continued from the Planning Commission meeting of May 26, 2004.**

**(from the 5/26/04 Planning Commission meeting):**

**RECOMMENDATION:**

The Department of Planning & Zoning recommends that AMP-39-04 be **denied** because of the concerns mentioned above.

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 AMP-39-04 to the June 23, 2004 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to June 23, 2004.**

**36) ZN-48-04 (15183) CRAIG & KINGS HILL (Public Hearing)**

An application submitted by KB Home Nevada, Inc., on behalf of Craig Commerce Plaza LP, #2, #3, #4 and #5, property owners, for a reclassification of property from a C-1 Neighborhood Commercial District to a PUD Planned Unit Development District consisting of 168 multi-family units. The property is generally located east of Kings Hill Road and approximately 260 feet south of Craig Road. The Assessor's Parcel Numbers are 139-03-311-002, 139-03-311-003, 139-03-311-004, 139-03-311-005 and 139-03-311-006.

**This application was continued from the Planning Commission meeting of May 26, 2004.**

**(from the 5/26/04 Planning Commission meeting):**

**RECOMMENDATION:**

The Department of Planning & Zoning recommends that ZN-48-04 be **denied** because of the concerns mentioned above.

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

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinances.
2. That the site plan submitted with this request shall not be implied to be or considered "approved" and shall be modified to be in compliance with all applicable codes and ordinances, including the conditions mentioned herein.
3. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
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 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.
7. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
8. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Commerce Street connecting to Craig Road.
11. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
12. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.



13. The property owner is required to grant roadway easements where public and private streets intersect.
14. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. All common elements shall be labeled and are to be maintained by the Home Owners Association.
17. The Craig Road S.I.D. must be paid prior to the recording of the final map.
18. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
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 installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
21. The development of this site shall be in compliance with the Multi-family Design Standards.
22. The applicant shall meet with the Department of Parks & Recreation to discuss an amenities package prior to application of a Final Development Plan.
23. A minimum 121,097 square feet of open space shall be provided.

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

Commissioner Jay Aston MOVED and Vice-Chairman Marilyn Kirkpatrick SECONDED to CONTINUE ZN-48-04 to the June 23, 2004 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to June 23, 2004.**

An application submitted by Picerne Development Corporation on behalf of 215 Properties, LLC, property owner, for a variance in a C-2 General Commercial District (proposed R-4 High Density Residential District) to allow a zero (0) foot setback on the west property line where 20 feet is required. The property is located at the southwest corner of Valley Drive and Rome Boulevard. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

**This application was continued from the Planning Commission meeting of May 26, 2004.**

**(from the 5/26/04 Planning Commission meeting):**

**RECOMMENDATION:**

The Planning & Zoning Department recommends that VN-15-04 be **denied** for the reasons listed above.

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

1. That the site plan submitted with this request shall not be considered or implied to be "approved" unless SPR-24-04, AMP-40-04, ZN-49-04, VAC-18-04, a future amendment to the Master Plan of Streets and Highways to remove San Mateo Street, a future request to vacate the westerly half of San Mateo Street and ZOA-06-04 are all approved. This item shall be subject to all conditions of all the items mentioned herein and shall be satisfied prior to submittal of the Civil Improvement Plans or the recordation of any maps; and
2. A minimum 15 feet of landscaping shall be provided (which may include the sidewalk) along San Mateo Street.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to CONTINUE VN-15-04 to the June 23, 2004 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to June 23, 2004.**

An application submitted by Picerne Development Corporation on behalf of 215 Properties, LLC, property owner, for a site plan review in a C-2 General Commercial District (proposed R-3 Multifamily Residential District) to allow 625 units. The property is located at the northeast corner of Centennial Parkway and San Mateo Street. The Assessor's Parcel Numbers are 124-19-401-003, 124-19-401-004, 124-19-401-005, 124-19-401-006, 124-19-401-007 and 124-19-401-008.

**This application was continued from the Planning Commission meeting of May 26, 2004.**

**(from the 5/26/04 Planning Commission meeting):**

**RECOMMENDATION:**

The Planning & Zoning Department recommends that SPR-24-04 be **denied** for the reasons listed above.

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

1. That the site plan submitted with this request shall not be considered or implied to be "approved" unless VN-15-04, AMP-40-04, ZN-49-04, VAC-18-04, a future amendment to the Master Plan of Streets and Highways to remove San Mateo Street, a future request to vacate the westerly half of San Mateo Street and ZOA-06-04 are all approved. Additionally, the applicant shall provide a written approval memorandum to the Planning & Zoning Department from the Department of Parks & Recreation specifying all approved amenities for this development. All items mentioned herein shall be satisfied prior to submittal of the Civil Improvement Plans or the recordation of any maps; and
2. The elevations submitted shall be approved, as submitted, unless otherwise amended herein; and
3. That, unless otherwise mentioned herein, the development shall comply with the Multi-Family Design Standards; and
4. No more than 25 units per acre be permitted.
5. Parking shall be provided based on the requirements set forth in the Zoning Ordinance.
6. The maximum height of all buildings shall not exceed 35.0 feet.
7. The outside-facing elevations of the single-story and multi-story storage / garage buildings shall include architectural details such that they match the elevations of the club house including, but not limited to, pop-outs and false or real windows.
8. The installation of sprinklers for fire suppression is required in each residential unit, with alarms transmitted to a central monitoring station.
9. Fire access lane turn radii must be designed and installed in accordance with Fire Code requirements.
10. Dedication of Turkey Lane adjacent to APN 124-19-401-412 terminating is a cul-de-sac.
11. VAC-18-04 shall record concurrent with the final map.
12. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the North Las Vegas Municipal Code.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. The street names and building numbers shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.

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. Approval of a traffic study is required prior to submittal of the civil improvement plans.
17. A queuing analysis is required.
18. Approval of a drainage study is required prior to submittal of the civil improvement plans.
19. 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.
20. 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 or Public Works or his designee.

Commissioner Jay Aston MOVED and Commissioner Harry Shull SECONDED to CONTINUE SPR-24-04 to the June 23, 2004 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to June 23, 2004.**

**Item No. 40 FDP-07-04 was heard next.**

**39) UN-88-03 (15151) STOR MORE (Public Hearing)**

An application submitted by Stor More, LLC, property owner, to amend a previously approved use permit in a C-1 Neighborhood Commercial District and C-2 General Commercial District to allow mini-warehousing and RV parking. The property is located east of Decatur Boulevard and approximately 666 feet north of Craig Road. The Assessor's Parcel Number is 139-06-215-022.

**This item was continued from the May 26, 2004, Planning Commission meeting at the request of staff. The continuance is to allow staff the opportunity to review a revised site plan submitted by the applicant on May 26, 2004.**

**(from the 5/26/04 Planning Commission meeting):**

The Planning and Zoning Department recommends that UN-88-03 be **approved** subject to the following conditions:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
3. City of Las Vegas concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
4. The property owner shall grant an easement for the commercial driveways prior to approval of the civil improvement plans.
5. Access from Decatur Boulevard shall be from the existing driveway.
6. Gate number and location are subject to review and approval by the City of North Las Vegas Traffic Engineer.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. Fire access lanes shall be designed and installed in accordance with the Fire Code.
9. Unless expressly authorized through a variance, waiver or another approved method; development shall comply with all applicable codes, ordinances, and design standards.
10. That the hours of operation on Monday through Friday be 6:00 AM to 7:00 PM and on Saturday and Sunday be 8:00 AM through 9:00 PM.
11. That non-illuminating signage be located along Decatur Boulevard.
12. All landscaping shall meet the Commercial Design Standards and that a 25% increase in the amount of trees be located along the residential wall.
13. The site shall be enclosed by a wall with 10 feet of landscaping provided along the southern property line.
14. The site and building shall comply with the Commercial Design Standards including but not limited to: providing 20 feet of landscaping along the northern property line from Decatur eastward; adding architectural elements along proposed perimeter wall; incorporating the scuppers and downspouts into the interior of the building; and using stucco, masonry, concrete slab, or an approved siding material on the first floor of the proposed storage buildings.

15. Texture paint shall be used on all exposed metal siding on the storage buildings and covered RV storage areas.

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

Scott Baker, 7225 S. Bermuda Road, Las Vegas, NV 89119 appeared on behalf of the applicant and stated he concurs with Staff's recommendations.

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

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Dean Leavitt SECONDED to APPROVE UN-88-03 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**40) FDP-07-04 (15159) VILLAGES AT SIERRA RANCH (Public Hearing)**

An application submitted by American Premiere Homes on behalf of John and Gabriella Michelon, property owners, for a Final Development Plan review in a PUD Planned Unit Development District, consisting of 967 single-family dwellings. The property is located at the southwest corner of Azure Avenue and North Fifth Street. The Assessor's Parcel Numbers are 124-27-601-001 and 124-27-701-001.

**This application was continued from the Planning Commission meeting of May 26, 2004.**

**(from the 5/26/04 Planning Commission meeting):**

**RECOMMENDATION:**

The Planning & Zoning Department recommends that FDP-07-04 be **approved** subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That the development of this site be in compliance with all conditions of Ordinance No. 1937 (ZN-08-04) and T-1065.
3. Right-of-way dedication and construction is required for the flared intersections at Tropical Parkway/Commerce Street and at Tropical Parkway/North 5<sup>th</sup> Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
4. Right-of-way dedication and construction of a CAT bus turn-out is required along Tropical Parkway near North 5<sup>th</sup> Street, along North 5<sup>th</sup> near Tropical Parkway and along Commerce Street near Tropical Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
5. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and *City of North Las Vegas Municipal Code* section 16.24.100.B:
  1. Commerce Street
  2. Tropical Parkway
  3. Goldfield Street
  4. North 5<sup>th</sup> Street
  5. El Campo Grande Avenue
  6. Azure Ave
6. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
7. The property owner is required to grant roadway easements where public and private streets intersect.
8. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
9. A revocable encroachment permit for landscaping within the public right of way is required.
10. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
11. 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.
12. All Nevada Power Company easements and poles must be shown and shall be fully located within the landscape area. If any poles need to be relocated, it will be at the expense of the developer.

13. 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.
14. All common elements shall be labeled and are to be maintained by the Home Owners Association.
15. The applicant must abide by all conditions of the approved traffic study.
16. Parking is limited to one side of the street; it is the developer's responsibility to provide red-painted curb and "No Parking" signs.
17. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
18. Approval of a drainage study is required prior to submittal of the civil improvement plans.
19. 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.
20. Clark County Public Works concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
21. 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.
22. The drainage and utility easement must be revised to a pedestrian access/public utility easement that conform to *North Las Vegas Municipal Code 17.24.210.D.4.a*.
23. Show the limits of the Federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
24. The following minimum open space/recreational amenities shall be provided:
  - A. circuitous lighted paths
  - B. a minimum of 20 24-inch box trees per acre
  - C. at least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
  - D. at least one large open space area for group / organized play
  - E. one large group shade area / gazebo (30' diameter), lighted
  - F. picnic tables and barbecue grills
  - G. benches spaced along park pathways
  - H. ADA accessibility
  - I. details of amenities to be provided
  - J. 2 soccer fields
  - K. A safety fence running parallel to Tropical
  - L. drinking fountains
  - M. sand volleyball court
  - N. lighted ½ court basketball
  - O. exercise stations along pathway
25. All wall sections visible from a sidewalk, street or common area shall be brown or tan split-face CMU and shall have one brown or tan fluted ribbon course at the top. A minimum one pilaster shall be provided for every fifty linear feet of wall.
26. Elevation drawings and colors shall be reviewed and approved administratively during the building permit application process.



Chairman Dean Leavitt opened the Public Hearing. No applicants 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 FDP-07-04 to the June 23, 2004 Planning Commission meeting.

The motion carried by UNANIMOUS vote.

**The item was CONTINUED to June 23, 2004.**

**Approval of May 12, 2004 Minutes was heard next.**

**41) T-1091 (15185) CHEYENNE & ALLEN COMMERCIAL**

An application submitted by Cheyenne Business Park, LLC, on behalf of Cheyenne Business Park, LLC and CP Development, LLC, property owners, for approval of a tentative map in a PUD Planned Unit Development District consisting of one (1) commercial lot. The property is located at the northeast corner of Cheyenne Avenue and Allen Lane. The Assessor's Parcel Numbers are 139-08-401-014, 139-08-401-015 and 139-08-401-016.

**RECOMMENDATION:**

The Planning and Zoning Department recommends that T-1091 be **approved** subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. No site plan approval is granted, assumed or implied. All reviewing departments and agencies shall reserve the right to provide comments, corrections and conditions related to the site until final approval of a building permit is granted.
3. All applicable conditions of ZN-08-97, as amended and previously approved by the Planning Commission and City Council, shall apply. Where there is a conflict with the conditions stated herein, the more restrictive shall apply.
4. The applicant must abide by all conditions of the approved traffic study.
5. The driveway curb returns shall be from the right-of-way line, not the edge of pavement.
6. The number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code 17.24.130. Conformance may require modifications to the site.
7. The median opening on Cheyenne Avenue must be 660 feet east of Allen Lane.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
11. All common elements shall be labeled and are to be maintained by the Association.
12. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
13. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
14. A revocable encroachment permit for landscaping within the public right-of-way is required.

The application was presented by Marc Jordan, Acting Planning Manager on behalf of Staff who indicated Staff was recommending approval with new conditions as listed in the Memo from the Planning & Zoning Department dated June 9, 2004.

Bill Curran of Curran and Parry, 300 South 4<sup>th</sup> Street, Las Vegas, NV 89101 appeared on behalf of the applicant and stated he concurs with Staff's recommendations.

Commissioner Nelson Stone MOVED and Commissioner Dean Leavitt SECONDED to APPROVE T-1091 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**42) VAC-14-04 (14929) ALIANTE PARCELS 31 & 64 (Public Hearing)**

An application submitted by Pardee Homes of NV, property owner, for a vacation of Nature Parkway (Vista Way) commencing approximately 1,015 feet northeast of Aliante Parkway and proceeding northeast approximately 259 feet and commencing approximately 1,597 feet northeast of Aliante Parkway and proceeding east approximately 1,156 feet. The Assessor's Parcel Numbers are 124-20-510-002 and 124-20-510-003.

**This item was continued from the May 12<sup>th</sup> and May 26<sup>th</sup>, 2004 Planning Commission meetings at the request of the applicant.**

**To date, no additional information has been received by staff pertaining to this item.**

**(from the 5/12/04 Planning Commission meeting):**

**RECOMMENDATION**

The Planning and Zoning Department recommends that VAC-14-04 be **approved** with no conditions.

The application was presented by Robert Eastman, Planner on behalf of Staff who indicated Staff is recommending approval without any conditions.

Jeanna Gaitan of G.C. Wallace, Inc., 1555 South Rainbow Boulevard, Las Vegas, NV 89146 appeared on behalf of the applicant and stated she concurs with Staff's recommendations.

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

Commissioner Harry Shull MOVED and Commissioner Dean Leavitt SECONDED to APPROVE VAC-14-04 per Staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**43) T-1081 (14976) CAMINO AL NORTE & LA MADRE**

An application submitted by KB Home of Nevada, Inc., on behalf of Lone Mountain El Camino, LLC, property owner, for approval of a tentative map in an R-1 Single-Family Residential District consisting of 75 single-family dwellings. The property is located at the southwest corner of La Madre Way and Camino Al Norte. The Assessor's Parcel Number is 124-33-802-001.

**This item was continued from the May 12<sup>th</sup> and May 26<sup>th</sup>, 2004, Planning Commission meetings at the request of the applicant.**

**(from the 5/12/04 Planning Commission meeting):**

**RECOMMENDATION:**

The Planning and Zoning Department originally recommended that T-1081 be **continued** to allow the applicant time to resolve the right-of-way issues along Camino Al Norte and to make other minor revisions to the tentative map. The revised tentative map appears to be in general compliance with the City's development standards and design guidelines; therefore, the Planning and Zoning Department recommends that T-1081 be approved subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Landscaping along the western boundary of the property at the entrance from Lone Mountain Road and along the rear boundary lines of Lots 29 through 32 shall be developed as an integral part of the perimeter landscaping and as a common element to be maintained by the Homeowners Association.
3. The 20-foot wide public utility and drainage easement located between Lots 14 and 15 on the tentative map shall be developed as an integral part of the perimeter landscaping and as a common element to be maintained by the Homeowners Association.
4. An additional 15 feet of right-of-way must be dedicated for Camino Al Norte per the Master Plan of Streets and Highways. The total right-of-way shall be 65 feet.
5. Fifteen feet of perimeter landscaping, which may include sidewalks, shall be provided along the eastern boundary of the property.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans.
8. Approval of a traffic study 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 La Madre Way, Camino Al Norte, and Lone Mountain Road frontages.
10. Right-of-way dedication and construction of a CAT bus turn-out is required on Camino Al Norte near La Madre Way per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
11. Right-of-way dedication of a CAT bus turn-out is required on Lone Mountain Road near Camino Al Norte per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

12. All common elements shall be labeled and are to be maintained by the Homeowners Association.
13. All Nevada Power Company easements and poles must be shown and shall be located within the landscape area.
14. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
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. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
17. The perimeter walls shall be owned and maintained by the Homeowners Association.

The application was presented by Marc Jordan, Acting Planning Manager on behalf of Staff who indicated Staff was recommending approval of this item subject to the new condition of approval as shown in the Memo from Planning and Zoning Department dated June 9, 2004.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, Las Vegas, NV 89109 appeared on behalf of the applicant and stated he concurs with Staff's recommendations.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE T-1081 per staff's recommendations.

The motion carried by UNANIMOUS vote.

**The item was APPROVED.**

**44) UN-61-03 (14802) CENTENNIAL PLAZA (Public Hearing)**

An application submitted by Centennial 5 LLC, property owner, for an extension of time for a use permit in a C-2 General Commercial District to allow the "on sale" of alcoholic beverages in conjunction with a tavern. The property is located at the northeast corner of Centennial Parkway and Goldfield Street. The Assessor's Parcel Number is 124-22-801-013.

**This item was continued from the May 12<sup>th</sup> and May 26<sup>th</sup>, 2004, Planning Commission meetings at the request of the applicant.**

**The latest continuance is to allow the applicant the opportunity to meet with staff regarding possible amendments to those conditions of approval regarding landscaping next to Centennial Parkway.**

**(from the 5/12/04 Planning Commission meeting):**

**RECOMMENDATION:**

**The Planning and Zoning Department recommends that UN-61-03 be approved subject to the original conditions, as set forth in the attached Planning Commission Minutes (09/24/03).**

The application was presented by Robert Eastman on behalf of Staff who indicated staff is recommending approval of this item with amendments to Condition Nos. 15, 16 and 17.

Vice-Chairman Marilyn Kirkpatrick MOVED and Commissioner Harry Shull SECONDED to APPROVE UN-61-03 with Nos. 15, 16, and 17 to read as follows:

15. The property owner understands that parking spaces and landscaping within the permanent easement and the temporary construction easement, within the property abutting Centennial Parkway, will be affected during the construction of the Centennial Parkway Channel East. The property owner shall provide alternative legal parking spaces if the parking spaces are rendered unusable.
16. The property owner agrees to grant a twenty (20) foot temporary construction easement at the time of construction at no cost and the City of North Las Vegas shall replace existing improvements affected by the construction of the Centennial Parkway Channel East. The property owner shall not place any other improvements other than parking spaces and landscaping within the permanent easement or temporary construction easement that would increase the cost of construction by the City of North Las Vegas.
17. Prior to making application for a building permit with the City of North Las Vegas, the property owner shall record in the Official Records of Clark County a covenant running with the land that contains the requirements of conditions #15 and #165 and is in the form acceptable to the City of North Las Vegas.

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:**

Planning and Zoning Director Jory Stewart requested a work session to discuss tavern conditions and suggested the possibility of have it on July 20, 2004 or August 10, 2004 as City Council has already scheduled a study session for August 18, 2004 and would like to have Planning and Zoning's work session prior to that time.

The meeting was scheduled for July 20, 2004.

Director Stewart also stated there was a Request for Proposal being sent out the week of June 9 for the Master Plan Update Process. She also stated the Development Process Review was kicked off June 8 and will keep Commissioners informed of the progress of that study.

### **CHAIRMAN'S BUSINESS:**

Chairman Dean Leavitt thanked Ted Karant for a job well done and wished him all the best in his career.

Vice-Chairman Kirkpatrick also thanked Ted for a job well done.

### **ADJOURNMENT:**

11:00 PM

A motion to ADJOURN the June 9, 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.

/s/ Dean Leavitt  
Dean Leavitt, Chairman

### **ATTEST:**

/s/ Ted Karant  
Ted Karant, Recording Secretary