

**MINUTES
CITY OF NORTH LAS VEGAS
PLANNING COMMISSION**

Jay Aston, Chairman
Nelson Stone
Dean Leavitt
Harry Shull

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

OCTOBER 13, 2004

BRIEFING

Conference Room, North Las Vegas City Hall, 2200 Civic Center Drive, at 6:30 P.M.
Review of Agenda

CALL TO ORDER

Council Chambers, North Las Vegas City Hall, 2200 Civic Center Drive, at 6:30p.m.

ROLL CALL:

Chairman Jay Aston - Present
Vice Chairman Jo Cato - Present
Commissioner Harry Shull - Present
Commissioner Dean Leavitt - Present
Commissioner Nelson Stone - Present
Commissioner Steve Brown - Present
Commissioner Dilip Trivedi - Present

STAFF PRESENT:

Planning Manager Marc Jordan
Planner Robert Eastman
Planner Mary Aldava

VERIFICATION:

Nicole Jones, Recording Secretary

PLEDGE OF ALLEGIANCE

Commissioner Jay Aston

MINUTES

Approval of the minutes for the Planning Commission meeting of August 25, 2004.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown

NAYS: None

ABSTAIN: None

Approval of the minutes for the Planning Commission meeting of September 8, 2004.

Chairman Aston stated the September 8, 2004 minutes will be carried to another meeting.

CONSENT AGENDA

- A) PW-160-04 (17403) NVE PARCEL 12A, PHASE 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY PN II, INC AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$377,276.90.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- B) PW-161-04 (17410) ELDORADO NO 13 R1-70 NO 5: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$768,809.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- C) PW-162-04 (17412) CENTENNIAL VILLAGE OFFSITE SEWER: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY INSURANCE COMPANY OF THE WEST TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$238,821.**

ACTION: APPROVED

MOTION: Commissioner Shull
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown
NAYS: None
ABSTAIN: None

D) PW-163-04 (17414) ANN/ALLEN BY PARDEE: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY TRAVELERS CASUALTY AND SURETY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$896,216.53.

ACTION: APPROVED

MOTION: Commissioner Shull
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown
NAYS: None
ABSTAIN: None

E) PW-164-04 (17415) NORTHSTAR ESTATES UNIT 1: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY BEAZER HOMES HOLDING CORP, AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$425,717.93.

ACTION: APPROVED

MOTION: Commissioner Shull
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown
NAYS: None
ABSTAIN: None

- E) **PW-165-04 (17416) THE SHADOWS, UNIT 3: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY BEAZER HOMES HOLDING CORP, AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$920,977.64.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- F) **PW-166-04 (17417) ROSE LAKE UNIT 2D: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$780,605.30.**

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

NEW BUSINESS

- 1) **AMP-86-04 (16971) ANN/LOSEE (PUBLIC HEARING): AN APPLICATION SUBMITTED BY PARDEE HOMES OF NEVADA, PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO EXTEND HAMMER LANE COMMENCING AT LAWRENCE STREET AND PROCEEDING EAST APPROXIMATELY 500 FEET. THE ASSESSOR'S PARCEL NUMBER IS 124-35-501-014.**

Planner Mary Aldava stated Staff originally recommended denial of the application based upon problems with the proposed street. The applicant had amended the application and Staff recommended approval.

Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked for approval.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown

NAYS: None

ABSTAIN: None

- 2) **AMP-87-04 (17093) ROSE LAKE 20 (PUBLIC HEARING): AN APPLICATION SUBMITTED BY CENTEX HOMES, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF OS OPEN SPACE TO HDR HIGH DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF PECOS ROAD AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-25-701-007.**

Planning Manager Marc Jordan stated Staff recommended denial of this application because the proposal was not consistent with the goals and priorities established by the City Council. The application would create an island of high density residential surrounded by low-density residential zoning. Planning Manager Jordan stated Staff had one letter on file in opposition to this project.

Dean Rasmussen, 7391 Prairie Falcon Road, Las Vegas, represented the applicant, and disagreed with Staff's recommendation. He stated the builder put an entryway into the single family homes to act as a buffer to the homes to the south of the property. Mr. Rasmussen stated the rest of the single family homes were separated from the project by the large streets.

John Tulley, KTG, 17992 Mitchell South, Irvine, California, worked with the applicant to design a multi family project which was a small part of the entire project. He believed there was a need for attached, for-sale homes.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

Commissioner Stone stated he had a problem with the density for the companion zone change because it could go as high as 25 units per acre. Senior Deputy City Attorney Jim Lewis stated once the project was zoned R-3, neither the Planning Commission nor the City Council could deny an application for the 25 unit per acre density because the underlying zoning district allowed up to 25 units per acre.

Mr. Rasmussen stated the applicants knew they could not meet the multi-family guidelines and build more than 18 units per acre. They would not be able to meet the open-space requirements.

Motion made by Commissioner Shull to approve the application, seconded by

Commissioner Stone. The motion did not carry.

ACTION: DENIED

Commissioner Leavitt moved to deny AMP-87-04, seconded by Commissioner Brown. The motion carried by a 4 to 3 vote with Commissioners Shull and Stone voting nay. The name of the third nay vote was undetermined.

- 3) **ZN-103-04 (17095) ROSE LAKE 20 (PUBLIC HEARING): AN APPLICATION SUBMITTED BY CENTEX HOMES, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN M-1 BUSINESS PARK INDUSTRIAL DISTRICT TO AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF PECOS ROAD AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-25-701-007.**

Planning Manager Marc Jordan stated Staff recommended denial of this application.

The applicant had no further comments.

Commissioner Aston opened the Public Hearing. There was no public participation

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Stone, Trivedi and Brown

NAYS: Commissioner Shull

ABSTAIN: None

- 4) **AMP-88-04 (17141) ANN/COMMERCE (PUBLIC HEARING): AN APPLICATION SUBMITTED BY MARK LEFKOWITZ ON BEHALF OF ANN AND COMMERCE, LLC, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO M-LDR MEDIUM-LOW DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF COMMERCE STREET AND ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-34-501-005.**

Planning Manager Marc Jordan stated Staff believed this change would be a good transitional property and recommended approval.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated he would answer any questions the Commission might have.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

5) ZN-104-04 (17142) ANN/COMMERCE (PUBLIC HEARING): AN APPLICATION SUBMITTED BY MARK LEFKOWITZ ON BEHALF OF ANN AND COMMERCE, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 53 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF COMMERCE STREET AND ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-34-501-005.

Planning Manager Marc Jordan stated Staff recommended approval with the following conditions:

1. Unless AMP-88-04 is approved by the City Council, this application shall be considered null and void.
2. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
3. The development shall not exceed 53 lots.
4. The setbacks for this development shall comply with the following:
 - a. Front: 15 feet (20 feet to the garage)
 - b. Side: 5 feet
 - c. Corner Side: 10 feet
 - d. Rear: 15 feet
 - e. Front Side-loaded garage: 15
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. Clark County Public Works' 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. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvements 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. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.

9. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
10. 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.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans.
12. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Ann Road and Commerce Street frontages.
13. The project's proposed access onto Commerce Street is in close proximity to Ann Road. In this location, there will be a future conflict of left turn storage needs on Commerce Street between left turn movements at the access and the north to west left turn movements at the Ann Road/Commerce Street intersection. This is not acceptable. Therefore, the developer will be required to install a raised median island within Commerce Street. The purpose of the island is to eliminate left turn movements at the project access.
14. Right-of-way dedication and construction of a CAT bus turn-out is required on Ann Road near Commerce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
15. Right-of-way dedication and construction of a flared intersection is required at Ann Road and Commerce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
16. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
17. The property owner is required to grant roadway easements where public and private streets intersect.
18. All common elements shall be labeled and are to be maintained by the Homeowners' Association.
19. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
20. A revocable encroachment permit for landscaping within the public right-of-way is required.

21. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscaped area and if the relocation of any poles is required, it will be at the expense of the developer.
22. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
23. Street names must be approved by the City of Las Vegas Central Fire Alarm office.
24. 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.
25. The developer shall meet with the Departments of Parks and Recreation and Planning and Zoning to determine the amenities to be provided prior to submittal of a final development plan.
26. 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
27. 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.
28. A second means of fire department access shall be provided to the site.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Stone
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown
NAYS: None
ABSTAIN: None

- 6) **ZN-105-04 (17137) SWC LAWRENCE & HAMMER (PUBLIC HEARING): AN APPLICATION SUBMITTED BY LAND BARON INVESTMENTS ON BEHALF OF RUSSELL AND DEBRA JACOBY, ROBERT & KELLY JO BLACK & MICHAEL CHERNINE, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LAWRENCE STREET AND HAMMER LANE. THE ASSESSOR'S PARCEL NUMBER IS 124-35-601-002.**

Planning Manager Marc Jordan stated Staff recommended approval.

Tresa Wolf, 5765 South Rainbow Boulevard, Suite 100, Las Vegas, represented the applicant and asked for Planning Commission's approval.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown

NAYS: None

ABSTAIN: None

- 7) **T-1134 (17136) SWC LAWRENCE & HAMMER: AN APPLICATION SUBMITTED BY RANDY BLACK, JR. C/O LAND BARON INVESTMENTS ON BEHALF OF RUSSELL & DEBRA JACOBY, ROBERT & KELLY JO BLACK & MICHAEL CHERNINE, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES RESIDENTIAL DISTRICT CONSISTING OF 10 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LAWRENCE STREET AND HAMMER LANE. THE ASSESSOR'S PARCEL NUMBER IS 124-35-601-002.**

Planning Manager Marc Jordan stated Staff recommended approval with 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. If ZN-105-04 is not approved by the City Council, this application shall be considered null and void.
3. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
4. The minor residential collector streets shall be in conformance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 205 (not 204 or 208).
5. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvements 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. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.

8. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or City of North Las Vegas Municipal Code Section 16.24.100.B:
 - a. Hammer Lane
 - b. Lawrence Street
9. Approval of a traffic study is required prior to submittal of the civil improvements plans.
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.

Tresa Wolf, 5765 South Rainbow Boulevard, Suite 100, Las Vegas, represented the applicant and asked for Planning Commission's approval.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 8) **UN-36-02 (17100) MARAVILLA (PUBLIC HEARING): AN APPLICATION SUBMITTED BY AMSTAR HOMES ON BEHALF OF MARAVILLA, LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME FOR A USE PERMIT IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW THE "ON-SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A SUPPER CLUB. THE PROPERTY IS LOCATED NORTH OF ANN ROAD AND APPROXIMATELY 300 FEET WEST OF VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-401-021.**

Planning Manager Marc Jordan stated this was the fourth extension requested by the applicant, but Staff had no objections to the request with the same conditions, as follows:

1. That UN-36-02 be subject to all applicable conditions of ZN-49-02; and
2. That the final site development plan shall be subject to site plan review and approval by the City Council; and
3. That the development shall comply with all applicable codes and ordinances; and
4. That the use permit is site specific and non-transferable; and
5. That technical design comments will be made at the time development plans are submitted; and
6. That the applicant provide a graphic illustration that clearly indicates that no other tavern is within 1,500 feet of the proposed establishment prior to issuance of a building permit. The illustration shall be created and stamped by a Nevada-licensed surveyor; and
7. That a final development plan for the commercial center be reviewed and approved by the City Council prior to application of any construction permits; and
8. That the construction of the proposed supper club take place after, or in conjunction with, the construction of "Major (tenant) A". All associated parking and landscaping shall be provided at the time of construction; and
9. That the required pedestrian plaza area(s) be constructed as part of the first phase of construction; and
10. That a minimum twenty (20) feet of landscaping be provided between the residential and commercial portions of the PUD. Installation, ownership and maintenance of the landscaping shall be the responsibility of a property owner association(s) and/or the commercial center; and
11. That the meandering sidewalk along the northern and western property lines be

removed; and

12. That the meandering sidewalk adjacent to the Ann Road right-of-way be separated from the back of curb by a minimum five (5) feet of landscaping, except as approved by Public Works; and
13. That the development of the shopping center be in conformance with the Commercial Design Standards and shall adhere to the illustrative Commercial Center Guideline Book; and
14. That all perimeter walls and landscaping be provided as part of the first phase of construction or per an approved phasing plan by Planning Staff; and
15. That bicycle parking areas be provided in a manner so as not to interfere with pedestrian walkways; and
16. That a screen wall (maximum six feet in height) be provided along the northern and western property lines or a buffer/screening design as otherwise approved by Planning Staff. The wall shall be decorative on both sides, except where it faces a residential alley. The design of the wall shall be complementary to the design of the shopping center and shall not be permitted to have any smooth-face CMU blocks; and
17. That site plan approval is conceptual, subject to a final development plan and code requirements; and
18. That this approval shall not constitute or imply approval of any privileged business license that may be required by the City; and
19. That all conditions, stipulations and limitations be fulfilled and construction begun within six months of the date of approval; and
20. That windows be provided on the east, north and south facing walls that allow clear and unobstructed views of the interior of the establishment from outside; and
21. That restrooms be accessible from the dining area without having to go through the bar area; and
22. That dining and waiting areas be separated from the bar area by an opaque wall with a minimum height of four feet; and
23. That the supper club shall not exceed 4,992 total square feet (outside wall to outside wall); and
24. That free-standing signage be restricted to monument-style and shall be part of the

shopping center's overall approved sign program. The sign program for the shopping center shall be reviewed and approved by the City Council as part of the final development plan prior to application of a building permit or business license; and

25. That UN-36-02 shall expire on March 4, 2005.

George Garcia, 1711 Whitney Mesa Drive, Henderson, represented the applicant and concurred with Staff's recommendations.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

Commissioner Brown stated this was the fourth extension and asked the applicant whether they were ready to move forward. Mr. Garcia stated this was part of a 30-acre project and the residential was built first. He believed the market was right for this development.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

9) **UN-134-04 (16970) CLARK COUNTY SCHOOL DISTRICT (PUBLIC HEARING): AN APPLICATION SUBMITTED BY THE CLARK COUNTY SCHOOL DISTRICT, PROPERTY OWNER, FOR A USE PERMIT IN A PSP PUBLIC/SEMI-PUBLIC DISTRICT TO ALLOW A HIGH SCHOOL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF GOLDFIELD STREET AND DORRELL LANE. THE ASSESSOR'S PARCEL NUMBER IS 124-22-601-001.**

Planning Manager Marc Jordan stated Staff recommended approval of the application with 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 development shall comply with all of the Commercial Design Standards and Design Guidelines, including, but not limited to, the following:
 - a. Landscaped areas (which may include sidewalks) at least twenty-five (25) feet in width from back of curb to perimeter walls shall be maintained adjacent to all streets.
 - b. Sidewalks along both Deer Springs Way and Dorrell Lane (both 80 foot rights-of-way) shall be separated from the back of curb by a minimum of five (5) feet and meandering.
3. 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.
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 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. Approval of a traffic study is required prior to submittal of the civil improvement plans.
7. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Deer Springs Way frontage.
8. Submit and process applications to BLM for the easements needed:
 - a. Dorrell Lane - 40 feet
 - b. Deer Springs Way - 40 feet
 - c. Goldfield Street - 30 feet

9. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
10. A revocable encroachment permit for landscaping within the public right-of-way is required.
11. The property owner is required to grant a roadway easement for commercial driveway(s).

Carol Bailey, Clark County School District, 4212 Eucalyptus, Las Vegas, stated she was accompanied by the architect, John Rappell. She stated they concurred with Staff's recommendation with the exception of Condition 2b which referenced a meandering sidewalk. Ms. Bailey stated the building and maintenance of a meandering sidewalk did not fit within the school district budget for this school.

John Rappell, Tate Snyder Kinsey Architect, 709 Valley Verde Court, Las Vegas, stated the high school was assigned one groundskeeper and it would be difficult for that person to take care of the additional landscaping required by the meandering sidewalk.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

Commissioner Shull confirmed Staff did not ask for additional landscaping with the meandering sidewalk. Planning Manager Jordan stated the meandering sidewalk was a recent standard adopted by the City Council for commercial facilities adjacent to an 80-foot right-of-way.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown

NAYS: None

ABSTAIN: None

10) UN-135-04 (16959) CLARK COUNTY SCHOOL DISTRICT (PUBLIC HEARING): AN APPLICATION SUBMITTED BY THE CLARK COUNTY SCHOOL DISTRICT, PROPERTY OWNER, FOR A USE PERMIT IN AN R-E RANCH ESTATES DISTRICT TO ALLOW A MIDDLE SCHOOL. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LAWRENCE STREET AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-26-701-002.

Planning Manager Marc Jordan stated Staff recommended some changes in the landscaping requirements, and recommended approval with the following conditions:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. That the proposed use will comply with the regulations and conditions specified in this code for such use; and
4. That the granting of this special use permit will not adversely affect the master plan of the City.

Carol Bailey, Clark County School District, 4212 Eucalyptus, Las Vegas, stated the school district concurred with Staff's recommendations.

Commissioner Aston opened the Public Hearing.

Steve Shoaff, 5622 Midnight Breeze Street, North Las Vegas, stated most of the traffic had to go through their neighborhood. He did not like the idea of living next to a middle school because of the problems it created.

Rosetta Phillips, 5637 Midnight Breeze Street, North Las Vegas, stated she was concerned for her property values with the houses facing the middle school.

Scott Sauer, 5629 Midnight Breeze Street, North Las Vegas, stated he had the same concerns as the other citizens.

Odette Yeganeh, 1825 East El Campo Grande Street, North Las Vegas, had the same concerns about the neighborhood and the property values.

Erik Violette, 5733 Lawrence Street, North Las Vegas, stated he had concerns about the buses and traffic going up and down his street.

Chairman Aston closed the Public Hearing.

Wade Simpson, 2480 East Tomkins Avenue, Las Vegas, stated he was the architect of the school and explained the school district had guidelines stating the schools must be more than 300 feet from the high voltage power lines.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: Vice Chairman Cato

ABSTAIN: None

- 11) **UN-136-04 (16980) ANDRE'S SERENITY MORTUARY (PUBLIC HEARING): AN APPLICATION SUBMITTED BY ANDRE L. CROCKETT ON BEHALF OF SALVADOR AND IVY ALBANA, PROPERTY OWNERS, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A MORTUARY AND CREMATORY. THE PROPERTY IS LOCATED AT 3752 CIVIC CENTER DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-12-202-008.**

Planner Robert Eastman stated the application was appropriate for the site and for the neighborhood, however the site only had 16 off-street parking spaces. Staff recommended continuance until the applicant was able to submit a floor and seating plan.

Commissioner Aston opened the Public Hearing.

Gene Lewis, Metroprint Nevada, Inc., 3748 Civic Center Drive, North Las Vegas, stated he was the closest neighbor to the site and asked the Planning Commission to deny the application because of the lack of parking.

Alvin Rousseau, Las Vegas Hydraulic, 3780 Civic Center Drive, North Las Vegas, stated the parking was very limited and asked the Planning Commission to deny the application.

Chairman Aston closed the Public Hearing.

Andre Crockett, the applicant, stated he was in the process of purchasing the two other buildings and the number of parking spaces would increase.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Brown

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 12) **UN-137-04 (17012) CENTENNIAL/SIMMONS ALIANTE CENTER (PUBLIC HEARING): AN APPLICATION SUBMITTED BY THE JAMES E. STROH ARCHITECT, INC., ON BEHALF OF UNLIMITED HOLDINGS, INC., PROPERTY OWNER, FOR A USE PERMIT IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW A FINANCIAL INSTITUTION (BANK). THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF SIMMONS STREET AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-29-101-002.**

The applicant requested this item be continued to October 27, 2004.

Chairman Aston opened the Public Hearing and stated it would remain open until the item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 13) **UN-139-04 (17104) MCCOY AUCTION COMPANY (PUBLIC HEARING): AN APPLICATION SUBMITTED BY YORGASON BUILDING PARTNERSHIP ON BEHALF OF CHEYENNE 5, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW AN AUCTION FACILITY (ANTIQUÉ AND REPRODUCTION FURNITURE). THE PROPERTY IS LOCATED AT 2640 WEST BROOKS AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-17-510-010.**

Planner Mary Aldava stated Staff recommended denial of this application due to lack of required parking. If Planning Commission determined approval was warranted, Staff recommended 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 UN-139-04 is site-specific and non-transferable.
3. That auctions be limited to Monday Nights between 7:00 P.M. and 11:00 P.M. only.
4. That a parking study be reviewed and approved by the Transportation Services Division prior to submittal of the Tenant Improvement plans or Business License application, whichever occurs first.
5. That any violation of the conditions listed herein may warrant a revocation of the business license and/or the special use permit.

Rodney Ferguson, 9680 River Thread Court, Elk Grove, California, represented the applicant and stated the auctions were held in the evening when the other businesses were not operating. During the week, there were only four employees and the parking was adequate.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

Dan Mulcahy, 3068 East Sunset Drive, Las Vegas represented the developer of the property and stated the other businesses were aware of the application and had no objections.

ACTION: APPROVED

MOTION: Commissioner Shull
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown
NAYS: None
ABSTAIN: None

- 14) **UN-140-04 (17092) BAT-R-UP BATTING CAGES, INC (PUBLIC HEARING): AN APPLICATION SUBMITTED BY BAT-R-UP BATTING CAGES, INC., ON BEHALF OF AIRCENTER NORTH, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW INDOOR BATTING CAGES. THE PROPERTY IS LOCATED AT 3040 SIMMONS STREET, SUITES 101 AND 102. THE ASSESSOR'S PARCEL NUMBER IS 139-17-510-024.**

Planner Mary Aldava stated Staff recommended approval with the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That UN-140-04 is site-specific and non-transferable; and
3. That all associated activities take place within the building.

Alvio Ramirez, 2437 Seymour Court, Las Vegas, the applicant, asked for approval.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

15) UN-141-04 (17133) ANN/DECATUR CAR WASH (PUBLIC HEARING): AN APPLICATION SUBMITTED BY HARVEY MILLER ENTERPRISES ON BEHALF OF THE HARVEY MILLER FAMILY TRUST, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE WASHING ESTABLISHMENT (AUTOMATIC DRIVE-THROUGH). THE PROPERTY IS GENERALLY LOCATED SOUTH OF ANN ROAD APPROXIMATELY 246 FEET EAST OF DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-31-101-009.

Planning Manager Marc Jordan stated he would be discussing Item Numbers 15, 16 and 17 at this time. He stated Staff believed the use was appropriate, but there were outstanding issues and Staff recommended continuing this item. If Planning Commission determined approval was warranted, Staff recommended the following conditions:

1. The development shall comply with the Commercial Development Standards and Design Guidelines with the following exception:
 - a. Landscaping may be placed in minimum two (2) foot by two (2) foot (2'x2') pots a minimum of four (4) feet apart or landscape planters may be provided around the perimeter of the patio area.
2. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. A queuing analysis is required as part of the traffic study.
5. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Ann Road frontage.
6. Driveway size and location is subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code.
7. Access to be limited to right turns in and out by the installation of a raised median island within Ann Road.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.

10. All 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.
11. 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.
12. The property owner is required to grant a pedestrian access easement for sidewalks within any common element.
13. A revocable encroachment permit for landscaping within the public right of way is required.
14. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
15. 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.
16. The property owner is required to grant a roadway easement for commercial driveway(s).
17. The property owner is required to sign a restrictive covenant for utilities.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant, and stated they met the conditions outlined by Staff and asked for approval.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown

NAYS: None

ABSTAIN: None

- 16) **UN-142-04 (17132) ANN/DECATUR (PUBLIC HEARING): AN APPLICATION SUBMITTED BY HARVEY MILLER ENTERPRISES ON BEHALF OF THE HARVEY MILLER FAMILY TRUST, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY(MINOR AUTOMOBILE REPAIRS). THE PROPERTY IS GENERALLY LOCATED SOUTH OF ANN ROAD APPROXIMATELY 246 FEET EAST OF DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-31-101-009.**

Planning Manager Marc Jordan stated Staff recommended approval subject to the following conditions:

1. The development shall comply with the Commercial Development Standards and Design Guidelines.
2. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. A queuing analysis is required as part of the traffic study.
5. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Ann Road frontage.
6. Driveway size and location is subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code.
7. Access to be limited to right turns in and out by the installation of a raised median island within Ann Road.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. All 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.

11. 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.
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. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required it will be at the expense of the developer.
15. 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.
16. The property owner is required to grant a roadway easement for commercial driveway(s).
17. The property owner is required to sign a restrictive covenant for utilities.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated they concurred with Staff's recommendations.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED, AS AMENDED

CONDITION NO. 1 WAS AMENDED TO ADD THE FOLLOWING:

- a. Landscaping may be placed in minimum two (2) foot by two (2) foot (2'x2') pots a minimum of four (4) feet apart or landscape planters may be provided around the perimeter of the patio area.

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

17) UN-143-04 (17131) ANN/DECATUR (PUBLIC HEARING): AN APPLICATION SUBMITTED BY HARVEY MILLER ENTERPRISES ON BEHALF OF THE HARVEY MILLER FAMILY TRUST, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY (OIL/LUBE). THE PROPERTY IS GENERALLY LOCATED SOUTH OF ANN ROAD APPROXIMATELY 246 FEET EAST OF DECATUR BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 124-31-101-009.

Staff recommended approval with the following conditions:

1. The development shall comply with the Commercial Development Standards and Design Guidelines including, but not limited to, a minimum three (3) foot high landscape berm along the Ann Road right-of-way.
2. Unless expressly, authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans.
4. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Ann Road frontage.
5. Driveway size and location is subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in the North Las Vegas Municipal Code.
6. Access to be limited to right turns in and out by the installation of a raised median island within Ann Road.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
9. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
10. 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.

11. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
12. A revocable encroachment permit for landscaping within the public right-of-way is required.
13. All Nevada Power company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required, it will be at the expense of the developer.
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. Forty (40) parking spaces will be required for the site unless otherwise approved by the City of North Las Vegas Traffic Engineer.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown

NAYS: None

ABSTAIN: None

- 18) **UN-144-04 (17145) ALIANTE STORAGE (PUBLIC HEARING): AN APPLICATION SUBMITTED BY CHRYSALIS INVESTMENT, LLC ON BEHALF OF REBECCA RAGAIN, ETAL, PROPERTY OWNERS, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW MINI-WAREHOUSING. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ROME BOULEVARD AND SAN MATEO STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-19-401-002.**

The applicant requested this item be continued to October 27, 2004

Chairman Aston opened the Public Hearing and stated it would remain open until this item was heard in its entirety.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown

NAYS: None

ABSTAIN: None

- 19) **VN-24-04 (17037) MARQUEZ, FRANCISCO (PUBLIC HEARING): AN APPLICATION SUBMITTED BY FRANCISCO ANTONIO MARQUEZ, PROPERTY OWNER, FOR A VARIANCE IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW A 5' 1" HIGH FENCE AND A 5' 11" HIGH GATE WHERE FOUR (4) FEET IS THE MAXIMUM HEIGHT ALLOWED. THE PROPERTY IS LOCATED AT 3612 HICKEY AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-24-714-107.**

Planner Robert Eastman stated Staff recommended denial of the variance because the circumstance was not unique and was brought on by the applicant.

Marquez Francisco, 3612 Hickey Avenue, North Las Vegas, asked for the Planning Commission's approval.

Commissioner Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Brown

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

20) ZOA-13-04 (17338) CITY OF NORTH LAS VEGAS (PUBLIC HEARING): AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (ZONING ORDINANCE) SECTION 17.24.110(L) OF THE NORTH LAS VEGAS MUNICIPAL CODE TO CHANGE THE REQUIREMENTS FOR OFF-PREMISE ADVERTISING STRUCTURES - BILLBOARDS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

Senior Deputy City Attorney Jim Lewis stated this was the ordinance prohibiting off-premise advertising in the City limits of North Las Vegas. The City Council directed this action and the Ordinance was introduced at the last City Council meeting.

Commissioner Aston opened the Public Hearing.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented Focus Commercial Group and Lamar Outdoor Advertising, who were in support of this ordinance. Mr. Gronauer stated based upon the length of time required to obtain a building permit, he would like to add language to the ordinance that applications already approved would have an extension of time in which to obtain their building permit. Mr. Gronauer stated he had clients who were already approved for a billboard sign and wanted to be sure they would not be denied when they apply for a building permit. Mr. Gronauer also urged the Planning Commission to add language stating that the billboard could be moved or raised if roadways or sound walls were elevated to a level where the billboard could not be seen.

Senior Deputy City Attorney Lewis stated Staff would like the ordinance approved as it stands and allow Council to add these amendments if so desired.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

21) **ZOA-14-04 (17432) CITY OF NORTH LAS VEGAS (PUBLIC HEARING): AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (ZONING ORDINANCE) SECTION 17.24.110(J) OF THE NORTH LAS VEGAS MUNICIPAL CODE TO CHANGE THE REQUIREMENTS OF NONCONFORMING SIGNS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

Staff had no additional comments.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown

NAYS: None

ABSTAIN: None

- 22) **FDP-17-04 (17135) LONE MOUNTAIN & LOSEE-WEST: AN APPLICATION SUBMITTED BY CELEBRATE HOMES, ON BEHALF OF CELEBRATE HOMES 28 LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 250 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS GENERALLY LOCATED EAST OF LAWRENCE STREET BETWEEN LONE MOUNTAIN ROAD AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-703-009 & 124-35-803-005.**

The applicant requested this item be continued to October 27, 2004.

Commissioners Shull and Stone stated they would abstain from voting on this item because of business interests.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Leavitt

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Trivedi and Brown

NAYS: None

ABSTAIN: Commissioners Shull and Stone

23) FDP-18-04 (17082) CHEYENNE MARKETPLACE PAD #1 & 2: AN APPLICATION SUBMITTED BY CHEYENNE MARKETPLACE LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF RETAIL AND RESTAURANT. THE PROPERTY IS GENERALLY LOCATED NORTH OF CHEYENNE AVENUE AND APPROXIMATELY 160 FEET EAST OF MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 139-09-801-008.

Planning Manager Marc Jordan stated the applicant had complied with the requirements for this PUD and Staff recommended approval with the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this site shall comply with all applicable conditions of FDP-23-02, ZN-23-89, Ordinance No. 1552 and Ordinance No. 1743; and
3. That the buildings match the elevations submitted with this request; and
4. That the development of Pads 1 and 2 be in compliance with the Commercial Design Standards, including the addition of a landscape island adjacent to the south side of the trash enclosure within Pad 2 and ADA-compliant access from the sidewalk to the primary customer entrances of each building.

Ken Novak, 2285 Corporate Circle, Las Vegas, represented the applicant and concurred with Staff's recommendation.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 24) **FDP-19-04 (17143) TRIPOLY AT KING'S HILL ROAD : AN APPLICATION SUBMITTED BY KB HOME NEVADA, INC., ON BEHALF OF CRAIG COMMERCE PLAZA, LP, #2, #3, #4 & #5, PROPERTY OWNERS, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 150 TRIPLEX DWELLINGS 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.**

Planning Manager Marc Jordan stated Staff had only one concern on this item and that was to see that there were the proper patios and courtyards. He believed that could be resolved at Staff level and recommended approval subject to the following conditions:

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 development of this site be in compliance with all conditions of Ordinance Number 2007 (ZN-48-04) and T-1135; and
3. That a minimum 108,410 square feet of common open space and a minimum 61,814 square feet of private open space be provided; and
4. That the following list of minimum 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 / BBQ area at swimming pool
 - f. Picnic tables and barbecue grills
 - g. Benches spaced along park pathways
 - h. Details of amenities to be provided
 - i. Swimming pool and spa
 - j. Cabana and public building
 - k. Sport Court-1/2 court basketball
5. That a minimum 50,000 square feet of open space be developed prior to the issuance of the building permit for the 52nd dwelling unit (i.e., 18th triplex building); and
6. That all of the open space be developed prior to the issuance of the building permit for the 100th dwelling unit (i.e., 34th triplex building); and

7. The submitted landscape plan shall be considered conceptual. Landscape and irrigation plans shall be submitted for review and approval through the Building and Safety Division prior to recordation of any final map for the subject development

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked to amend Condition 25, Subsection 5 to read “One large group shade area/BBQ area *at swimming pool area outside fence*”. He also asked to amend Condition 25, Subsection 10 to read, “Cabana and public building - *restrooms*. He asked the Planning Commission for approval as amended.

Staff confirmed the amendments were acceptable.

ACTION: APPROVED, AS AMENDED

CONDITION 25, SUBSECTION 5 AMENDED AS FOLLOWS: 5. ONE LARGE GROUP SHADE AREA/BBQ AREA AT SWIMMING POOL AREA OUTSIDE FENCE

CONDITION 25, SUBSECTION 10 AMENDED AS FOLLOWS: 10. CABANA AND PUBLIC BUILDING/RESTROOMS

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 25) **T-1135 (17144) TRIPOLY AT KING'S HILL: AN APPLICATION SUBMITTED BY KB HOME NEVADA, INC., ON BEHALF OF CRAIG COMMERCE PLAZA, LP, #2, #3, #4 & #5, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 150 TRIPLEX DWELLING 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.**

Planning Manager Marc Jordan stated Staff recommended approval with the same changes as FDP-19-04 and with the following conditions:

1. That, unless otherwise approved through a variance, waiver or other approved method, this development shall comply with all applicable codes and ordinance.
2. That the development of this site be in compliance with all conditions of Ordinance Number 2007 (ZN-48-04) and FDP-19-04; and
3. That a minimum 108,410 square feet of common open space and a minimum 61,814 square feet of private open space be provided; and
4. That the following list of minimum amenities shall be provided:
 - 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/BBQ area at swimming pool
 - f. Picnic tables and barbecue grills
 - g. Benches spaced along park pathways
 - h. Details of amenities to be provided
 - i. Swimming pool and spa
 - j. Cabana and public building
 - k. Sport court - ½ court basketball
5. That a minimum 50,000 square feet of open space be developed prior to the issuance of the building permit for the 52nd dwelling unit (i.e., 18th triplex building); and
6. That all of the open space be developed prior to the issuance of the building permit for the 100th dwelling unit (i.e., 34th triplex building); and

7. That submitted landscape plan shall be considered conceptual. Landscape and irrigation plans shall be submitted for review and approval through the Building and Safety Division prior to recordation of any final map for the subject development.
8. Each unit must have a separate water meter, unless otherwise approved by the Manager of Utilities Engineering Services Division.
9. Water and Sewer mains shall be extended in accordance with the current City of North Las Vegas Service Rules and the Uniform Design and Construction Standards (UDACS).
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. Clark County Regional Flood Control District (CCRFCDD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
12. Show the limits of the federal Emergency Management Agency Special Flood Hazard Area Zone A on the tentative map.
13. The City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
 - a. Drainage and off-site construction permits may be issued once a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - b. Building permits may be issued once a CLOMR has been obtained from FEMA.
 - c. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.
14. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
15. 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.
16. The property owner is required to grant roadway easements where public and private streets intersect.

17. All common elements shall be labeled and are to be maintained by the homeowners' association.
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.
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. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
23. The assessment for the Craig Road SID shall be paid in full prior to the recordation of the final map.
24. Approval of a traffic study is required prior to submittal of the civil improvements plan.
25. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Commerce Street frontage.
26. Dedication and construction of right-of-way is required for a bus turnout along the project's Commerce Street frontage in accordance with *Clark County Area Uniform Standard Drawing* Number 234.1.
27. The developer will be required to dedicate and construct that portion of right-of-way along the project's frontage in accordance with *Clark County Area Uniform Standard Drawings* Numbers 201.1 and 245.1 for a flared intersection at Craig Road and Commerce Street.
28. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and agreed with Staff's recommendations.

ACTION: APPROVED

MOTION: Commissioner Stone
SECOND: Commissioner Leavitt
AYES: Chairman Aston, Commissioners Leavitt, Shull, Stone, Trivedi and Brown
NAYS: Vice Chairman Cato
ABSTAIN: None

- 26) **SPR-47-04 (17011) CENTENNIAL PLAZA: AN APPLICATION SUBMITTED BY JAMES E. STROH, ARCHITECT, INC. ON BEHALF OF SIMMONS 15 LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW PAD DEVELOPMENT TO BE LOCATED TO THE REAR OF THE PROPERTY WHERE IT IS REQUIRED TO BE LOCATED TO THE STREET FRONT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CENTENNIAL PARKWAY AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-29-501-005.**

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

27) SPR-48-04 (17106) ALIANTE PARCEL 33: AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISES, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN MPC/C1 (MASTER PLANNED COMMUNITY/NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A COMMERCIAL DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ALIANTE PARKWAY AND ELKHORN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-17-410-003.

Planner Robert Eastman stated the applicants had asked for one waiver of the design standards to allow some of the buildings to locate 90 feet back from the street frontage. Staff supported the proposed waiver and recommended approval of the application 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 site shall comply with the commercial design standards including but not limited to, providing a minimum 304 square foot pedestrian plaza with seating areas and complementary landscaping; and providing a master sign plan for the parcel; and providing a landscape plan, with the exception of the building orientation for buildings "A", "B", and "C".
3. Approval of a drainage study that conforms to the Overall Master Conceptual Drainage Study is required.
4. Commercial driveways are to be dedicated and 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.
5. The property owner is required to sign a restrictive covenant for utilities.
6. The applicant shall submit a traffic study update for review and approval.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated this was one of the final parts of the commercial development in the Aliante Master Planned Community.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

28) SPR-49-04 (17139) ALIANTE PARCEL 35: AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISES, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN MPC/C-2 (MASTER PLANNED COMMUNITY/GENERAL COMMERCIAL DISTRICT) TO ALLOW A COMMERCIAL DEVELOPMENT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ALIANTE PARKWAY AND ELKHORN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-20-110-003.

Planner Robert Eastman stated Staff was in support of the waivers the applicant had asked for, such as a reduction in the perimeter landscaping to ten feet, because the property is adjacent to a park. He stated Staff recommended approval with 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 site shall comply with the commercial design standards and the Aliante Development Agreement including but not limited to, providing a view fence along the boundary with Parcel 61 with complementary landscaping; provide a master sign plan for the parcel; and provide a landscape plan.
3. Approval of a drainage study that conforms to the Overall Master Conceptual Drainage Study is required.
4. Commercial driveways are to be dedicated and constructed in accordance with *Clark County Area Uniform Standard Drawing* Numbers 222A and 225, with minimum widths of 32 feet as measure from lip of gutter to lip of gutter.
5. The property owner is required to sign a restrictive covenant for utilities.
6. The applicant shall submit a traffic study update for review and approval.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked for the Planning Commission's approval.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

29) SPR-50-04 (17107) ALIANTE PARCEL 38: AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISES, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN MPC/C-1 (MASTER PLANNED COMMUNITY/NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A COMMERCIAL DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ALIANTE PARKWAY AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-20-412-001.

Planner Robert Eastman stated the applicant had worked with the neighbors and increased the landscaping adjacent to the residences. The applicant requested a waiver along the northern driveway edge to reduce their perimeter landscaping at that location. Staff recommended approval with 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 site shall comply with the commercial design standards including but not limited to, providing a minimum 267 square foot pedestrian plaza with seating areas and complementary landscaping; and provide a master sign plan for the parcel; and provide a landscape plan with the exception of the building orientation for building "A".
3. Approval of a drainage study that conforms to the Overall Master Conceptual Drainage Study is required.
4. Commercial driveways are to be dedicated and constructed in accordance with *Clark County Area Uniform Standard Drawing* Numbers 222A and 225, with minimum widths of 32 feet as measure from lip of gutter to lip of gutter.
5. The property owner is required to sign a restrictive covenant for utilities.
6. The applicant shall submit a traffic study update for review and approval.
7. Egress left turns onto Aliante Parkway will not be permitted.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked for the Planning Commission's approval.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

30) SPR-51-04 (17112) ALIANTE PARCEL 40: AN APPLICATION SUBMITTED BY NORTH VALLEY ENTERPRISES, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN MPC/C-1 (MASTER PLANNED COMMUNITY/NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A COMMERCIAL DEVELOPMENT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF ALIANTE PARKWAY AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-20-810-237.

Planner Robert Eastman stated Staff recommended approval with 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 site shall comply with the commercial design standards including but not limited to, providing a minimum 259 square foot pedestrian plaza with seating areas and complementary landscaping; and provide a master sign plan for the parcel; and provide a landscape plan that provides an acceptable buffer for the neighboring properties.
3. Approval of a drainage study that conforms to the Overall Master Conceptual Drainage Study is required.
4. Commercial driveways are to be dedicated and constructed in accordance with *Clark County Area Uniform Standard Drawing* Numbers 222A and 225, with minimum widths of 32 feet as measure from lip of gutter to lip of gutter.
5. The property owner is required to sign a restrictive covenant for utilities.
6. The applicant shall submit a traffic study update for review and approval.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and concurred with Staff's recommendations.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 31) **T-1132 (16852) NORTH RANCH: AN APPLICATION SUBMITTED BY D. R. HORTON, INC. ON BEHALF OF GLK HOLDING I, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT (PROPOSED R-3 MULTIFAMILY RESIDENTIAL DISTRICT AND PUD PLANNED UNIT DEVELOPMENT DISTRICT) CONSISTING OF 196 SINGLE-FAMILY DWELLINGS AND 432 MULTIFAMILY UNITS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND ELKHORN ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-003, 124-22-601-002, 124-22-601-003 AND 124-22-601-004.**

Planner Robert Eastman stated based upon the denial of the residential development, Staff recommended this application be continued to allow the item to be withdrawn or amended.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked for the Planning Commission's approval.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

32) T-1133 (17084) JASMINE CONDOS, UNIT 2: AN APPLICATION SUBMITTED BY TANEY ENGINEERING ON BEHALF OF TOUSA HOMES, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT CONSISTING OF 64 CONDOMINIUMS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF VALLEY DRIVE AND TROPICAL PARKWAY. THE ASSESSOR'S PARCEL NUMBER IS 124-30-310-153.

Planner Robert Eastman stated Staff recommended approval of this application with the following conditions:

1. That fiber optic conduit is required on the Tropical Parkway and Valley Drive frontages.
2. That the installation of sprinklers for fire suppression is required in each residential unit, with alarms transmitted off-site to a central monitoring station.
3. That all applicable conditions of SPR-24-01 be satisfied prior to the recording of a final map for this project.
4. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
5. The proposed El Campo Grande Avenue street section is not necessary and will not be acknowledged. For future reference, all minor residential collector streets shall be in conformance with the *Uniform Standard Drawings for Public Works' Construction Off-site Improvements* Drawing Number 205.
6. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
7. All known geologic hazards shall be shown on the tentative map and the civil improvement plans. Geologic hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.

9. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
10. Approval of a traffic study is required prior to submittal of the civil improvement plans.
11. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Losee Road and Washburn Road frontages.
12. Right-of-way dedication and construction of a CAT bus turn-out is required on Valley Drive near Tropical Parkway per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
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.
15. At a minimum, the following amenities shall be provided for the Units 1, 2, and 3:
 - a. Circuitous lighted paths
 - b. A minimum of 20 24-inch box trees per acre
 - c. At least 2 differing age appropriate play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada
 - d. At least one large open space area for group / organized play
 - e. Picnic tables and barbecue grills
 - f. Benches spaced along park pathways
 - g. ADA accessibility
 - h. Details of amenities to be provided
 - i. Sand volleyball court
 - j. Basketball court at an adjacent site

Robert Cunningham, 4445 South Jones Boulevard, Las Vegas represented the applicant and stated they concurred with Staff's recommendations.

ACTION: APPROVED

MOTION: Commissioner Leavitt
SECOND: Commissioner Shull
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown
NAYS: None
ABSTAIN: None

33) T-1136 (17140) PANATTONI CREEKSIDE: AN APPLICATION SUBMITTED BY PANATTONI DEVELOPMENT COMPANY, LLC ON BEHALF OF LOSEE ROAD INVESTORS, INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN M-2 GENERAL INDUSTRIAL DISTRICT CONSISTING OF 1 COMMERCIAL LOT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LOSEE ROAD AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-36-301-001.

Planner Mary Aldava stated Staff recommended approval 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. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or City of North Las Vegas Municipal Code section 16.24.100.B:
 - a. Washburn Road (100' right-of-way - 40 feet north half, 60 feet south half)
 - b. Losee Road
3. Approval of a traffic study and/or update is required prior to submittal of the civil improvement plans.
4. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Losee Road and Washburn Road frontages.
5. Driveway locations are subject to review and approval of by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code.
6. Accesses maybe limited to right turns in and out by the installation of a raised median island within Washburn Road.
7. Right-of-way dedication and construction of a CAT bus turn-out is required on Washburn Road near Losee Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
8. Right-of-way dedication and construction of a flared intersection is required at Washburn Road and Losee Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
9. The property owner is required to grant a pedestrian access easement for sidewalk

within any common element.

10. A revocable encroachment permit for landscaping within the public right of way is required.
11. All Nevada Power Company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required, it will be at the expense of the developer.
12. 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.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. The property owner is required to sign a restrictive covenant for utilities.
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 City of North Las Vegas does not permit the construction of any buildings within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA). Under this policy, the applicant must meet the following requirements prior to issuance of permits and certificates of occupancy:
 - a. Grading and off-site construction permits may be issued once a copy of the Conditional Letter of Map Review (CLOMR) application has been submitted to FEMA for processing.
 - b. Building permits may be issued once a CLOMR has been obtained from FEMA.
 - c. Certificates of Occupancy can be issued once a Letter of Map Revision (LOMR) has been obtained from FEMA.

20. Water and sewer mains shall be extended in accordance with the current City of North Las Vegas Service Rules and Uniform Design and Construction Standards (UDACS).
21. A water network analysis is required with development to provide adequate fire flow.

John Gustafson, 1210 Hanson Street, Las Vegas, represented the applicant and stated they concurred with Staff's recommendations.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

OLD BUSINESS

- 34) **AMP-77-04 (16660) NORTH RANCH COURT (PUBLIC HEARING): AN APPLICATION SUBMITTED BY D. R. HORTON ON BEHALF OF GLK HOLDING I, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO M-HDR MEDIUM-HIGH DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND ELKHORN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-22-501-003.**

Planner Robert Eastman stated the application met the requirements for the comprehensive plan and Staff recommended approval.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and concurred with Staff's recommendations.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

Commissioners Brown and Stone expressed their concern about losing commercial zoning in this area so close to the freeway.

Commissioner Leavitt moved to approve this application, seconded by Commissioner Shull. The motion did not carry.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 35) **ZN-95-04 (16662) NORTH RANCH COURT (PUBLIC HEARING): AN APPLICATION SUBMITTED BY D. R. HORTON ON BEHALF OF GLK HOLDING I, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF GOLDFIELD STREET AND ELKHORN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-22-501-003.**

Planner Robert Eastman stated based upon the Planning Commission decision to deny Item 34, AMP-77-04, Staff recommended denial of this application.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated a school was located nearby and R-1 zoning had already been approved to the north of the property. He believed some type of residential development was appropriate in this location.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Chairman Aston

AYES: Chairman Aston, Commissioners Leavitt, Shull, Stone, Trivedi Vice Chairman Cato

ABSTAIN: None

- 36) **AMP-78-04 (16659) NORTH RANCH COURT PUBLIC HEARING): AN APPLICATION SUBMITTED BY D. R. HORTON ON BEHALF OF GLK HOLDING I, LLC, AND THE STANLEY AND LOIS LEVINE TRUST, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO EXPAND THE CURRENT MDR MEDIUM DENSITY RESIDENTIAL BY RECLASSIFYING THE CURRENT DESIGNATIONS OF COMMUNITY COMMERCIAL AND M-HDR MEDIUM - HIGH DENSITY RESIDENTIAL TO MDR MEDIUM DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF GOLDFIELD STREET AND DORRELL LANE AND THE NORTHEAST CORNER OF GOLDFIELD STREET AND DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-003 AND 124-22-601-004.**

Planner Eastman stated based upon the vote to deny Item 35, ZN-95-04 and Item 34, AMP-77-04, Staff recommended denial of this application.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked for Planning Commission approval.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: Vice Chairman Cato

ABSTAIN: None

- 37) **ZN-96-04 (16658) NORTH RANCH COURT (PUBLIC HEARING): AN APPLICATION SUBMITTED BY D. R. HORTON ON BEHALF OF GLK HOLDING I, LLC, AND THE STANLEY AND LOIS LEVINE TRUST, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT AND AN R-3, MULTIFAMILY RESIDENTIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 192 UNITS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF GOLDFIELD STREET AND DORRELL LANE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-003 AND 124-22-601-004.**

Planner Robert Eastman stated based upon the denial of the residential development, Staff recommended this application be continued to allow the item to be withdrawn or amended.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked for the Planning Commission's approval.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 38) **VAC-27-04 (16663) NORTH RANCH ESTATES (PUBLIC HEARING): AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, TO VACATE THE SOUTHERLY 50 FEET OF ELKHORN ROAD BETWEEN COMMERCE STREET AND GOLDFIELD STREET; TO VACATE THE WESTERLY 30 FEET OF GOLDFIELD STREET BETWEEN ELKHORN ROAD AND DORRELL LANE; AND TO VACATE THE EASTERLY 10 FEET OF COMMERCE STREET BETWEEN DORRELL LANE 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.**

Planner Robert Eastman stated based upon the denial of the residential development, Staff recommended this application be continued to allow the item to be withdrawn or amended.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked for the Planning Commission's approval.

Chairman Aston opened the Public Hearing.

Frank Grant, 3628 Auckland Castle, Las Vegas, owned property nearby and asked the Planning Commission to continue this item.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 39) **T-1118 (15975) NORTH RANCH ESTATES: AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT CONSISTING OF 189 SINGLE FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF DORRELL LANE AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-005, 124-22-501-006, 124-22-501-007 AND 124-22-501-008.**

Planner Robert Eastman stated based upon the denial of the residential development, Staff recommended this application be continued to allow the item to be withdrawn or amended.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked for the Planning Commission's approval.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Stone

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 40) **AMP-83-04 (16856) NORTH RANCH (PUBLIC HEARING): AN APPLICATION SUBMITTED BY D. R. HORTON, INC., ON BEHALF OF THE GLK HOLDINGS, INC., FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO DELETE GOLDFIELD STREET BETWEEN ELKHORN ROAD AND DORRELL LANE; AND TO DELETE DORRELL LANE BETWEEN GOLDFIELD STREET AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-003, 124-22-601-002 AND 124-22-601-003.**

Planner Robert Eastman stated based upon the denial of the residential development, Staff recommended this application be continued to allow the item to be withdrawn or amended.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked for the Planning Commission's approval.

Chairman Aston opened the Public Hearing.

Frank Grant, 3628 Auckland Castle, Las Vegas, owned property nearby and asked the Planning Commission to continue this item.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 41) **AMP-84-04 (16855) NORTH RANCH ESTATES (PUBLIC HEARING): AN APPLICATION SUBMITTED BY D. R. HORTON, INC. FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO REDUCE COMMERCE STREET FROM AN 80-FOOT TO A 60-FOOT RIGHT-OF-WAY BETWEEN DORRELL LANE AND ELKHORN ROAD; AND TO REDUCE DORRELL LANE FROM AN 80-FOOT TO A 60-FOOT RIGHT-OF-WAY 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.**

Planner Robert Eastman stated based upon the denial of the residential development, Staff recommended this application be continued to allow the item to be withdrawn or amended.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and asked for the Planning Commission's approval.

Chairman Aston opened the Public Hearing.

Frank Grant, 3628 Auckland Castle, Las Vegas, owned property nearby and asked the Planning Commission to continue this item.

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 42) **AMP-46-04 (15333) CRAIG & SIMMONS WEST (SITE 2) (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 WEST OF SIMMONS STREET AND APPROXIMATELY 570 FEET NORTH OF CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-05-203-001.**

Commissioners Shull and Stone stated they had business dealings with this company and were abstaining from the vote on this item.

Planning Manager Marc Jordan stated Staff recommended denial of this item because this area had been designated as a commercial node on the Comprehensive Plan.

Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas, stated he represented the applicant and stated the parcel was too far off Craig Road to be viable as commercial zoning. Mr. Gronauer believed a mixed usage was preferable and the Medium Density Residential was suitable at this site. Mr. Gronauer said they had met with the neighbors and agreed to double the amount of landscaping for a buffer.

Byron Goynes, 6424 Eagle Point Road, Las Vegas, stated he had been retained by the applicant to survey the neighbors about the project. He had surveyed the neighbors on various streets in New Haven Homes. Mr. Goynes stated there were ten properties which would be directly affected by the project and he had met with most of them. He stated five of those neighbors supported the project.

George Garcia, 1711 Whitney Mesa Drive, Henderson, stated they had designed the buildings so that only one window looked out on the neighboring properties.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Trivedi and Brown

NAYS: None

ABSTAIN: Commissioners Shull and Stone

- 43) ZN-84-04 (16268) CRAIG & SIMMONS WEST (SITE 2) (PUBLIC HEARING): AN APPLICATION SUBMITTED BY CELEBRATE HOMES ON BEHALF OF THE ROMAN CATHOLIC LAS VEGAS CHURCH, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 57 MULTIFAMILY DWELLINGS. THE PROPERTY IS GENERALLY LOCATED WEST OF SIMMONS STREET AND APPROXIMATELY 570 FEET NORTH OF CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-05-203-001.**

Commissioners Shull and Stone stated they had business dealings with this company and were abstaining from the vote on this item.

Planning Manager Marc Jordan stated Staff had concerns about this application. He stated there were inadequate setbacks for the property. He stated the plans show 20 feet of perimeter landscaping instead of 25 feet which is required. Planning Manager Jordan stated the requirements for setbacks for the abutting single-family residential zoning was 50 feet. He stated Staff was unable to verify the guest parking requirements on the plans. There were other questions concerning patios, open space amenities, a second point of ingress/egress and trash enclosures. Staff recommended continuance of this item to allow the applicant to submit revised plans. If Planning Commission determined approval was appropriate, the following conditions should apply:

1. 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 fully comply with the Multi-Family Residential Development Standards and Design Guidelines with the following exceptions:
 - a. A minimum 25-foot setback shall be provided adjacent to the westerly property line.
 - b. The minimum separation between buildings shall be fourteen (14) feet.
 - c. A minimum 20 feet of landscaping (which may include the sidewalk) shall be provided adjacent to Simmons Street.
 - d. A minimum 10-foot setback shall be provided adjacent to the northerly property line.
 - e. A minimum 20-foot setback shall be provided adjacent to the southerly property line.
3. The development shall not exceed 60 dwelling units.
4. The applicant must provide a suitable secondary access.
5. The landscaping plan shall be approved by staff.
6. All west-facing windows shall be frosted or opaque.

7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. Clark County Regional Flood Control District (CCRFCD) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
9. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or City of North Las Vegas Municipal Code section 16.24.100.B:
 - a. Simmons Street
10. The property owner is required to grant roadway easements where public and private streets intersect.
11. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
12. A revocable encroachment permit for landscaping within the public right of way is required.
13. All common elements shall be labeled and are to be maintained by the Homeowners' Association.
14. 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.
15. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
16. Approval of a traffic study is required prior to submittal of the civil improvement plans.
17. A queuing analysis is required as part of the traffic study if access controls are proposed to be employed.
18. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along the project's Simmons Street frontage.
19. 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.
20. The developer shall meet with the Departments of Parks and Recreation and

Planning and Zoning to determine the amenities to be provided prior to submittal of a final development plan.

21. 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. Swimming pool with restrooms as required by Clark County Health Dept.
 - f. Picnic tables and barbecue grills
 - g. Benches spaced along park pathways
 - h. Details of amenities to be provided

George Garcia, 1711 Whitney Mesa Drive, Henderson, stated they would accept the continuance as long as this and the associated item would go to the City Council simultaneously. He stated the only waivers the applicant asked for was setbacks. The property is bordered on one side by commercial and by a wash on the other so the applicant did not believe the setbacks were necessary.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

Planning Manager Jordan stated the setbacks were part of the multi-family design standards. He said Staff preferred at least a 30 day continuance. Mr. Garcia stated the unresolved issues could be addressed at the time the tentative map was presented.

Chairman Aston stated the Commission had approved the related AMP and believed approving this application with the conditions stated by Staff would remedy any defects Staff had pointed out in this application. He confirmed with the Fire Department that the secondary access point would work.

ACTION: APPROVED

MOTION: Commissioner Brown

SECOND: Vice Chairman Cato

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Trivedi and Brown

NAYS: None

ABSTAIN: Commissioners Shull and Stone

44) UN-129-04 (16866) CREEKSIDE BUSINESS PARK (PUBLIC HEARING): AN APPLICATION SUBMITTED BY PANATTONI DEVELOPMENT COMPANY, LLC., ON BEHALF OF LOSEE ROAD INVESTORS, LLC., PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF WASHBURN ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-36-301-001.

Planner Mary Aldava stated this application was continued from a prior meeting. Since then, the applicant has submitted revised plans. Staff has no objection to the use at this location and recommended approval, subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, the development shall comply with all applicable codes and ordinances.
2. That the development of the convenience food store with gas pumps complies with Commercial Development Design Standards.
3. That a consistent design for all elevations between the proposed convenience food store with gas pumps and the industrial development shall be provided.
4. That recessed lighting shall be provided for the gas pump canopy.
5. That the development shall comply with all of the Public Works conditions of approval for SPR-41-04.

Jason Kunkler, Panattoni Development, 770 East Warm Springs, Las Vegas, represented the applicant, stated this corner was ideal for a convenience store and asked for Planning Commission approval.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 45) **SPR-41-04 (16646) CREEKSIDE BUSINESS PARK: AN APPLICATION SUBMITTED BY PANATTONI DEVELOPMENT COMPANY ON BEHALF OF LOSEE ROAD INVESTORS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW 94,253 SQUARE FOOT INDUSTRIAL DEVELOPMENT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF WASHBURN ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-36-301-001.**

Planner Mary Aldava stated Staff recommended continuance to resolve some parking issues and because the site plan was not drawn to scale.

Jason Kunkler, Panattoni Development, 770 East Warm Springs, Las Vegas, represented the applicant, and agreed with all of Staff's recommendations for the project. He asked for Planning Commission approval.

Commissioner Stone stated he could not support this application as submitted and believed the item should be continued until a suitable site plan could be submitted.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

46) UN-130-04 (16888) LOSEE & LONE MOUNTAIN 2 ACRES (PUBLIC HEARING): AN APPLICATION SUBMITTED BY THE MENDENHALL FAMILY TRUST, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF LONE MOUNTAIN ROAD AND LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-101-019.

Planner Robert Eastman stated Staff recommended approval with 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 development of this site shall be in compliance with the Commercial Development Standards and Guidelines.
3. The use permit (UN-130-04) is site-specific and non-transferable.
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 submittal of the civil improvements 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. 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 Lone Mountain Road.
9. Right-of-way dedication and construction for a flared intersection is required at Losee Road and Lone Mountain Road per the *Uniform Standard Drawings for Public Works' Construction of Off-Site Improvements* Drawing Number 201.1.
10. Right-of-way dedication and construction for a CAT bus turn-out is required on Lone Mountain near Losee Road. It is suggested that the applicant provide the bus stop placement within the exclusive right turn lane for the commercial property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements*, Drawing Number 234.3.
11. 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 Section 17.24.130. Conformance may require modifications to the site.

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.
15. All Nevada Power company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required, it will be at the expense of the developer.
16. 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 measure from lip of gutter to lip of gutter.
17. The property owner is required to grant a roadway easement for commercial driveway(s).
18. The property owner is required to sign a restrictive covenant for utilities.

Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated they concurred with Staff's recommendation and asked for Planning Commission approval.

Chairman Aston opened the Public Hearing.

Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas, stated there didn't need to be a bar at every intersection. He asked Planning Commission to deny the application.

Vincent Balistreri, 4825 Harold Street, North Las Vegas, stated he had surveyed the area and the area was saturated with bars. He did not want to see another one built.

Chairman Aston closed the Public Hearing.

Commissioner Shull disclosed he had a business relationship with the applicant but it would not interfere with his judgment to vote on this issue.

ACTION: APPROVED

MOTION: Commissioner Shull
SECOND: Commissioner Brown
AYES: Chairman Aston, Vice Chairman Cato, Commissioners Shull, Trivedi and
Brown
NAYS: Commissioners Leavitt and Stone
ABSTAIN: None

47) UN-131-04 (16882) LOSEE & LONE MOUNTAIN 2 ACRES (PUBLIC HEARING: AN APPLICATION SUBMITTED BY THE MENDENHALL FAMILY TRUST, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW THE "ON SALE" OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A TAVERN. THE PROPERTY IS GENERALLY LOCATED SOUTH OF LONE MOUNTAIN ROAD AND APPROXIMATELY 105 FEET EAST OF LOSEE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-101-020.

Planner Robert Eastman stated this was the same site as Item 46, UN-130-04 and Staff had nothing further to add and recommended the following conditions, if approved:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The development of this site shall be in compliance with the Commercial Development Standards and Guidelines.
3. The use permit (UN-131-04) is site-specific and non-transferable.
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 submittal of the civil improvements 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. 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 Lone Mountain Road.
9. Right-of-way dedication and construction for a flared intersection is required at Losee Road and Lone Mountain Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.
10. Right-of-way dedication and construction for a CAT bus turn-out is required on Lone Mountain near Losee Road. It is suggested that the applicant provide the bus stop placement within the exclusive right turn lane for the commercial property per *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements*, Drawing Number 234.3.
11. 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 Section 17.24.130. Conformance may require modifications to the site.

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.
15. All Nevada Power company easements and poles must be shown. The poles shall be fully located within the landscape area and if the relocation of any poles is required, it will be at the expense of the developer.
16. 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.
17. The property owner is required to grant a roadway easement for commercial driveway(s).
18. The property owner is required to sign a restrictive covenant for utilities.

Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated they concurred with Staff's conditions and asked for Planning Commission approval.

Chairman Aston opened the Public Hearing.

Vincent Balistreri, 4825 Harold Street, North Las Vegas, stated there were two more bars located close to this proposed site.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Brown

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Shull, Trivedi and Brown

NAYS: Commissioners Leavitt and Stone

ABSTAIN: None

48) UN-133-04 (16897) SECURED MINI-STORAGE (PUBLIC HEARING): AN

APPLICATION SUBMITTED BY SECURED STORAGE, LLC , PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A 100 FOOT HIGH OFF-PREMISE SIGN (BILLBOARD). THE PROPERTY IS GENERALLY LOCATED APPROXIMATELY 172 FEET SOUTHEAST OF THE NORTH FIFTH STREET AND LOSEE ROAD INTERSECTION. THE ASSESSOR'S PARCEL NUMBER IS 139-14-303-002.

Planning Manager Marc Jordan stated the applicant requested an increase in the height of their sign because it was impacted by the trees along the I-15 corridor. Staff did not recommend approval of the request.

Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas, represented the applicant and stated the property was bordered on three sides by industrial zoning and I-15 on the fourth side. She stated the mature landscaping along the area obscured the sign. The applicant agreed to provide architectural enhancements to improve the aesthetics of the sign.

Chairman Aston opened the Public Hearing.

Chairman Aston closed the Public Hearing.

Commissioner Stone believed a 100 foot sign was too tall and imposing. He suggested the item be continued while applicant investigated whether the landscaping could be trimmed back rather than raising their sign.

ACTION: CONTINUED TO OCTOBER 27, 2004

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown

NAYS: None

ABSTAIN: None

49) VN-17-04 (16420) DONNA & DEER SPRINGS (PUBLIC HEARING): AN APPLICATION SUBMITTED BY CENTEX HOMES, PROPERTY OWNER, FOR A VARIANCE IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW A CORNER SIDE YARD SETBACK OF 7.68 FEET WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 1705 JOHN BEVY COURT. THE ASSESSOR'S PARCEL NUMBER IS 124-23-711-061.

Planner Mary Aldava stated the hardship for needing a waiver of the side yard setback was self imposed and Staff recommended denial of the variance. If Planning Commissioner approved the variance, Staff recommended the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That a minimum 10.89-foot corner setback be provided at the front of the dwelling and taper down to 7.68 feet at the rear of the dwelling, as indicated on the submitted site plan for Lot #422.

Dean Rasmussen, 7391 Prairie Falcon Drive, Las Vegas, represented the applicant and admitted there was a mistake made by the engineering firm designing the site and asked for the Planning Commission's approval.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Stone

SECOND: Chairman Aston

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 50) **VN-18-04 (16421) DONNA & DEER SPRINGS (PUBLIC HEARING): AN APPLICATION SUBMITTED BY CENTEX HOMES, PROPERTY OWNER, FOR A VARIANCE IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO ALLOW A CORNER SIDE YARD SETBACK OF 6.78 FEET WHERE 10 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 1704 PEYTON STEWART COURT. THE ASSESSOR'S PARCEL NUMBER IS 124-23-711-062.**

Planner Mary Aldava stated Staff recommended denial of this application.

Chairman Aston opened the Public Hearing. There was no public participation.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone,
Trivedi and Brown

NAYS: None

ABSTAIN: None

51) SPR-44-04 (16865) 40025 3-UNIT MULTI-FAMILY DWELLING: AN APPLICATION SUBMITTED BY T. R. BLACK ENTERPRISES ON BEHALF OF NATALIE DE RODMAN, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-3 MULTIFAMILY RESIDENTIAL DISTRICT TO ALLOW A THREE-UNIT MULTI-FAMILY DWELLING. THE PROPERTY IS LOCATED AT 2252 BASSLER STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-24-110-181.

Planning Manager Marc Jordan stated Staff recommended approval with 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 development shall be in full compliance with the Multi-Family Residential Development Standards and Design Guidelines, with the following exceptions:
 - a. Buffer yards not less than twenty (20) feet in width shall not be required adjacent to any abutting property.
 - b. Individual outdoor areas or patios shall not be required for each ground floor dwelling unit.
3. A revocable encroachment permit for landscaping within the public right-of-way is required.

Natalie Rodman, 1408 East Carey Avenue, Las Vegas, the property owner, and asked for approval.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

- 52) FDP-13-04 (16188) LAUREL CANYON: AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 422 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF PECOS ROAD AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 123-31-501-001, 123-31-203-001, 123-31-203-002, 123-31-203-003, 123-31-203-004, 123-31-204-001, 123-31-204-002, 123-31-204-004 AND 123-31-202-001.**

ACTION: CONTINUED TO NOVEMBER 10, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull, Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS:

There was no further business

CHAIRMAN'S BUSINESS:

There was no further business.

ADJOURNMENT

The meeting adjourned as 12:13 A.M.

ACTION: ADJOURNED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice Chairman Cato, Commissioners Leavitt, Shull,
Stone, Trivedi and Brown

NAYS: None

ABSTAIN: None

APPROVED: DECEMBER 22, 2004

/s/ Jay Aston
Chairman Jay Aston

ATTEST:

Recording Secretary