

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

Jay Aston, Chairman  
Nelson Stone  
Dean Leavitt  
Harry Shull

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

Jo Cato, Vice-Chairman  
Dilip Trivedi  
Steve Brown

**Planning Commission Minutes are available on the internet at:  
[www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)**

**November 10, 2004**

**BRIEFING:** 6:30 p.m. City Manager's Conference Room, City Hall  
Review of the Agenda

**CALL TO ORDER:** 7:01 p.m., Council Chambers. City Hall  
2200 Civic Center Drive

**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

**VERIFICATION:** Nicole Jones, Recording Secretary

**PLEDGE OF ALLEGIANCE:** Commissioner Dean Leavitt

**MINUTES:**

**APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF  
SEPTEMBER 8, 2004**

**ACTION:** CONTINUED TO NOVEMBER 23, 2004

**CONSENT AGENDA:**

- A. PW-181-04 (17959) NELSON RANCH INFRASTRUCTURE: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$3,798,414.37.**

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

- B. PW-182-04 (17960) PRESENT TRUTH S. D. A. CHURCH: ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY THE FINANCE DIRECTOR TO RELEASE THE CASH-IN-LIEU OF BOND IN THE AMOUNT OF \$14,743.63.**

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

- C. PW-183-04 (17964) NELSON RANCH OFFSITE SEWER: ACCEPT THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$260,287.50.**

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

- D. PW-184-04 (17965) NEWPORT BAY APARTMENTS: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY AMERICAN HOME ASSURANCE COMPANY TO RELEASE THE PERFORMANCE BOND IN THE AMOUNT OF \$46,250.**

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

- E. PW-185-04 (17966) NELSON RANCH, UNIT1A: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$844,681.68.**

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

- F. PW-186-04 (17971) NELSON RANCH, UNIT1B: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$542,646.503,798,414.37.**

ACTION: WITHDRAWN WITHOUT PREJUDICE

- G. PW-187-04 (17973) NELSON RANCH, UNIT 2A: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$606,575.15.**

ACTION: WITHDRAWN WITHOUT PREJUDICE.

- H. **PW-188-04 (17974) NELSON RANCH, UNIT 2B: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$432,044.58.**

ACTION: WITHDRAWN WITHOUT PREJUDICE.

- I. **PW-189-04 (17975) NELSON RANCH, UNIT 3B: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$422,879.38.**

ACTION: WITHDRAWN WITHOUT PREJUDICE.

- J. **PW-190-04 (17976) NELSON RANCH, UNIT 4B: APPROVE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY CENTEX HOMES AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$681,833.90.**

ACTION: WITHDRAWN WITHOUT PREJUDICE.

- K. **PW-191-04 (17977) NVE PARCEL 16, UNIT 1: APPROVE THE SUBDIVISION AGREEMENT BY KB HOME, INC., AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$1,918,004.88.**

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

- L. **PW-192-04 (17978) COBBLESTONE MANOR SOUTH: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY SAFECO INSURANCE COMPANY OF AMERICA TO RELEASE THE SUBDIVISION BOND IN THE AMOUNT OF \$168,733.73.**

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

**NEW BUSINESS:**

1. **AMP-92-04 (17424) LAWRENCE & TROPICAL (PUBLIC HEARING): AN APPLICATION SUBMITTED BY THE CLARK COUNTY SCHOOL DISTRICT, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF LDR LOW DENSITY RESIDENTIAL TO PSP PUBLIC / SEMI-PUBLIC. 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 Items 1 and 2 were related. Item 1 was an amendment to the comprehensive plan to change the property to Public/Semi-Public. Item 2 was a rezoning from RE-Ranch Estates to Public/Semi-Public. The applicant proposed to build a middle school on the property. The application complied with the guidelines for the change and Staff recommended approval.

**Carol Bailey, Clark County School District, 4312 Eucalyptus Street, Las Vegas,** introduced Wade Simpson with Welles Pugsley Architect and stated they accepted Staff's recommendations.

Chairman Aston opened the Public Hearing.

**Scott Sauer, 5629 Midnight Breeze Street, North Las Vegas,** stated the approval of the Use Permit had been appealed and the applicant had made no attempt to talk with the homeowners. He asked that the items be continued or denied until the appeal was heard. He stated his comments would carry forward to Item 2.

Chairman Aston closed the Public Hearing.

**Wade Simpson, Welles Pugsley Architects, 2480 East Tomkins Avenue, Las Vegas,** stated they were not aware they were required to meet with the neighbors. He said the applicant was happy to meet with them about their issues. He stated the applicant had made suggested design changes and asked for the Planning Commission's approval.

Vice Chairman Cato stated she would not support this application. She had concerns about the traffic in the neighborhoods.

Commissioner Shull confirmed with Staff that denial of the special use permit would not stop this application or the request for rezoning.

ACTION: APPROVED

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

2. **ZN-102-04 (16968) LAWRENCE & TROPICAL (PUBLIC HEARING): AN APPLICATION SUBMITTED BY THE CLARK COUNTY SCHOOL DISTRICT, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PSP PUBLIC / SEMI-PUBLIC DISTRICT. 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 Items 1 and 2 were related. Item 1 was an amendment to the comprehensive plan to change the property to Public/Semi-public. Item 2 was a rezoning from RE-Ranch Estates to Public/Semi-Public. The applicant was proposing to build a middle school on the property. The application complied with the guidelines for the change and Staff recommended approval.

**Carol Bailey, Clark County School District, 4312 Eucalyptus Street, Las Vegas,** introduced Wade Simpson with Welles Pugsley Architect and stated they accepted Staff's recommendations.

Chairman Aston opened the Public Hearing.

**Scott Sauer, 5629 Midnight Breeze Street, North Las Vegas,** stated the approval of the Use Permit had been appealed and the applicant had made no attempt to talk with the homeowners. He asked that the items be continued or denied until the appeal was heard.

Chairman Aston closed the Public Hearing.

**Wade Simpson, Welles Pugsley Architects, 2480 East Tomkins Avenue, Las Vegas,** stated they weren't aware that they were required to meet with the neighbors. He said the applicant was happy to meet with them about their issues. He stated the applicant had made suggested design changes and asked for the Planning Commission's approval.

Vice Chairman Cato stated she would not support this application. She had concerns about the traffic in the neighborhoods.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

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

NAYS: Vice Chairman Cato

ABSTAIN: None



3. **AMP-93-04 (17451) CLAYTON & HIGHLAND DRIVE (PUBLIC HEARING): AN APPLICATION SUBMITTED BY THE CITY OF NORTH LAS VEGAS, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS, TO DELETE CLAYTON STREET FROM GRAND TETON DRIVE TO SEVERANCE LANE; TO DELETE HIGHLAND DRIVE FROM WHISPERING SANDS DRIVE TO DEER SPRINGS WAY; TO DELETE WHISPERING SANDS DRIVE FROM CLAYTON STREET TO SCOTT ROBINSON BOULEVARD; TO DELETE SCOTT ROBINSON BOULEVARD FROM WHISPERING SANDS DRIVE TO FARM ROAD; AND TO ADD CLAYTON STREET AS AN 80' RIGHT-OF-WAY FROM SEVERANCE LANE TO HIGHLAND DRIVE AT WHISPERING SANDS DRIVE.**

Planner Robert Eastman stated Staff recommended approval 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, and Trivedi

NAYS: Commissioner Brown

ABSTAIN: None

4. **ZN-101-04 (16890) WASHBURN & LAWRENCE (PUBLIC HEARING): AN APPLICATION SUBMITTED BY MARK LEFKOWITZ ON BEHALF OF DALE KOKOSKI, TOK SUN KIM, AND JAMES BENARD, 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 WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-702-001, 124-35-702-002, 124-35-702-003, 124-35-703-001, AND 124-35-703-002.**

Planning Manager Marc Jordan stated the application proposed 4.89 dwelling units per acre which was consistent with the Comprehensive Plan. Staff recommended approval.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and agreed with Staff's recommendation.

Chairman Aston opened the Public Hearing.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas**, stated he was pleased to have single-family in the area. He supported the application.

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

5. **VAC-36-04 (17376) ROSADA WAY (PUBLIC HEARING): AN APPLICATION SUBMITTED BY MARK LEFKOWITZ, ON BEHALF OF JAMES BENARD, PROPERTY OWNER, TO VACATE APPROXIMATELY 650 FEET OF ROSADA WAY BETWEEN HAROLD STREET AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-35-703-001.**

Planning Manager Marc Jordan stated the street being vacated was not needed to provide access to the prior proposed subdivision and Staff recommended approval with the following condition:

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

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas,** represented the applicant and agreed with Staff's recommendation.

Chairman Aston opened the Public Hearing.

**Bob Borgersen, 4751 Possum Berry Lane, North Las Vegas,** stated he was pleased to have single-family projects proposed for the area. He supported the application.

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

6. **T-1140 (17372) WASHBURN & LAWRENCE: AN APPLICATION SUBMITTED BY MARK LEFKOWITZ ON BEHALF OF DALE KOKOWSKI, TOK SUN KIM AND JAMES BENARD, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E, RANCH ESTATES DISTRICT (PROPOSED R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 74 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LAWRENCE STREET AND WASHBURN ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-703-001, 124-35-703-002, 124-35-702-001, 124-35-702-002, 124-35-702-003.**

Planning Manager Marc Jordan stated the only concern Staff had on this application was that the sidewalk next to Washburn Road needed to be separated and meandering. He believed that issue would be worked out and 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. If ZN-101-04 is not approved by the City Council, then this application shall be considered null and void.
3. The tentative map shall comply with all conditions of approval for ZN-101-04.
4. The sidewalks along Washburn Road shall be separated from the back of curb by a minimum of five feet and meandering.
5. In order to avoid sawtooth pavement conditions along Lawrence Street, the developer shall install temporary pavement along Parcel Number 124-35-703-005. Additionally, temporary pavement shall be installed within Harold Street from the southerly project limit and connect to the northerly project limit of T-1139, La Madre and Lawrence, also by Richmond Homes.
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 drainage study is required prior to submittal of the civil improvement plans.

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. Harold Street
  - b. Washburn Road
  - c. Lawrence Street
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Washburn Road frontage.
11. A minimum right-of-way of 60 feet shall be provided for the subdivision entrance street(s).
12. The property owner is required to grant roadway easements where public and private streets intersect.
13. All common elements shall be labeled and are to be maintained by the homeowners' association.
14. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
15. Street names must be approved by the City of Las Vegas Central Fire Alarm office.
16. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
17. A revocable encroachment permit for landscaping within the public right-of-way is required.
18. 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.
19. VAC-36-04 (Rosada Way) must record concurrently with the final map.
20. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.

21. 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.
22. All water and sanitary sewer design and construction shall conform to the current City of North Las Vegas Services Rules and Regulations, Uniform Design and Construction Standards for Potable Water Systems (UDACS) and Design and Construction Standards for Wastewater Collection Systems.
23. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R. C. Farms, wherein the housing development may be subject to odors created by the pig farm. The notice shall also state that R. C. Farms, in part, is protected by state statutes as an agricultural use.
24. Perimeter walls shall be owned and maintained by the homeowners' association.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and agreed with Staff's recommendation.

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

7. **ZN-110-04 (17395) LA MADRE/LAWRENCE (PUBLIC HEARING): AN APPLICATION SUBMITTED BY MARK LEFKOWITZ, ON BEHALF OF BRYAN JUNIOR EMRY, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LA MADRE WAY AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-802-007, 124-35-802-002, 124-35-802-004, 124-35-802-009, 124-35-802-003, 124-35-802-001, 124-35-802-006, AND 124-35-802-008.**

Planner Robert Eastman stated the subdivision in this application would contain lots which were a minimum size of 6,000 square feet. The density would be 4.75 dwelling units per acre. The application was consistent with surrounding land uses and the Comprehensive Plan and Staff recommended approval.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and agreed with Staff's recommendation.

Chairman 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

8. **T-1139 (17399) LA MADRE/LAWRENCE: AN APPLICATION SUBMITTED BY MARK LEFKOWITZ, ON BEHALF OF BRYAN JUNIOR EMRY, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E, RANCH ESTATES DISTRICT (PROPOSED R-1, SINGLE FAMILY RESIDENTIAL DISTRICT) CONSISTING OF 83 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF LA MADRE WAY AND LAWRENCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-35-802-001, 124-35-802-002, 124-35-802-003, 124-35-802-004, 124-35-802-006, 124-35-802-007, 124-35-802-008, AND 124-35-802-009.**

Planner Robert Eastman stated this was the accompanying map for Item No. 7, ZN-110-04 and 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 development shall comply with the Single-Family Design Standards, including but not limited to the sidewalk along Lone Mountain Road must be separated from the back of the street curb by a minimum of five (5) feet and be meandering.
3. That all existing buildings shall be removed prior to final map recordation.
4. The installation of sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording the final map.
5. All water and sanitary sewer design and construction shall conform to the current City of North Las Vegas Services Rules and Regulations, Uniform Design and Construction Standards for Potable Water Systems (UDACS) and Design and Construction Standards for Wastewater Collection Systems.
6. The water and sewer mains are not existing as shown on the attached tentative map. Each subdivision is responsible for extending water and sewer mains as required by the City of North Las Vegas Utilities Department.
7. All lots shall comply with the City of North Las Vegas Municipal Code Section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved."
8. In order to avoid sawtooth pavement conditions, the developer shall install temporary pavement along Parcel 124-35-802-005. Additionally, temporary pavement shall be installed within Harold Street from the southerly project limit to



Lone Mountain Road.

9. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. 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.
10. Approval of a drainage study is required prior to submittal of the civil improvement plans.
11. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
12. The side lot easement(s) must be revised to a pedestrian access/public utility easement that conforms to City of North Las Vegas Municipal Code Section 17.24.210.D.4.a.
13. The prospective homeowners shall sign a written notice declaring knowledge of the existence of R. C. Farms, wherein the housing development may be subject to odors created by the pig farm.
14. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
15. Approval of a traffic study is required prior to submittal of the civil improvement plans.
16. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Lone Mountain Road frontage.
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 street names shall be in accordance with the North Las Vegas Street Naming

and Address Assignment Standards.

20. Street names must be approved by the City of Las Vegas Central Fire Alarm office.
21. The property owner is required to grant a pedestrian access easement for sidewalk within any common element.
22. A revocable encroachment permit for landscaping within the public right-of-way is required.
23. 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.
24. A minimum right-of-way width of 60 feet shall be provided for the subdivision entry street(s).
25. Submit an application for a vacation of the northerly ten (10) feet of Lone Mountain Road.
26. 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. Lone Mountain Road
  - b. Lawrence Street
  - c. Harold Street
  - d. La Madre Way

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and agreed with Staff's recommendation.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

**9. ZN-112-04 (17462) NORTH VISTA PROFESSIONAL PLAZA (PUBLIC HEARING):**

**AN APPLICATION SUBMITTED BY INSIGHT HOLDINGS ON BEHALF OF LASSEN MARKET, INC., PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-A/CREC REDEVELOPMENT AREA / COMMERCIAL RECREATION SUBDISTRICT, TO AN RA/OFFICE, REDEVELOPMENT AREA / OFFICE SUBDISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF MCDANIEL STREET AND HUNKINS DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-23-601-002.**

Planner Robert Eastman stated the applicant was proposing to develop a professional office development, including seven medical buildings. Staff believed the proposed uses were appropriate in the redevelopment area and recommended approval.

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson** represented the applicant and asked for Planning Commission approval.

Chairman Aston opened the Public Hearing.

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

10. **SPR-56-04 (17464) NORTH VISTA PROFESSIONAL PLAZA: AN APPLICATION SUBMITTED BY INSIGHT HOLDINGS, ON BEHALF OF LASSEN MARKET, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-A/CREC REDEVELOPMENT AREA COMMERCIAL / RECREATION SUBDISTRICT (PROPOSED RECLASSIFICATION TO THE RA/OFFICE, REDEVELOPMENT AREA/OFFICE SUBDISTRICT). THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF MCDANIEL STREET AND HUNKINS DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-23-601-002.**

Planner Robert Eastman this was the site plan review for ZN-112-04. The applicant had submitted a revised site plan which alleviated most of Staff's original concerns. 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 development shall comply with all Commercial Development Standards and Design Guidelines, including, but not limited to, the following:
  - a. All required parking lot landscaping; and
  - b. A pedestrian plaza a minimum of 350 square feet
3. 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 North Las Vegas Municipal Code.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
7. 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.
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. McDaniel Street
  - b. Hunkins Drive
9. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* Numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
  10. The property owner is required to grant a roadway easement for commercial driveway(s).
  11. The property owner is required to sign a restrictive covenant for utilities.

**George Garcia, 1711 Whitney Mesa Drive, Suite 110, Henderson** represented the applicant and stated this was an important project to kick off some redevelopment in this area. The project consisted of seven buildings and approximately 90,000 square feet of office space. The project would bring jobs to the area.

Chairman Aston opened the Public Hearing.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

11. **VAC-37-04 (17459) LAUREL CANYON (PUBLIC HEARING): AN APPLICATION SUBMITTED BY RICHMOND AMERICAN HOMES, PROPERTY OWNER, TO VACATE ANN ROAD COMMENCING AT WALNUT ROAD AND PROCEEDING EAST APPROXIMATELY 1325 FEET. THE ASSESSOR'S PARCEL NUMBER IS 123-31-501-001.**

Planner Robert Eastman stated this application was to vacate Ann Road as a 60 foot right-of-way and bring it back as a 41 foot private street. This allowed the applicant to comply with the landscape concerns Staff had and the curvilinear street requirements. Staff recommended approval with two conditions.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas,** represented the applicant and agreed with Staff's recommendation.

**Dean Rasmussen, 9731 Prairie Falcon Road, Las Vegas,** represented a client who owned a property directly to the north of this property. He wanted to confirm that this 41-foot street would be maintained by the applicant.

Land Development Services Manager Randy Caigle stated he recommended the item be continued to allow the applicants to work out the details of maintenance. Manager Caigle said the property owner to the north would be responsible for maintenance of a portion of the street as the application was submitted.

Ms. Lazovich stated they would accept a continuance for two weeks.

ACTION: CONTINUED TO NOVEMBER 23, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**12. UN-58-03 (17452) BELTWAY I-15, LLC (PUBLIC HEARING): AN APPLICATION SUBMITTED BY BELTWAY I-15, LLC, PROPERTY OWNER, TO AMEND A PREVIOUSLY APPROVED USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN OFF-PREMISE ADVERTISING STRUCTURE (BILLBOARD). THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF INTERSTATE 15 AND CHRISTY LANE. THE ASSESSOR'S PARCEL NUMBER IS 123-28-101-005.**

Planner Ned Thomas stated this application was submitted to amend a previously approved condition. The applicant asked for the paved access requirement be changed. Staff recommended approval of the amendment. The original approved conditions were as follows:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances; and
2. That the development of this off-premise sign be in compliance with all applicable conditions of VN-11-03; and
3. That the height of the structure not exceed 50.00 feet; and
4. That the site plan be revised to show that the sign does not sit within any existing or future easements and/or rights-of-way; and
5. That paved access be provided to the base of the pole; and
6. That the applicant provide a survey clearly indicating that there are no other existing or approved billboards within 750 feet, no residential districts within 70 feet, and no on-premise signs within 150 feet of the proposed location. A surveyor licensed in Nevada shall be required to stamp the survey; and
7. That UN-58-03 be reviewed by the Planning Commission on October 22, 2008, in accordance with Section 17.24.110.1.3(b)(iii)(4) of the Municipal Code.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and wanted to clarify that the paved access would go to Centennial and the rest of the condition dealt with the access to the rest of the billboard.

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

Chairman Aston closed the Public Hearing.

Land Development Services Manager Randy Caigle stated Staff had no problem with the condition as stated by Ms. Lazovich.

ACTION: APPROVED, AS AMENDED.

CONDITION 5 AMENDED TO READ: THE APPLICANT SHALL PROVIDE PAVED ACCESS TO THE SITE WITHIN PUBLIC RIGHT-OF-WAY PER *CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION - OFF-SITE IMPROVEMENTS*, DRAWING NUMBER 209, OR AS OTHERWISE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS. ADDITIONALLY, AN ON-SITE SERVICE ACCESS DRIVE FROM A PUBLIC ROADWAY MUST BE PROVIDED THAT SATISFIES THE CLARK COUNTY DEPARTMENT OF AIR QUALITY AND ENVIRONMENTAL MANAGEMENT RULES AND REGULATIONS.

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-151-04 (17453) LSV-RANGE ROAD (PUBLIC HEARING): AN APPLICATION SUBMITTED BY VERIZON WIRELESS, ON BEHALF OF SARGENT WALTERS, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A TELECOMMUNICATION TOWER TO BE LOCATED APPROXIMATELY 6 FEET FROM A RESIDENTIAL DISTRICT WHEN 200 FEET IS REQUIRED. THE PROPERTY IS GENERALLY LOCATED APPROXIMATELY 300 FEET SOUTH OF AZURE AVENUE AND EAST OF NELLIS BOULEVARD.**

Planner Robert Eastman stated Staff did not believe residential development would occur in this area. He said Industrial or Commercial development was more appropriate and Staff supported the use permit request. The applicant asked for a waiver of the landscaping requirements and Staff did not support that request but supported deferring the landscaping requirement until development occurred in the area. 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.
2. The applicant shall provide 20 feet of landscaping adjacent to I-15 and Range Road, however, landscaping shall be deferred until development occurs within 660 feet.
3. The applicant shall provide a notarized affidavit per City of North Las Vegas Municipal Code Section 17.24.165.C.2.e, describing the circumstances of and attesting to the fact that the applicant made diligent, but unsuccessful, efforts to obtain permission to install or co-locate the applicant's telecommunications facilities on city-owned towers or usable antenna support structures located within a seven hundred and fifty foot (750') radius of the proposed tower site.
4. The applicant shall provide paved access to the site within public right-of-way per *Clark County Area Uniform Standard Drawings for Public Works' Construction - Off-Site Improvements*, Drawing Number 209, or as otherwise required by the Director of Public Works. Additionally, an on-site service access drive from a public roadway must be provided that satisfies the Clark County Department of Air Quality and Environmental Management Rules and Regulations.
5. This parcel is landlocked, therefore, the property owner must provide access to the parcel.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. The drainage study submittal shall include the proposed access route.

8. Nevada Department of Transportation (NDOT) 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. The Interstate 15 and 215 rights-of-way must be clearly shown on the map.

**Don Cape, Spectrum Survey and Engineering, 7351 West Charleston, Suite 120, Las Vegas**, represented the applicant and thanked Staff for their assistance with this application. He explained compliance with the 20 foot setback along I-15 would eliminate the usable space on the parcel. Mr. Cape stated they would build a decorative block wall to screen the shelter.

Chairman Aston opened the Public Hearing.

Chairman Aston closed the Public Hearing.

Commissioner Stone stated he believed the landscaping would not be seen from the road and he was okay with the block wall. He asked whether the drainage study requirements were necessary. Staff stated the access road could impact existing flows and the study would show that. Commissioner Stone asked if that could be amended to say "or as approved by the Director of Public Works".

ACTION: APPROVED, AS AMENDED

CONDITION 2 AMENDED TO READ AS FOLLOWS:

- 2) *THE APPLICANT SHALL PROVIDE A PERIMETER SPLIT FACE BLOCK WALL ADJACENT TO I-15.*

CONDITIONS 6, 7 AND 8 AMENDED TO ADD: *OR AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS*

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: None

**14. UN-158-04 (17836) GO FOR IT U.S.A. (PUBLIC HEARING): AN APPLICATION**

**SUBMITTED BY ES ATHLETICS LLC , ON BEHALF OF GFI PROPERTIES LLC,  
PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL  
DISTRICT TO ALLOW AN INDOOR RECREATIONAL USE (GYMNASTICS  
ACADEMY AND A DANCE STUDIO). THE PROPERTY IS LOCATED AT 3105  
COLEMAN STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-17-510-030.**

Planner Ned Thomas stated Staff recommended approval of this 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 Use Permit (UN-158-04) is site-specific and non-transferable.
3. The applicant shall submit a traffic study update for review and approval.
4. The property owner is required to sign a restrictive covenant for utilities.

**Don Spencer, 4706 Antelope Wells Drive, Las Vegas**, represented the applicant and stated there was an opportunity in North Las Vegas to train children in gymnastics and marshal arts. Mr. Spencer questioned Conditions 3 and 4. He said there were already five businesses there and asked if the traffic study was necessary. He asked for clarification on the restrictive covenant for utilities.

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

Chairman Aston closed the Public Hearing.

Land Development Services Manager Randy Caigle stated the traffic study should show how many trips would be generated by this development and the affects on the adjacent roadway. Manager Caigle explained the restrictive covenant for utilities was a requirement that if the property were further subdivided, each property owner must have their own water service.

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. **FDP-22-04 (17461) CHEYENNE & SIMMONS: AN APPLICATION SUBMITTED BY GERALD GARAPICH, A.I.A., ON BEHALF OF CP DEVELOPMENT, LLC, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF TWO (2) 6060 SF RETAIL SHELL BUILDINGS AND ONE (1) 2970 SF RETAIL MAIL SERVICE BUILDING. THE PROPERTY IS GENERALLY LOCATED NORTH OF CHEYENNE AVENUE AND APPROXIMATELY 500 FEET WEST OF SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-08-416-004.**

Commissioner Shull stated he was in the process of forming a business relationship with this applicant and would abstain from voting on this item.

Planner Ned Thomas 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; and
2. That the development of this site shall comply with all applicable conditions of ZN-08-97; and
3. That the development of this site shall generally conform to the submitted site plan and elevation drawings, with the following modifications to be incorporated into the final design:
  - a. That a minimum 10-foot landscape buffer be provided adjacent to the northern property line.
  - b. That the column theme be provided on all sides of each building.
  - c. That one landscape island be provided for every twenty parking stalls within a row.
  - d. That one landscape island be provided at each end of all rows of parking.
  - e. That pedestrian access ways shall not be in lieu of required landscaping; and
4. That temporary curbing, boulders, bollards, or another approved method be provided along the pavement edges to prevent vehicles from driving on an unpaved surface; and
5. That a minimum 55 parking stalls be provided for the three subject buildings (Pads "O.I.S.", "D", and "G"); and
6. That the applicant be required to file FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or

- a Variance from the AHABA prior to construction.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
  8. Nevada Department of Transportation (NDOT) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
  9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
  10. The property owner is required to sign a restrictive covenant for utilities.

**Bill Curran, Curran and Parry, 300 South Fourth Street, Las Vegas**, represented the applicant and stated they were willing to accept all Staff's recommendations.

ACTION: APPROVED

MOTION: Commissioner Stone

SECOND: Commissioner Leavitt

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

NAYS: None

ABSTAIN: Commissioner Shull

- 16. FDP-23-04 (17465) CAREFREE VILLAS: AN APPLICATION SUBMITTED BY TEMPLETON DEVELOPMENT CORP., ON BEHALF OF KEN TEMPLETON, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 18 MULTIFAMILY UNITS. THE PROPERTY IS GENERALLY LOCATED APPROXIMATELY 282 FEET SOUTH OF ALEXANDER ROAD AND NORTH OF MEXICO DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 139-07-510-043.**

Planning Manager Marc Jordan stated this was an extension of the existing Carefree Development. The Final Development Plan is in compliance with the approvals of the PUD and matched that which was already being built. 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.
2. That the development comply with all conditions of approval of ZN-113-03.
3. All common elements shall be labeled and are to be maintained by the homeowners' association.
4. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
5. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
6. This development shall comply with the conditions of approval of the associated applications.

**David Ellertson, 103 East Charleston Boulevard, Las Vegas**, stated he concurred with Staff's conditions and asked for approval.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: None

**17. SPR-54-04 (17396) REGALADO RESIDENCE: AN APPLICATION SUBMITTED BY D.F. LARA CONSTRUCTION, ON BEHALF OF SAUL AND ESMERALDA REGALADO, PROPERTY OWNERS, FOR A SITE PLAN REVIEW IN AN R-A/R-2 REDEVELOPMENT AREA MEDIUM HIGH DENSITY RESIDENTIAL SUBDISTRICT. THE PROPERTY IS LOCATED AT 1823 NORTH BRUCE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-23-311-175.**

Planning Manager Marc Jordan stated this application was to change an existing single-family dwelling into a duplex. Planning Manager Jordan stated this was a legally non-conforming lot because it had a minimum lot width of 50 feet where the normal requirement was 60 feet. Staff recommended approval and forwarding to the Redevelopment Agency for final consideration, 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, including, but not limited to:
  - a. All sides of the proposed two-family dwelling shall have pop-outs or other architectural detailing around windows, entrance doors, and garage doors.
3. The driveway may encroach into the side setback along the northern boundary of the property, but a five-foot (5') setback shall be maintained where feasible.
4. The developer shall file a Merger and Re-Subdivision Parcel Map prior to approval of a building permit for this project.

**Dennis Lara, 1901 South Highland Avenue, Las Vegas**, represented the applicant and agreed with the Staff's recommendations.

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. **T-1138 (17466) ANN/COMMERCE: AN APPLICATION SUBMITTED BY MARK LEFKOWITZ, ON BEHALF OF ANN AND COMMERCE, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT ( PROPOSED RECLASSIFICATION TO THE 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 the original Tentative Map had some items of concern to Staff, but the revised map had addressed those concerns. Planning Manager Jordan stated two lots were slightly less than minimum lot size, but Staff believed there was room in the adjacent lots to shift the boundaries. Staff recommended approval subject to the following conditions:

1. Unless AMP-88-04 and ZN-104-04 are 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. Approval of a traffic study is required prior to submittal of the civil improvement plans.
5. The civil improvements shall include schedule 40 PVC fiber optic conduit along the project's Ann Road and Commerce Street frontages.
6. 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.
7. 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.
8. Right-of-way dedication and construction of a flared intersection is required on Ann Road near Commerce Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1.



9. Proposed interior, private streets must meet the minimum standards for the City of North Las Vegas set forth in *Clark County Area Uniform Standard Drawing* Number 210. The use of roll curb will require an additional one foot of right-of-way.
10. Sidewalk is required on a minimum of one side of all interior, private streets.
11. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
12. Remove the street section thickness from the typical sections. The pavement sections will be determined by the Department of Public Works.
13. The property owner is required to grant roadway easements where public and private streets intersect.
14. All common elements shall be labeled and are to be maintained by the homeowners' association.
15. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
16. Street names must be approved by the City of Las Vegas Central Fire Alarm office.
17. The property owner is required to grant a pedestrian easement for sidewalk within any common element.
18. A revocable encroachment permit for landscaping within the public right-of-way is required.
19. 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.
20. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. 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.

21. Approval of a drainage study is required prior to submittal of the civil improvement plans.
22. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
23. 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.
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 Section 16.20.050.
25. The developer shall meet with the Department 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.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and agreed 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

**19. T-1141 (17450) PALM & CRAIG. AN APPLICATION SUBMITTED BY MESA INVESTMENT, LLC, ON BEHALF OF LIED FOUNDATION TRUST, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT CONSISTING OF 48 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED ON THE WEST SIDE OF REVERE STREET AND APPROXIMATELY 390 FEET SOUTH OF CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-04-701-002.**

Planning Manager Marc Jordan stated the applicant proposed a minimum lot size of 6000 square feet. Staff said Lot 16 would need to provide appropriate corner side lot landscaping and Lot 31 did not have the minimum street frontage requirement. Public Works had indicated that some of the cul-de-sacs did not meet the requirements because they contained more than four lots. Planning Manager Jordan stated the Tentative Map also did not show an secondary access required by the Fire Department. Staff recommended this item be continued indefinitely for the applicant to revise the Tentative Map to address those items.

Commissioner Shull stated his company was in the process of trying to acquire this property and he would abstain from voting on this item. Commissioner Stone stated the company he worked for had a business interest in this property and he would abstain from voting on this item.

**Dean Rasmussen, 9731 Prairie Falcon Road, Las Vegas**, represented the applicant. He stated the applicant would comply with the landscaping requirement on Lot 16. He said there was room to fix Lot 31 so that it would meet the minimum street frontage requirement. He stated the houses would be fire sprinklered and he believed that was acceptable in lieu of a secondary access.

Staff stated the sprinklers would not be adequate to cover the fire safety for these residences since the single access was well over 1200 feet to Lots 22 and 23.

Mr. Rasmussen asked for an indefinite continuance so they could find an alternative access point.

ACTION: CONTINUED INDEFINITELY

MOTION: Commissioner Leavitt

SECOND: Commissioner Trivedi

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

NAYS: None

ABSTAIN: Commissioners Shull and Stone

**OLD BUSINESS:**

20. **ZOA-12-04 (16902) ELIMINATION OF FWD REQUIREMENTS (PUBLIC HEARING): AN ORDINANCE AMENDMENT INITIATED BY ORION ENGINEERING AND SURVEYING, INC., TO AMEND TITLE 17 (ZONING ORDINANCE) OF THE NORTH LAS VEGAS MUNICIPAL CODE TO ELIMINATE THE REQUIREMENT FOR FENCE/WALL DEVIATIONS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

The applicant requested this item be continued to November 23, 2004.

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

ACTION: CONTINUED TO NOVEMBER 23, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**21. UN-144-04 (17145) ALIANTE STORAGE (PUBLIC HEARING): AN APPLICATION SUBMITTED BY CHRYSALIS INVESTMENT, LLC ON BEHALF OF REBECCA RAGAIN, ET AL, 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.**

Planner Ned Thomas 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; and
2. That UN-144-04 is site-specific and non-transferable; and
3. That the development of this site be in compliance with the Commercial Development Standards and Design Guidelines, including, but not limited to the following:
  - a. That clay or concrete tiles be used on all sloped roofs.
  - b. That the color palette use colors that are earth tone or neutral and indigenous to the Las Vegas Valley and its surrounds. Teal is not allowed.
  - c. Pop-outs shall be provided around all windows on the office/caretaker's facility
  - d. The staircase for the caretaker's apartment shall be covered and integrated into the design of the building.
  - e. The decorative block wall shall include a capstone and a minimum one pilaster shall be provided not more than 25 feet on center. The wall shall be not less than seven feet and not greater than eight feet in height.
  - f. The walls of the storage buildings facing or in direct line of sight from any street shall be treated in the same manner as the perimeter walls mentioned in "e" above.
  - g. The sidewalk along Rome Boulevard shall be separated by a minimum five feet of landscaping from the back-of-curb and shall be meandering; and
4. The submitted site plan shall not be considered or implied to be approved. Modifications are required to bring the site plan into compliance with all applicable codes and ordinances; and
5. That the design of the storage buildings, including the carport structure over the stored recreational vehicles, shall be designed to be consistent with the submitted

- elevations for the office/caretaker's facility, as amended herein; and
6. That a minimum two parking stalls be provided for the caretaker(s). The parking stalls shall be enclosed and attached to the caretaker's apartment; and
  7. The actual number of parking stalls shall be determined based on the requirements set forth in the Zoning Ordinance and at the time building plans are submitted; and
  8. That the development of this site be in compliance with all standards set forth in Section 17.24.020.C.14 of the Zoning Ordinance; and
  9. That wall signage shall be permitted on the north-and west-facing walls only. Free-standing signage will be permitted in accordance with ordinance requirements; and
  10. Approval of a drainage study is required prior to submittal of the civil improvement plans; and
  11. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee; and
  12. Approval of a traffic study is required prior submittal of the civil improvement plans; and
  13. Driveway locations are subject to review and approval of the City of North Las Vegas Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code; and
  14. 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. Rome Boulevard
    - b. San Mateo Street; and
  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; and
  16. The property owner is required to grant a roadway easement for commercial driveway(s); and
  17. The property owner is required to sign a restrictive covenant for utilities; and

18. Approval of this tentative map shall render T-952 as null and void.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas** represented the applicant and stated they accepted Staff's conditions and asked for 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



- 22. 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.**

Planner Ned Thomas stated this item had been continued from the September 22, October 13<sup>th</sup> and October 27<sup>th</sup> meetings. Staff recommended denial of this request as it did not contribute to the beautification efforts in the City of North Las Vegas.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, represented the applicant and presented some photos showing the view of the billboard was blocked by trees in the Nevada Department of Transportation right-of-way on I-15. The applicant had requested the trees be trimmed but they had not received an answer. If the applicant had the ability to increase the height of the sign, it would bring the billboard back into view. The applicant would consider increasing the height less than the 100 feet requested by this application.

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

23. **SPR-36-04 (17254) CENTENNIAL CROSSING TOWNHOMES: AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF UNLIMITED HOLDINGS, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AND C-1 NEIGHBORHOOD COMMERCIAL DISTRICT (PROPOSED R-3 MULTI-FAMILY RESIDENTIAL DISTRICT) FOR A 116 UNIT, TWO-STORY TOWNHOME DEVELOPMENT. THE PROPERTY IS GENERALLY LOCATED SOUTH OF CENTENNIAL PARKWAY AND APPROXIMATELY 302 FEET WEST OF SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-29-101-002.**

The applicant requested this item be continued to November 23, 2004.

ACTION: CONTINUED TO NOVEMBER 23, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

24. **SPR-52-04 (17257) SWC CENTENNIAL SIMMONS: AN APPLICATION SUBMITTED BY GREAT AMERICAN CAPITAL ON BEHALF OF UNLIMITED HOLDINGS, INC., PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT AND AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (PROPOSED C-1) TO ALLOW BUILDINGS TO BE LOCATED TOWARDS THE REAR OF THE PROPERTY WHERE BUILDINGS ARE REQUIRED TO BE ORIENTED TOWARDS THE STREET FRONT AND TO ALLOW A 10-FOOT LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PROPERTIES WHERE 20 FEET IS REQUIRED. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 124-29-101-002.**

The applicant requested this item be continued to November 23, 2004.

ACTION: CONTINUED TO NOVEMBER 23, 2004

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: None

ABSTAIN: None

**25. FDP-20-04 (17287) LA MADRE SQUARE: AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF 122 DUPLEX UNITS AND 3 SINGLE-FAMILY HOMES. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CAMINO AL NORTE AND LAMADRE WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-33-702-001.**

Planner Robert Eastman stated this item was originally scheduled for the October 27<sup>th</sup> Planning Commission meeting. The overall density was approximately 6.84 dwelling units per acre. The applicant met the open space requirements 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 with the exception that the use of colors may provide the distinct elevation styles for each model, as follows:
  - a. Each elevation will be required to provide a minimum of three (3) different color combinations.
2. That the development of this site be in compliance with all conditions of Ordinance No. 2041 (ZN-49-03) and T-1009. If Ordinance No. 2041 is not approved by the City Council, the conditions of Ordinance No. 1942 will apply.

**Airalea Newman, 6845 Escondido Drive, Suite 105, Las Vegas** represented the applicant and stated they concurred with the recommendations of Staff.

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

**26. FDP-21-04 (17288) CMA OFFICE BUILDING: AN APPLICATION SUBMITTED BY KIM LAMBERTY ON BEHALF OF THE CREDIT EXECUTIVES D. R. HORTON, PROPERTY OWNER, FOR A FINAL DEVELOPMENT PLAN REVIEW IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT, CONSISTING OF ONE (1) COMMERCIAL BUILDING. THE PROPERTY IS GENERALLY LOCATED NORTH OF CHEYENNE AVENUE AND APPROXIMATELY 586 FEET WEST OF SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-08-416-005.**

Planner Ned Thomas 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; and
2. That the development of this site shall comply with all applicable conditions of ZN-08-97; and
3. That the sidewalk along Cheyenne Avenue shall be separated from the back-of-curb by a minimum five feet (5.00') of landscaping; and
4. That the development of this site shall generally conform to the submitted site plan and elevation drawings; and
5. That temporary curbing, boulders, bollards or another approved method be provided along the pavement edges to prevent vehicles from driving on an unpaved surface; and
6. That the applicant be required to file FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.
7. That a minimum fifteen feet (15.00') of landscaping be provided between the parking lot and the back-of-sidewalk along Cheyenne Avenue. Within said landscape area shall be a 3-foot berm and 24" box trees planted at 15 feet on-centers. Additional shrubs and plants shall be provided to ensure 60% ground cover within two years of planting; and
8. That a minimum fifteen feet (15.00') of landscaping be provided along the western property line. Within said landscape area shall be 24" box trees planted at 15 feet on-centers. Additional shrubs and plants shall be provided to ensure 60% ground cover within two years of planting.

9. The applicant shall submit a traffic study update for review and approval.
10. 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 shall be at the expense of the developer.

**Kenneth Ballard, 1950 East Warm Springs Drive, Las Vegas**, represented the applicant and stated they agreed with the conditions recommended by Staff.

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

**27. 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.**

Commissioner Stone stated he would abstain from voting on this item because his company had a business interest in this property. Commissioner Shull stated he would be abstaining for the same reason.

Planner Robert Eastman stated this item had been continued from the October 13<sup>th</sup> and October 27<sup>th</sup> Planning Commission meetings. The applicant submitted revised site plans 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.
2. That the development comply with all conditions of approval of ZN-54-03 and T-1011.
3. That the connection between the common element and the trail system provided from Tea Petals Street be subject to approval by the Departments of Public Works and Parks and Recreation.
4. The following park amenities shall be provided within the open space:
  - a. Circuitous lighted paths;
  - b. A minimum of 20 24-inch box trees per acre;
  - c. At least two differing age appropriate play structures for children, with EPDM resilient fall protection and accompanying shade ramada and a third play structure and a hard surface for games such as hopscotch;
  - 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. Three (3) 10' x 10' shade structures;
  - i. One (1) 12' x 12' shade structure; and
  - j. Details of amenities to be provided.

**Dean Rasmussen, 9731 Prairie Falcon Road, Las Vegas** represented the applicant and asked for Planning Commission's approval.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

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

NAYS: None

ABSTAIN: Commissioners Stone and Shull



- 28. 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.**

The applicant requested this item be continued to November 23, 2004.

ACTION: CONTINUED TO NOVEMBER 23, 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 were no participants

**DIRECTOR'S BUSINESS:**

Jory Stewart, Director of Planning and Development, wanted to thank Commissioner Nelson Stone for all his hard work with the Planning Commission.

**CHAIRMAN'S BUSINESS:**

Chairman Jay Aston thanked Commissioner Nelson Stone for his hard work.

**ADJOURNMENT:**

The meeting adjourned at 8:45 p.m.

APPROVED: JANUARY 12, 2005

/s/ Jay Aston  
Chairman Jay Aston

ATTEST:

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Recording Secretary