

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

June 22, 2005

***All Staff Reports and attachments are available on the City's
Website - [http:// www.cityofnorthlasvegas.com](http://www.cityofnorthlasvegas.com)***

BRIEFING: 5:30 pm., Conference Room, North Las Vegas City Hall,
2200 Civic Center Drive

CALL TO ORDER: 6:09 pm., Council Chambers, North Las Vegas City
Hall, 2200 Civic Center Drive

ROLL CALL: Chairman Jay Aston - Present
Vice-Chairman Jo Cato - Present
Commissioner Dean Leavitt - Present
Commissioner Harry Shull - Present
Commissioner Steve Brown - Present
Commissioner Dilip Trivedi - Absent
Commissioner Angelo Carvalho - Present

STAFF PRESENT: Jory Stewart, Planning & Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Terence Capers, Planner
Jim Lewis, Sr. Deputy City Attorney
Nick Vaskov, Deputy City Attorney II
Heather Harris, Deputy City Attorney II
Lenny Badger, Manager, Dev. & Flood Control
Clete Kus, PW, Transportation Planner
James Aldrich, Fire Department
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

PLEDGE OF ALLEGIANCE: Commissioner Steve Brown

WELCOME: Chairman Jay Aston

MINUTES

• **APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 25, 2005.**

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: Commissioner Shull

CONSENT AGENDA

A. PW-84-05 (21325) VILLAGES @ SIERRA RANCH, VILLAGE 5 UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY KB HOME NEVADA, INC. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$377,001.91.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

B. PW-85-05 (21326) VILLAGES @ SIERRA RANCH, VILLAGE 6 UNIT 2: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY KB HOME NEVADA, INC. AND ACCEPT THE PERFORMANCE BOND IN THE AMOUNT OF \$341,445.08.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

C. PW-86-05 (21327) CENTENNIAL/NOVAK: APPROVE THE SUBDIVISION OFF-SITE IMPROVEMENTS AGREEMENT BY RICHMOND AMERICAN HOMES OF NEVADA, INC. AND ACCEPT THE SUBDIVISION BOND IN THE AMOUNT OF \$1,502,079.47.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

D. PW-87-05 (21324) GALENA POINTE: ACCEPT THE OFF-SITE IMPROVEMENTS FOR MAINTENANCE AND ADVISE THE DIRECTOR OF PUBLIC WORKS TO NOTIFY AMERICAN MOTORISTS INSURANCE COMPANY AND ARCH INSURANCE COMPANY TO RELEASE THE SUBDIVISION BOND AND SURETY RIDER IN THE AMOUNT OF \$1,368,754.70.

ACTION: APPROVED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 3 was heard next.

NEW BUSINESS

1. **AMP-25-05 (20886) TWILIGHT @ NORTH RANCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO REALIGN DORRELL LANE BETWEEN GOLDFIELD STREET AND NORTH FIFTH STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-601-002 AND 124-22-601-003.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending approval of AMP-25-05.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Jay 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, Brown, and Carvalho

NAYS: None

ABSTAIN: None

2. **AMP-22-05 (20891) NORTH RANCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MDR MEDIUM DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL TO MHDR MEDIUM HIGH DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ELKHORN ROAD AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-003, 124-22-601-002 AND 124-22-601-003.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of AMP-22-05 as it was not consistent with the traditional automobile oriented subdivision and had not been designed with future transit improvements along North 5th Street, the Visioning 2025 Strategic Plan and did not comply with the goal of well planned quality growth.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant giving some history on the project. He stated approximately eight months ago, Staff was recommending approval of the same density being requested in this application. In the past eight months, the 2025 Vision Plan was adopted but one of the key components which was also in the process at the time, was an amendment to the Master Plan of Streets and Highways on North 5th Street. There had not been any significant changes in the area since that time. North 5th Street had always been discussed as a major transportation corridor. Dorrell Lane was being looped as an "S" curve to North 5th Street and that was why this plan had been delayed and now the recommendation had been changed from an approval of Medium-High Density to a denial. He felt the location was no longer viable for commercial development.

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

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Vice-Chairman Cato, Commissioners Leavitt and Shull

NAYS: Chairman Aston, Commissioners Brown and Carvalho

ABSTAIN: None

The motion failed.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Brown and Carvalho

NAYS: Commissioners Leavitt and Shull

ABSTAIN: None

The motion failed.

ACTION: FORWARD TO CITY COUNCIL WITH NO RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown,
and Carvalho

NAYS: None

ABSTAIN: None

Item No. 5 was heard next.

3. **ZN-43-05 (20881) NORTH RANCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 122 DUPLEX UNITS AND 312 TRIPLEX UNITS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ELKHORN ROAD AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-003, 124-22-601-002 AND 124-22-601-003.**

It was requested by the applicant to continue ZN-43-05 to July 13, 2005.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO JULY 13, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

4. **T-1183 (20884) NORTH RANCH. AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT (PROPOSED PUD PLANNED UNIT DEVELOPMENT DISTRICT) CONSISTING OF 434 UNITS (122 DUPLEXES AND 312 TRIPLEXES). THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ELKHORN ROAD AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-501-003, 124-22-601-002 AND 124-22-601-003.**

It was requested by the applicant to continue T-1183 to July 13, 2005.

ACTION: CONTINUED TO JULY 13, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

5. **AMP-23-05 (20889) TWILIGHT @ NORTH RANCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF MDR MEDIUM DENSITY RESIDENTIAL AND MHDR MEDIUM HIGH DENSITY RESIDENTIAL TO MLDR MEDIUM LOW DENSITY RESIDENTIAL. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DORRELL LANE AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-601-002, 124-22-601-003 AND 124-22-601-004.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of AMP-23-05 as it was not consistent with the traditional automobile oriented subdivision and had not been designed with future transit improvements along North 5th Street, the Visioning 2025 Strategic Plan and did not comply with the goal of well planned quality growth.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant and asked that his comments from Item No. 2 be incorporated as follows: Mr. Gronauer gave some history on the project. He stated approximately eight months ago, Staff was recommending approval of the same density being requested in this application. In the past eight months, the 2025 Vision Plan was adopted but one of the key components which was also in the process at the time, was an amendment to the Master Plan of Streets and Highways on North 5th Street. There had not been any significant changes in the area since that time. North 5th Street had always been discussed as a major transportation corridor. Dorrell Lane was being looped as an "S" curve to North 5th Street and is why this plan had been delayed and now the recommendation has been changed from an approval of Medium-High Density to a denial. He felt the location was no longer viable for commercial development. In addition to comments previously stated, Mr. Gronauer added the area was already master planned for residential use.

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

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Commissioners Leavitt and Shull

NAYS: Chairman Aston, Vice-Chairman Cato, Commissioners Brown and Carvalho
ABSTAIN: None

The motion failed.

ACTION: APPROVED

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

The motion failed.

ACTION: FORWARD TO CITY COUNCIL WITH NO RECOMMENDATION

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

6. **ZN-44-05 (20880) TWILIGHT @ NORTH RANCH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, 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 95 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DORRELL LANE AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-601-002, 124-22-601-003 AND 124-22-601-004.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of ZN-44-05 as it cannot support the amendment to the Comprehensive Plan.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant asking for an up/down vote.

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

Chairman Aston closed the Public Hearing.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: Carvalho

ABSTAIN: None

7. **T-1184 (20882) TWILIGHT @ NORTH RANCH. AN APPLICATION SUBMITTED BY D. R. HORTON, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-E RANCH ESTATES DISTRICT AND AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT (PROPOSED PUD PLANNED UNIT DEVELOPMENT DISTRICT) CONSISTING OF 95 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF DORRELL LANE AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-601-002, 124-22-601-003 AND 124-22-601-004.**

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of T-1184.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant asking for an up/down vote.

ACTION: DENIED

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

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

NAYS: Carvalho

ABSTAIN: None

Item No. 10 was heard next.

8. **AMP-28-05 (20924) CANYON BAY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY R. S. BHATHAL AND MARTHA S. BHATHAL, PROPERTY OWNERS, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS TO DELETE RICE AVENUE BETWEEN DECATUR BOULEVARD AND MONTGOMERY STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-201-002 AND 124-30-201-003.**

It was requested by the applicant to continue AMP-28-05 to August 24, 2005.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

9. **VAC-18-05 (20919) CANYON BAY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY R. S. BHATHAL AND MARTHA S. BHATHAL, PROPERTY OWNERS, TO VACATE RICE AVENUE BETWEEN DECATUR BOULEVARD AND MONTGOMERY STREET AND TO VACATE MONTGOMERY STREET BETWEEN RICE AVENUE AND RANCH HOUSE ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 124-30-201-002 AND 124-30-201-003.**

It was requested by the applicant to continue VAC-18-05 to August 24, 2005.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO AUGUST 24, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

10. **AMP-24-05 (20888) MANUFACTURING FACILITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FLF 98, LLC, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF COMMUNITY COMMERCIAL TO INDUSTRIAL. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND RANGE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-28-101-008.**

Item Nos. 10, 11 and 12 were presented together.

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of AMP-24-05.

Jennifer Lazovich of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating she concurred with Staff recommendation.

Chairman Jay Aston opened the Public Hearing. The following participants came forward:

- **Gail Harris, 5204 Gleneagles Lane, Las Vegas, NV 89108** stated she represented Educators Land, a consortium of owners directly to the north of the proposed site. They have had problems with the current outdoor manufacturing facility in the area, with trucks driving over their vacant property and causing dust; thereby causing neighboring property owners to receive dust fines. She requested there be some way of making sure there were no dust abatement problems caused by this facility.
- **Bob Reeve, 3111 Monte Rosa, Las Vegas, NV 89120** stated he owned property just to the south of the subject project and was concerned he would lose access to his property.

Lenny Badger of Public Works stated in the revised Public Works memo it was stated they were requesting an additional 30 foot dedication on the east side of the street so there would be a 60 foot corridor within Nellis Boulevard through the length of the applicant's property. He stated the City could not impose any dedication requirements beyond the applicant's property. Mr. Reeve stated he did not want to lose access to his property. Mr. Badger stated that area was previously unincorporated Clark County and was in a mess and as development occurred the access problems would be corrected.

Chairman Aston closed the Public Hearing.

Ms. Lazovich stated they were being requested, and agreed to, the revised conditions, which would give the additional dedication on Nellis Boulevard.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Carvalho

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown,
and Carvalho

NAYS: None

ABSTAIN: None

11. **ZN-45-05 (20887) MANUFACTURING FACILITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FLF 98, LLC, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM A C-2 GENERAL COMMERCIAL DISTRICT TO AN M-2 GENERAL INDUSTRIAL DISTRICT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND RANGE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-28-101-008.**

Item Nos. 10, 11 and 12 were presented together.

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of AMP-24-05.

Jennifer Lazovich of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating she concurred with Staff recommendation.

Chairman Jay Aston opened the Public Hearing. The following participants came forward:

- **Gail Harris, 5204 Gleneagles Lane, Las Vegas, NV 89108** stated she represented Educators Land, a consortium of owners directly to the north of the proposed site. They have had problems with the current outdoor manufacturing facility in the area, with trucks driving over their vacant property and causing dust; thereby causing neighboring property owners to receive dust fines. She requested there be some way of making sure there were no dust abatement problems caused by this facility.
- **Bob Reeve, 3111 Monte Rosa, Las Vegas, NV 89120** stated he owned property just to the south of the subject project and was concerned he would lose access to his property.

Lenny Badger of Public Works stated in the revised Public Works memo it was stated they were requesting an additional 30 foot dedication on the east side of the street so there would be a 60 foot corridor within Nellis Boulevard through the length of the applicant's property. He stated the City could not impose any dedication requirements beyond the applicant's property. Mr. Reeve stated he did not want to lose access to his property. Mr. Badger stated that area was previously unincorporated Clark County and was in a mess and as development occurred the access problems would be corrected.

Chairman Aston closed the Public Hearing.

Ms. Lazovich stated they were being requested, and agreed to, the revised conditions, which would give the additional dedication on Nellis Boulevard.

Commissioner Dean Leavitt asked Staff if this would be the appropriate time to add a condition regarding dust mitigation. Marc Jordan, Planning Manager responded that condition would need to be added to the use permit; however, the dust situation was probably handled by the Clark County Air Quality Control Standards, so it might not be necessary to add the condition.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown,
and Carvalho

NAYS: None

ABSTAIN: None

12. **UN-52-05 (20883) MANUFACTURING FACILITY (PUBLIC HEARING). AN APPLICATION SUBMITTED BY FLF 98, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT (PROPOSED M-2 GENERAL INDUSTRIAL DISTRICT) TO ALLOW OUTDOOR MANUFACTURING. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF REGENA AVENUE AND RANGE ROAD. THE ASSESSOR'S PARCEL NUMBER IS 123-28-101-008.**

Item Nos. 10, 11 and 12 were presented together.

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of UN-52-05 subject to the following conditions:

1. That the special use permit is site specific and non-transferable.
2. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
3. That any expansions to the proposed use shall be subject to Planning Commission approval.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. The size and 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.
7. The property owner is required to grant a roadway easement for commercial driveway(s).
8. The property owner is required to sign a restrictive covenant for utilities.
9. Fire access lanes shall be marked to prohibit parking in accordance with the Fire code.

10. The proposed site plan shall comply with the industrial design standards including but not limited to the following:
 - a. A minimum of 20 feet of perimeter landscaping along Range Road and 215 Beltway.
 - b. A minimum of 20 feet of landscaping buffer along the adjacent residential properties.
11. 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.
12. Dedication and construction of the following streets and/or half streets is required per the *City of North Las Vegas Municipal Code* sections 16.24.200.B and 16.20.050.I:
 - a. Nellis Boulevard (alignment)
13. Additional right-of-way dedication(s) may be required as a result of the traffic study.

Jennifer Lazovich of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating she concurred with Staff recommendation.

Chairman Jay Aston opened the Public Hearing. The following participants came forward:

- **Gail Harris, 5204 Gleneagles Lane, Las Vegas, NV 89108** stated she represented Educators Land, a consortium of owners directly to the north of the proposed site. They have had problems with the current outdoor manufacturing facility in the area, with trucks driving over their vacant property and causing dust; thereby causing neighboring property owners to receive dust fines. She requested there be some way of making sure there were no dust abatement problems caused by this facility.
- **Bob Reeve, 3111 Monte Rosa, Las Vegas, NV 89120** stated he owned property just to the south of the subject project and was concerned he would lose access to his property.

Lenny Badger of Public Works stated in the revised Public Works memo it was stated they were requesting an additional 30 foot dedication on the east side of the street so there would be a 60 foot corridor within Nellis Boulevard through the length of the applicant's property. He stated the City could not impose any dedication requirements beyond the

applicant's property. Mr. Reeve stated he did not want to lose access to his property. Mr. Badger stated that area was previously unincorporated Clark County and was in a mess and as development occurred, the access problems would be corrected.

In addition to the public comments made for Item Nos. 10 and 11, Ms. Harris asked that something be done for dust control to stop the trucks from crossing vacant property. Chairman Aston responded the Commission was not the body to address that concern.

Ms. Lazovich stated she was advised with the construction of the new facility, a block wall would be installed which would separate the proposed site from Ms. Harris' property which would stop the trucks from crossing vacant property. Ms. Harris thanked Ms. Lazovich for the information.

Chairman Aston closed the Public Hearing.

Ms. Lazovich stated they were being requested, and agreed to, the revised conditions, which would give the additional dedication on Nellis Boulevard.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

13. **UN-55-05 (20894) SONIC (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GARAPICH & ASSOCIATES ON BEHALF OF DONAHUE SCRIBER ASSET MANAGEMENT CORPORATION, PROPERTY OWNER, FOR A USE PERMIT IN AN O-L/DA OPEN LAND/DEVELOPMENT AGREEMENT DISTRICT TO ALLOW A CONVENIENCE FOOD RESTAURANT WITH A DRIVE THRU. THE PROPERTY IS GENERALLY LOCATED WEST OF CAMINO AL NORTE AND APPROXIMATELY 893 FEET SOUTH OF ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-33-501-008.**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of UN-55-05 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. 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.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. All local facilities and streets centerline grades must be constructed in conformance with the City of North Las Vegas' North Neighborhood Flood Control Master Plan, or as otherwise approved by the Director of Public works or his designee.
5. The size and 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.
6. The applicant shall submit a traffic study update for review and approval.
7. Commercial driveways are to be constructed in accordance with Clark County Area Uniform Standard Drawing numbers 222A and 225, with minimum widths of 32 feet as measured from lip of gutter.
8. The proposed site plan and restaurant building shall comply with the commercial design standards.

9. The property owner is required to grant a roadway easement for commercial driveway(s).

Richard Gallegos of Architect Gerald Garapich, 10 Commerce Center Drive, Henderson, NV 89014 appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

14. **UN-58-05 (20926) GEOFF BREACH (PUBLIC HEARING). AN APPLICATION SUBMITTED BY GEOFF BREACH, PROPERTY OWNER, FOR A USE PERMIT IN AN O-L/DA OPEN-LAND/DEVELOPMENT AGREEMENT DISTRICT ®-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) TO ALLOW A 1,000 SQUARE FOOT DETACHED GARAGE. THE PROPERTY IS LOCATED AT 6482 FULL MOON PEAK COURT. THE ASSESSOR'S PARCEL NUMBER IS 124-21-411-036.**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of UN-58-05 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances;
2. That UN-58-05 is site-specific and non-transferable.
3. The accessory structure will match the principal building in material and design.

Geoff Breach, 6482 Full Moon Peak Court, North Las Vegas, NV 89084 stated he concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

15. **AMP-21-05 (20851) VALENCIA (ADDITION #3) (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALEX COLEMAN, LLC ON BEHALF OF WILLIAM BATTSON, PROPERTY OWNER, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF VLDR VERY LOW DENSITY RESIDENTIAL TO LDR LOW DENSITY RESIDENTIAL. THE PROPERTY IS GENERALLY LOCATED EAST OF FUSELIER DRIVE AND APPROXIMATELY 301 FEET NORTH OF GILMORE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-08-502-005.**

AMP-21-05 WAS WITHDRAWN WITHOUT PREJUDICE

16. **ZN-42-05 (20859) VALENCIA (ADDITION #3) (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ALEX COLEMAN, LLC ON BEHALF OF WILLIAM BATTSON, PROPERTY OWNER, FOR RECLASSIFICATION OF PROPERTY FROM AN R-E RANCH ESTATES DISTRICT TO AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS GENERALLY LOCATED EAST OF FUSELIER DRIVE AND APPROXIMATELY 301 FEET NORTH OF GILMORE AVENUE. THE ASSESSOR'S PARCEL NUMBER IS 139-08-502-005.**

ZN-42-05 WAS WITHDRAWN WITHOUT PREJUDICE.

17. **AMP-27-05 (20917) PROJECT NLV (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE MENDENHALL FAMILY TRUST AND NELSON VENTURES ON BEHALF OF THE MENDENHALL FAMILY TRUST AND THE MENDENHALL LEGACY, LP, PROPERTY OWNERS, FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF INDUSTRIAL, LIGHT INDUSTRIAL AND NEIGHBORHOOD COMMERCIAL TO REGIONAL COMMERCIAL. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF NORTH FIFTH STREET AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-02-302-009 AND 139-02-401-003.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of AMP-27-05.

George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant stating he concurred with Staff recommendation.

Chairman Jay Aston opened the Public Hearing. The following participant came forward:

- **Martin Welsh, 199 North Arroyo Grande, Henderson, NV 89014** stated he would hold his comments for Item No. 18.

Chairman Aston closed the Public Hearing.

ACTION: APPROVED

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

18. ZN-47-05 (20914) PROJECT NLV (PUBLIC HEARING). AN APPLICATION SUBMITTED BY THE MENDENHALL FAMILY TRUST AND NELSON VENTURES ON BEHALF OF THE MENDENHALL FAMILY TRUST AND THE MENDENHALL LEGACY, LP, PROPERTY OWNERS, FOR RECLASSIFICATION OF PROPERTY FROM A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT AND AN M-2 GENERAL INDUSTRIAL DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF:

MINI-WAREHOUSING	8,400 SF	COMMERCIAL RETAIL	1,146,000 SF
MOVIE THEATER	100,000 SF	MULTIFAMILY DWELLING UNITS	508 UNITS
OFFICE	50,000 SF	ABOVE MIXED USE COMMERCIAL	166,000 SF
TOWNHOMES	216,000 SF		

THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF NORTH FIFTH STREET AND CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-02-302-009 AND 139-02-401-003.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending ZN-47-05 be continued indefinitely to allow the applicant to amend the site plan to be more consistent with the commercial and multi-family design standards and to meet with the other departments, Parks and Recreation and Public Works and redesign the site to conform with their concerns.

George Garcia of G.C. Garcia Inc., 1700 Whitney Mesa Drive, Suite 110, Henderson, NV 89014 appeared on behalf of the applicant stating his client was creating a major commercial center that combined the best of today's architectural thoughts and thinking in terms of communities. It included a power center element that runs along the southern portion of Alexander Road and along the Wash, along North 5th Street and Craig Road. There are elements of townhomes, a component of the mixed use area, that is comprised of something similar to "The District", in Henderson where there are pedestrian walkways, flanked by buildings which have retail office potential on the first floor and residential on the upper floors. At the northwest corner of the property there is an amphitheater, which would be a public gathering place for all types of opportunities, whether educational or entertainment, cultural or just for fun events. At the southeast end of the mixed use area, there was a potential multi-screen location. He was not sure whether the project would evolve exactly as presented but the intent was to have a major amenity area at both ends so they could accomplish making this a place people wanted to spend time, enjoy themselves, relax and shop. For people who wanted to live there, there would be an opportunity to enjoy the more urban atmosphere instead of the typical suburban location. Both worlds have been blended, where there was commercial and residential. There would be secured underground parking for residents and plenty of surface parking for shoppers

as well as some structured parking that would provide additional parking for customers, clients and guests. The concept, in terms of land use, incorporated a third element, which was commercial pads along Craig Road, going from Arcatta Street to the main entrance. This project enlivens and continues the Craig Road evolution, taking it from an industrial area, as the communities evolved, with the Cannery Hotel to the east, major shopping centers to the west, and numerous residents who have taken over the place of industrial areas. It is an area that is surrounded by residential and does not need to wait for roof tops or business to arrive. The City's plans for North 5th Street are tremendous, with a 150 foot corridor to complement Craig Road, a 100+ corridor and North 5th Street to be the fixed guide way location with trails and amenities and he felt this was the perfect location and opportunity for this type of project and it would put North Las Vegas on a par with any place in the valley in terms of a mixed use project. Mr. Garcia stated Staff's concerns could be addressed through conditions of approval. Mr. Garcia suggested pulling the Las Vegas Wash Trail System into the project because it would have the ability to bring people into the center. There was no connection or linkage as to how the trail would cross Craig Road or if it would go down Craig Road. The trail terminates at Alexander Road in an industrial area to the southeast. One of the conditions stated there would be a block wall between this project and the trail and he did not feel that was aesthetically pleasing or the safest route, to be between a block wall and a channel. There was also an access issue which he believed could be worked out. He felt there needed to be access other than from North 5th Street, which would be a limited access arterial. The major access points should come from North 5th Street and Craig Road, as 160 acres was too much for North 5th Street and Alexander Road to handle. The project would need full access from Craig Road and he would be happy to work with Staff and would agree to a condition that states, "Access drives subject to traffic studies and Public Works approval." Mr. Garcia explained if the current parking requirements were used, they would have a 300 foot wide strip of landscaping through the middle of the parking area. He suggested using tree diamonds and islands so there would be rows of trees every three spaces, there would be a tree diamond with trees planted along the islands going east and west across the property and they would provide pedestrian connections from the main spines, connecting to the east and west. There was a grocery store intended at the western edges facing North 5th Street and they were trying to create attractive street scenes on North 5th Street and Craig Road by pushing the architecture forward with all the buildings facing forward, except the grocery store, which would serve both the residents of the project and residents of the immediate area. Mr. Garcia presented renderings of Boca Park, stating they were not necessarily the final architecture but were indicative of what was being explained for this type of mixed use project. The project would have office elements and restaurants and pads with stone and accents on the buildings, lots of relief, both in the vertical and horizontal plains, the roof lines with lots of articulation. Even though those design and development guidelines do not exactly mimic the C-2 and garden apartment multi-family design guidelines, he felt because this was a PUD, that a higher standard or different standard could certainly apply and he

would continue to work with Staff to make sure the design and development guidelines achieved the goals and vision that were depicted. He asked the Planning Commission to allow the project to go forward, realizing that there were technical issues to be resolved but felt the project had enough merit for the Commission to allow it to move forward and he would continue working with Staff between now and when the project was heard by City Council. He had also talked to his traffic engineer, Orth Rogers, and they would have a traffic study prepared prior to the City Council meeting even though it was not a condition at this stage and he would be willing to add whatever conditions were necessary from Public Works. In the conditions provided by the applicant, "A Master Transportation Plan with modeling containing 20 year projections would be required; The number of driveways and locations were subject to approval of the City of North Las Vegas Traffic Engineer and must meet with standards of the Code; and the extent, they also acknowledged, that if something happens, conformance may require modification to the site plan, so they acknowledge that if there was an access issue in the outcome of the studies, that the access may have to move.

Chairman Jay Aston opened the Public Hearing. The following participant came forward:

- **Martin Welsh, 199 North Arroyo Grande, Henderson, NV 89014** stated he was speaking on behalf of Rinker Materials, who were one of the industrial neighbors that had some difficulty with the project in the past and had worked extensively with the applicant and created a document called "An Easement with Inequitable Servitude" which would mitigate some of the difficulties the industrial neighbors would create in conjunction with an improved site plan, which pushed the residential area to the northwest and was not opposed to the rezoning.

Chairman Aston closed the Public Hearing.

Chairman Aston asked Staff for clarification why, on a zoning application, the site plan and conditions were being presented and if that could be addressed in a final development plan or a site plan review. Mr. Eastman responded the purpose of the detail was because of the requested PUD. Additionally, part of it is based upon the submittal and request to get the approval tonight with the PUD of their master development plan design guidelines, which Staff had not had time to fully review the new version, which was submitted Monday, June 20, 2005, and from the initial review which Staff did not agree with fully. Typically, with a PUD, the Master Development Plan Design guidelines was the basis for the entire development and by setting up and approving the site plan as presented, that dictated what the site would look like and anything that was a major revision would need to come back before the Commission or the applicant needed to proceed with the plan as presented. Staff felt there were so many changes necessary to the site plan, that it would be better to hold it at this stage to allow the applicant time to meet with the departments and comply

with their requests and to bring the plan into compliance with the Comprehensive Plan, Zoning Ordinance and Design Guidelines. Chairman Aston stated there was not a current zoning for mixed use other than a PUD and asked if there was a way to carry forward the zoning but attach the site plan and meet some of the conditions of concern to a final development plan or some other kind of site plan review.

Planning and Development Director Jory Stewart commented Staff was moving along as rapidly as possible with the development of a Comprehensive Mixed Use Ordinance to address developments of this type. She stated this project was very complex and large. In any other City, the project would be reviewed over a long period of time and would be subject to scrutiny by a multitude of departments that needed to come together to resolve and mitigate issues such as traffic, design, circulation, mix of uses, the density, desirable density, and regional factors such as the regional trail which does not seem to be acknowledged in this development. Staff had only been given a matter of weeks to review this project and in another month, draft recommendations on a mixed use ordinance would be ready as a result of an extensive analysis prepared by Parsons Brinkerhoff on North 5th Street and a development of this magnitude was worthy of paying homage to the extensive analysis being done before a site plan was considered and approved. Director Stewart did not understand the pressure as she did not think there was a development plan, a time line, or contracted tenants or anchors for the center. This was a very large, potentially important regional center to the City and could be the anchor to a lot a future development in the area and she would like to see it done right and would like the time to review it so it was done correctly and be able to use the North 5th Street Transit Study that was underway.

Chairman Aston agreed the project was exciting and was a welcome project to the City. He asked if any changes to the regional trail system must be approved by someone other than Clark County. Director Stewart responded the funds used to purchase the right-of-way came from the Public Land Management Act of 1978, which was an act of Congress creating a special account, that a percentage of proceeds from land sales of public lands for private development went into a fund, which were distributed for parks, trails, and recreational areas to local jurisdictions. The City requested, and was granted, millions of dollars for the purpose of developing the regional trail.

Mr. Garcia asked Golden Welch, one of the partners in the project to provide additional information.

- **Golden Welch, 4420 South Decatur Boulevard, Las Vegas, NV 89103** introduced Linden Nelson and stated Mr. Nelson had tenants ready to sign contracts for the project and had one of the biggest financial institutions in the world as a financial partner for the project. He felt delaying or continuing the project was not beneficial to anyone involved. Mr. Welch stated he was involved with the negotiations of the

sale of the 25 feet of the right-of-way for the trail. The give and take was they would be granted access for certain purposes, it was not a bridge over the trail or direct access over the trail, but he felt this was an opportunity to address an issue the City must address anyway and asked the City's plan for crossing Craig Road with the trail. Part of the negotiations was giving up the other 25 feet of right-of-way for the 150 foot right-of-way for North 5th Street. Because of this project, it was discussed moving the access from Alexander Road to North 5th Street. He wanted commitment from Staff that they would keep up with Mr. Nelson on this project and stated continuing it would hurt development of the project.

Chairman Aston stated with the PUD application, there were many things Staff had not had the time to review.

Mr. Garcia stated any outstanding issues would not be resolved in the next couple of weeks and it did not matter what was approved at this time, when tenants start saying, they want the buildings different and when the soils reports come in, there would be changes made and felt the PUD was setting a design envelope, it was not setting the final product, which was why the guidelines were developed. To the extent the guidelines gave Staff some pause, he agreed, that in the event between now and by the time the item goes to Council, if a compromise could not be worked out between them and the Council, he would agree to the current standards of C-2 for the commercial areas as he felt they already met or exceeded the current standards. He stated between now and when the item was heard by Council, the traffic study would be complete and agreed that Public Works reserved the right to determine where the access drives would be located. He stated it was imperative the project move forward and asked for the Commission's consideration.

Chairman Aston asked Mr. Garcia if he wanted an up or down vote rather than a continuance. Mr. Garcia responded that was correct.

Commissioner Harry Shull felt this was an exciting project and understood the needs of the applicant due to the pressures of financing but this was a large undertaking and the City was working on new design standards and he understood the applicant had prepared a draft for the City but felt if the applicant was not amenable to a continuance, with an up or down vote they could take the application forward but would like to see the applicant give Staff 30 days.

Commissioner Angelo Carvalho felt the application should be approved as there were conditions of approval for the applicant to comply with.

Commissioner Dean Leavitt stated there was too much uncertainty on the project and would like a little more cooperation on the project from the applicant.

Commissioner Steve Brown appreciated the applicant's desire and need to move forward and agreed that an up or down vote was okay and appreciated what Staff was doing to protect the City because it was a new type of project and the applicant was asking for acceleration on a new product. He asked Staff if the item were denied and it went to Council, if it was possible for the applicant to come up with an amendment that would satisfy Staff when it went to Council. Mr. Jordan responded if the item were denied by the Commission, the applicant would have to appeal the decision and a recommendation for denial would go to City Council by the Planning Commission. If the applicant changed the plan, changed the conditions, there would be a good chance Council would have to refer the item back to the Planning Commission for consideration, which would extend the time it would take for the item to eventually go through the process. Commissioner Brown asked Staff's major concerns. Mr. Jordan responded Staff wanted the trail to remain at its current location, the Master Development Plan and Design Guidelines, 80 pages, the original plan the applicant gave made references to the El Campo Galleria at El Campo and Decatur. The plan most recently received, made changes to that. There were a lot of things in the Guidelines, the applicant was requesting the need to be thoroughly gone over, for example, one of the permitted uses they want as part of the development was miniature golf course or a nursery for plants. The preliminary development plan does not indicate any of those types of uses. As part of the development guidelines, they would be looking at many uses that are not shown on the plan. Whenever a development agreement is reviewed, it takes several people and cannot be accomplished in a couple of days.

Director Stewart added, at this time there was not any special project staff that was multi-departmental who could act as a team to review large projects like this, so these projects must be worked on along with other projects. When a complicated set of guidelines are submitted the Monday before a Wednesday Planning Commission meeting, there was no opportunity for the Director to digest Staff's recommendations and take them to the City Manager's Development Group Meeting on Monday to apprise all of the Department Directors of what was coming that may affect emergency services, Public Works, Utilities in terms of infrastructure, transportation access, services, etc. The only opportunity to discuss those issues was in the Task Force, which was not used by the applicant's representative for this application, which could have launched a multi-departmental discussion early on in the process regarding what types of issues existed and what type of mitigation would need to be discussed. Instead, it happens as comments begin to flow in from the individual departments and then Staff collectively sits down, unfortunately, the day the item is considered, and begins patching together the picture and realizes there are some factors that, because of the overlap of the conditions, may be in conflict or opposition. Staff should have been addressing concerns much earlier in the process. Developers are asked to bring their clients in, set up a meeting, meet with Staff, and the Director. Ms. Stewart stated she would have liked an introduction to this development a month ago, at least a week ago, to be able to take it to the City Manager and the other department directors but did not have that opportunity. She stated this project was being compared to

Boca Park which was based on automobile travel not a mixed use community and felt the site plan presented was also automobile based. Director Stewart asked for a chance to work with Staff and the applicant to make this project the prototype for the future because it was the first of its kind in North Las Vegas.

Mr. Garcia stated he wanted to continue working with Staff and explained the version of how the plan came before the Commission tonight was not entirely correct and felt the tone was turning negative and asked Linden Nelson to address the Commission.

Linden Nelson, 2100 E. Maple Road, Suite 200, Birmingham, Michigan 48009 stated Celebration Centers of America was a company he started that goes into cities and was a niche type company and he was attempting to build a mixed use community in North Las Vegas and realized there were some issues to be worked out, so he was willing to continue with some hardline dates.

Chairman Aston stated the Commission and Staff would like to see this development in North Las Vegas but were not prepared for it and had many unanswered questions. He asked Mr. Nelson if he would accept a 30 day continuance. Mr. Nelson stated he would confer with his client. Chairman Aston asked Staff if they could work with a 30 day continuance. Director Stewart responded they could only act on behalf of Planning Staff, they were not represented by all departments who would be impacted by a development of this size and could not answer that question.

Jim Lewis, Sr. Deputy City Attorney did not want to leave tonight with some sort of approval and then negotiate in good faith with Staff, whether it be the Police Department, Fire Department, Planning Department, Public Works Department, Parks Department, City Management, City Council Members individually and then find out the Code might require that the City Council send back the preliminary development plan that was later proposed, that it was a substantial change from what was presented tonight. It takes four to five weeks for an item to go from the Planning Commission to City Council, no matter what was done on the PUD. Because of that, if there were substantial changes and the Code required the item to come back before the Planning Commission, it must go back to City Council. He cautioned the Planning Commission and the applicant that if things did change, the applicant could find themselves in a real time crunch that there may not be an answer to. Mr. Lewis suggested the issues be worked through now with Staff and then go back so there was less lag time.

Director Stewart stated, after conferring with Staff, if they could entertain a 30 day continuance, Staff would do their best to address the issues but requested the Design Guidelines, that have been submitted by the applicant's representative, be edited and corrections made to the context so it applied to North Las Vegas. Mr. Garcia stated after conferring with his client, they would agree to a 30 day continuance.

ACTION: CONTINUED TO JULY 27, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown,
and Carvalho

NAYS: None

ABSTAIN: None

There was a break in proceedings at 8:11 p.m.

The meeting reconvened at 8:25

19. **UN-54-05 (20893) KENNEDY TAVERN (PUBLIC HEARING). AN APPLICATION SUBMITTED BY ADAM CORRIGAN ON BEHALF OF NORTH VALLEY ENTERPRISES COMMERCIAL, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN MPC C-2 MASTER PLANNED COMMUNITY GENERAL COMMERCIAL DISTRICT TO THE ALLOW THE "ON SALE" OF ALCOHOL IN CONJUNCTION WITH A TAVERN. THE PROPERTY IS GENERALLY LOCATED APPROXIMATELY 186 FEET WEST OF ALIANTE PARKWAY AND APPROXIMATELY 161 FEET NORTH OF DEER SPRINGS WAY. THE ASSESSOR'S PARCEL NUMBER IS 124-20-612-015.**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of UN-54-05 subject to the following conditions which include the original six condition on the Staff Report and Condition Nos. 8, 9 and 10 on the Planning and Zoning Department memo dated June 22, 2005 as follows:

1. That the development shall be in compliance with Chapter 5.26 of the North Las Vegas Municipal Code. (North Las Vegas Liquor Control Ordinance)
2. The applicant shall submit a traffic study update for review and approval.
3. The applicant shall submit a drainage study update for review and approval.
4. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
5. The commercial development shall be in compliance with the Aliante Commercial Development Standards and Design Guidelines.
6. The Development shall comply with all conditions of approval for SPR-35-04.
7. The applicant shall provide a signed and stamped survey as evidence that the primary entrance of the proposed tavern is not within 400 feet of a religious institution, city-owned park, school, or child-care facility licensed for more than twelve children. The evidence shall be provided prior to the application for a building permit.
8. The applicant shall provide a signed and stamped survey as evidence that there are no other taverns within 1,500 feet of the proposed location. The evidence shall be provided prior to the application for a building permit.
9. That UN-54-05 shall expire December 22, 2005.

Jennifer Lazovich and Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant. Ms. Lazovich explained the project and stated she concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

20. UN-57-05 (20916) MINI-STORAGE @ ROME & SAN MATEO (PUBLIC HEARING). AN APPLICATION SUBMITTED BY STORAGE ONE ON BEHALF OF DECATUR 215 STORAGE, LLC, PROPERTY OWNER, 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 application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of UN-57-05 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-57-05 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, with the exception of the following:
 - a. That a minimum ten feet (10.00') of landscaping be provided adjacent to any property line that abuts residential property, as it exists at the time of construction permit application. Within said 10-foot landscape area shall be a minimum one 24-inch box tree planted not greater than 10 feet on-center. In addition to the 24-inch box trees, the landscape area shall be provided with adequate materials (e.g., shrubs, irrigation, etc.) to be in compliance with the requirements set forth in the Zoning Ordinance.
4. 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. The sidewalks along San Mateo Street and Rome Boulevard shall be separated by a minimum five feet of landscaping from the backs-of-curb and shall be meandering; and
 - b. The screen wall shall be provided around the entire parcel except at required driveway and pedestrian access locations and shall not interfere with clear-sight-visibility zones. The screen wall shall maintain a minimum setback of 20 feet from abutting rights-of-way; and

- c. One landscape island shall be provided at each end of all rows of parking.
5. That a minimum two enclosed parking stalls be provided for the caretaker(s); and
6. That a minimum 77 parking stalls be provided on-site; and
7. That a maximum 700 storage units be allowed; and
8. That outdoor storage of vehicles shall not be permitted at this location; and
9. That the development of this site be in compliance with all standards set forth in Section 17.24.020.C.15 of the Zoning Ordinance; and
10. That wall signage shall be permitted on the north- and west-facing walls only. Free-standing signage will be permitted in accordance with ordinance requirements; and
11. 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:
 - b. Rome Boulevard (including the area marked "NOT A PART")
 - c. San Mateo
12. Approval of a traffic study is required prior to submittal of the civil improvement plans.
13. The size and 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.
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. If the property is subdivided in the future, the applicant must submit a commercial subdivision map.

18. All off-site improvements must be completed prior to final inspection of the first building.
19. Appropriate subdivision and/or parcel mapping is required to create the parcel(s) as proposed. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the *North Las Vegas Municipal Code*.
20. Approval of a drainage study is required prior to submittal of the civil improvement plans.
21. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.
22. Gates across fire access lanes shall have a minimum clear opening width of 24 feet.
23. That approval of this application, UN-57-05, shall render UN-144-04 and T-952 null and void.

George Garcia of G.C. Garcia, Inc. 1711 Whitney Mesa Drive, Suite 110, Las Vegas, NV 89014 appeared on behalf of the applicant stating he concurred with Staff recommendation with the exception of Condition No. 4.b. which refers to the perimeter screen wall. He would like the perimeter wall close to the building instead of at the front property line.

Commissioner Harry Shull asked Mr. Garcia where he wanted to place the block wall. Mr. Garcia responded he wanted the perimeter wall to be even with the building where the gate would be on one side and the same on the east side of the building.

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

Chairman Aston closed the Public Hearing.

Chairman Aston asked if the parcel next to the site was vacant. Mr. Garcia stated it was all one entire parcel and Staff indicated in the conditions of approval that in the event the parcel was developed, it would have to be mapped and created as a separate parcel. Chairman Aston asked if it was all one parcel, and there was a block wall installed, if the wall would be subject to being torn down later. Mr. Garcia responded it would not. Chairman Aston asked the applicant what would be done to prevent cars driving on the vacant lot. Mr. Garcia stated they could extend the block wall to prevent it.

Robert Eastman, Principal Planner stated the reason for the condition was, in the zoning

ordinance, there was a section dealing with conditions for special uses which required a masonry screen wall around the perimeter of the property.

Commissioner Harry Shull stated curbs could be installed to keep cars from driving over the dirt lot. He did not have a problem with bringing the wall flush with the building and asked Staff if they would have a problem with it. Marc Jordan, Planning Manager responded this was not something Staff was requiring, they were repeating what the Zoning Ordinance states. The section in the Zoning Ordinance was under the special use which was not under the design guidelines, something that could be waived. This requirement was placed on other mini-warehousing facilities approved by the Commission. It would be similar to the mini-warehouse facility currently being constructed at Ann Road and Revere Street.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

21. UN-53-05 (20892) AGGREGATE INDUSTRIES (PUBLIC HEARING). AN APPLICATION SUBMITTED BY AGGREGATE INDUSTRIES ON BEHALF OF A D J PROP, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A BATCH PLANT. THE PROPERTY IS LOCATED AT 4060 FREHNER ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-01-402-006.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of UN-53-05 subject to the following conditions which reflect the deletion of Condition No. 10 shown on the Planning Commission Memo dated June 22, 2005:

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-53-05 is site-specific and non-transferable.
3. That the development of this site be in compliance with the Industrial Development Standards and Design Guidelines, with the exception of the following:
 - a. The block wall and landscaping along Frehner Road may remain in place, provided that "as built" drawings be submitted with the building plans and that the landscape materials are in compliance with current code requirements.
4. That the development of this site be in compliance with the Industrial Development Standards and Design Guidelines, including but not limited to the following:
 - a. A minimum 20 feet of landscaping be provided along the Union Pacific Railroad and Upper Las Vegas Wash rights-of-way.
 - b. A decorative block wall be provided between the subject use and the landscape areas along the Union Pacific Railroad and Upper Las Vegas Wash rights-of-way. The block wall shall be ten feet (10.00') in height.
 - c. A 10-foot screen wall be provided along the southern boundary of the use, unless otherwise waived in accordance with the requirements set forth in the Zoning Ordinance.
5. All new buildings shall be designed and constructed in accordance with the

requirements set forth in the Zoning Ordinance.

6. A physical barrier shall be identified on the building plans to prevent vehicles from driving on any unpaved surfaces.
7. Approval of a traffic study is required prior to submittal of the civil improvement plans.
8. The size and 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.
9. The property owner is required to grant a roadway easement for commercial driveway(s).
11. Paving shall be provided in accordance with the requirements set forth in the North Las Vegas Municipal Code.
12. All required improvements shall be completed prior to the issuance of a Certificate of Occupancy or prior to application of a Business License, whichever occurs first.
13. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.

Scott Sabraw, 2756 North Green Valley Parkway appeared on behalf of the applicant stating he was in agreement with all conditions with the exception of Condition No. 4.a and 4.b. He asked that the landscaping and the block wall be deferred for two years until such time the railroad spur was put in.

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

Chairman Aston closed the Public Hearing.

Chairman Aston asked Staff if the applicant's concern regarding the block wall along the railroad track could be handled with a revision of the current conditions. Mr. Jordan responded it could be handled with a revision to the conditions but was not sure about the two year term. The applicant agreed two years was a long period of time but when you were dealing with Union Pacific, they take a long time to do anything and stated they would install the block wall as soon as possible but felt it would take a minimum of two years.

Commissioner Steve Brown asked for help from legal staff as Sr. Deputy City Attorney Lewis had mentioned previously that use permits could not be conditioned this way because if the applicant did not comply, the use permit could not be rescinded.

Chairman Aston asked Deputy City Attorney Nick Vaskov to address Commissioner Brown's concerns regarding changing the condition of the block wall. Deputy City Attorney Vaskov responded after the first sentence of Condition No. 4, a second sentence could be inserted stating "Within two years after issuance of building permits, then add I & II instead of a and b," which would not include the Current #c in that change.

Commissioner Brown stated he did not have a problem with the two year term but wanted to check with legal to be sure it was okay.

ACTION: ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH THE DELETION OF CONDITION NO. 10 AND CONDITION NO. 4 AMENDED AS FOLLOWS:

4. THAT THE DEVELOPMENT OF THIS SITE BE IN COMPLIANCE WITH THE INDUSTRIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - A. WITHIN TWO YEARS AFTER ISSUANCE OF BUILDING PERMITS:
 - I. A MINIMUM 2 FEET OF LANDSCAPING BE PROVIDED ALONG THE UNION PACIFIC RAILROAD AND UPPER LAS VEGAS WASH RIGHT-OF-WAY.
 - II. A DECORATIVE BLOCK WALL BE PROVIDED BETWEEN THE SUBJECT USE AND THE LANDSCAPE AREAS ALONG THE UNION PACIFIC RAILROAD AND UPPER LAS VEGAS WASH RIGHTS-OF-WAY. THE BLOCK WALL SHALL BE TEN FEET (10.00') IN HEIGHT.
 - B. A 10-FOOT SCREEN WALL BE PROVIDED ALONG THE SOUTHERN BOUNDARY OF THE USE, UNLESS OTHERWISE WAIVED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.

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

22. UN-56-05 (20910) STOP & GO TIRE SHOP (PUBLIC HEARING). AN APPLICATION SUBMITTED BY JUAN SILVA ON BEHALF OF CRYSTAL CASCADES, LLC, PROPERTY OWNER, FOR A USE PERMIT IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW AN AUTOMOBILE SERVICE FACILITY. THE PROPERTY IS LOCATED AT 2660 LAS VEGAS BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-13-304-004, 139-13-304-005 AND 139-13-304-006.

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of UN-56-05 and be forwarded to the Redevelopment Agency for final consideration with the following recommended 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-159-04 shall be considered null and void; and
3. That UN-56-05 is site-specific and non-transferable; and
4. Appropriate mapping is required to consolidate the parcels. All mapping shall be in conformance to NRS Chapter 278 and Title 16 of the North Las Vegas Municipal Code; and
5. All work shall be performed within a building.
6. No outside over-night parking of vehicles awaiting repairs shall be permitted, unless screened in accordance with the requirements in the Zoning Ordinance.
7. All areas where vehicles are permitted to drive shall be paved.
8. A minimum two parking stalls per bay, plus one per employee, shall be identified for the subject auto service use.
9. The subject special use permit is limited to the sales, replacement and / or repairs of tires, alternators, starters and brakes. Other minor auto services such as oil change and lube, tire balancing, tire rotations, oil filter replacement, and electrical system diagnoses and repairs may also be performed at this location.
10. Landscaping along Las Vegas Boulevard shall be in compliance with the Commercial Development Standards and Design Guidelines. Landscape and irrigation plans, stamped by a Nevada-licensed landscape architect or contractor

authorized to prepare and install landscaping materials, shall be reviewed and approved in conjunction with the tenant improvement plans; and

11. All required improvements shall be properly permitted and inspected, and the consolidation of the three subject parcels shall be completed prior to approval of a Certificate of Occupancy or business license, whichever comes first.
12. All storage areas, as identified on the submitted site plan, shall be screened in accordance with the requirements in the Zoning Ordinance, including but not limited to a decorative block wall along the rear of the property adjacent to the drainage channel.

Juan Silva, 501 Carpenter Drive, Las Vegas, NV 89107 stated he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

23. **UN-59-05 (21069) VICKY FIDONE (PUBLIC HEARING). AN APPLICATION SUBMITTED BY VICKY FIDONE ON BEHALF OF RUDY BERRY, PROPERTY OWNER, FOR A USE PERMIT IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A FINANCIAL INSTITUTION (MORTGAGE COMPANY). THE PROPERTY IS LOCATED AT 3440 WEST CHEYENNE AVENUE, SUITE 500 A. THE ASSESSOR'S PARCEL NUMBER IS 139-08-417-004.**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of UN-59-05 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The use is limited to a financial institution regulated by the Financial Institutions Division of the Department of Business and Industry of the State of Nevada.
3. That UN-59-05 is site-specific and non-transferable.

Vicky Fidone, 5838 Horse Hair Blanket stated she concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

24. **VAC-17-05 (20895) INTERNATIONAL VILLAGE (PUBLIC HEARING. AN APPLICATION SUBMITTED BY ONE CAP ON BEHALF OF 5440 WEST SAHARA, LLC, PROPERTY OWNER, TO VACATE LIBERIA DRIVE BETWEEN INDIA AVENUE AND BURMA ROAD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-07-610-034 AND 139-07-610-035.**

It was requested by the applicant to continue VAC-17-05 to July 13, 2005.

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

Chairman Aston stated the Public Hearing would remain open.

ACTION: CONTINUED TO JULY 13, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

25. **SPR-29-05 (20921) RINKER MATERIAL ADDITION. AN APPLICATION SUBMITTED BY ROBERT ALBANO, ON BEHALF OF ARC MATERIALS CORPORATION, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A 4406 SQUARE FOOT ADDITION TO A 2353 SQUARE FOOT EXISTING BUILDING AND TO PROVIDE COVERED STORAGE. THE PROPERTY IS LOCATED AT 5030 NORTH LAMB BOULEVARD. THE ASSESSOR'S PARCEL NUMBER IS 123-32-301-004.**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of SPR-29-05 subject to the following conditions:

1. Unless expressly, authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That an eight (8) foot high CMU wall or landscape screen shall be provided along the southern and western boundaries of the storage facility
3. That all areas intended to be utilized for parking and driveways shall be paved with concrete or asphaltic concrete.
4. Approval of a drainage study update is required prior to submittal of the civil improvement plans.
5. 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.
6. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
7. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.

Martin Welsh, 199 North Arroyo Grande, Henderson, NV 89014 appeared on behalf of the applicant along with Dennis Height, Plant Manager and Scott Baker, the architect for the site. He stated he concurred with Staff recommendation with the exception of Condition No. 2. On the western boundary, there was an existing CMU with wrought iron; there was no fence along the southern boundary; however, in the past several months, Rinker Materials had acquired both adjacent parcels to the south and asked Condition No. 2 be deleted as there was a requirement in an earlier site plan review that the wall along the

front edge and one for the southern parcel also. There was an existing block wall on the southern edge.

Scott Baker, 7225 South Bermuda Road, Las Vegas, NV 89119 explained the expansion of their operation.

Commissioner Leavitt asked the applicant if he was asking for the deletion of Condition No. 2. Mr. Welsh responded he was asking for deletion or modification. Marc Jordan, Planning Manager, suggested Condition No. 2 be amended to read: "That at eight foot high CMU wall or landscape screen shall be provided in accordance with zoning ordinance requirements."

Lenny Badger of Public Works stated Condition No. 4 could be deleted as it was not necessary.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION WITH THE DELETION OF CONDITION NO. 4 AND CONDITION NO. 2 AMENDED TO READ:

2. THAT AN EIGHT(8) FOOT HIGH CMU WALL OR LANDSCAPE SCREEN SHALL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS.

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

26. **T-1185 (20918) CORONADO CENTENNIAL/COMMERCE. AN APPLICATION SUBMITTED BY CORONADO CENTENNIAL, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A C-2 GENERAL COMMERCIAL DISTRICT CONSISTING OF ONE (1) COMMERCIAL LOT. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF COMMERCE STREET AND CENTENNIAL PARKWAY. THE ASSESSOR'S PARCEL NUMBERS ARE 124-27-102-001 AND 124-27-102-002.**

The application was presented by Terence Capers, Planner on behalf of Staff who indicated Staff was recommending approval of T-1185 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The proposed tentative map shall comply with all the conditions of approval of SPR-05-05, UN-08-05 and UN-09-05.
3. Any proposed storm drain facilities shown on the plans are preliminary and shall be used for planning purposes only; approval of any drainage concepts or facilities are contingent upon the approval of the Technical Drainage Study for the development.
4. All off-site improvements must be completed prior to final inspection of the first building.
5. The Department of Public Works recommends that this item comply with the conditions of approval for SPR-05-05.

David Malpass, 2340 Corporate Circle, Henderson, NV 89014 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

27. T-1181 (20876) LA MADRE/GOLDFIELD. AN APPLICATION SUBMITTED BY NLV INVESTORS, LLC AND N. LAS VEGAS II, LLC, PROPERTY OWNERS, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT CONSISTING OF 24 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF LA MADRE WAY AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-34-802-002 AND 124-34-802-004.

The application was presented by Marc Jordan, Planning Manager on behalf of Staff who indicated Staff was recommending denial of T-1181 because a tentative map had been approved for the site. At that time, the applicant requested a waiver from the landscaping requirements along the southerly street to the south for five feet which was not approved by the Commission. The applicant appealed the decision to the City Council. That tentative map showed all lots fronting an interior street. With the recent change to the ordinance that now allows a minimum lot width of 50 feet, Staff believes the applicant may be able to use that tentative map by reducing some of those lots down to 50 feet or larger and still meet the minimum 6,000 foot requirement and use that tentative map to comply without having lots fronting Goldfield Street. If the Commission approves T-1181, Staff recommends the following conditions:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. That the development comply with the Single-Family Design Guidelines.
3. That the perimeter landscaping of the exterior street perimeter be designated as "Common Elements."
4. That the perimeter walls be owned and maintained by the homeowner's association.
5. That corner side yard landscaping shall be maintained by the homeowner of the lot and that provisions and enforcement of such shall be provided within the CC&R's.
6. That the developer disclose to prospective home buyers that corner side yard landscape areas area reserved exclusively for landscaping.
7. The installation of fire sprinklers for fire suppression is required in each residential unit, unless the applicant provides a suitable alternative acceptable to the City prior to recording of the final map.
8. Turning radii along the fire access land shall be designed in accordance with the Fire Code.

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. Approval of a traffic study is required prior to submittal of the civil improvement plans.
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 Home Owners 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. 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.
18. All conditions of approval shall be incorporated into the note section of the map and filed with the final map.

Russell Skuse, 7525 Hickam Avenue, Las Vegas, NV 89129 appeared on behalf of the applicant stating he was before the Commission with a 23 lot tentative map previously. With that map and prior to them knowing there was an ordinance moving forward, so they could actually reduce the lot width to 50 feet; unfortunately, there is a different builder that

has come to them with the tentative map. The tentative map meets all requirements for an R-1 Single Family Subdivision. All lots are 6,000 square feet and meet all landscaping requirements. Mr. Skuse presented a Clark County Soils map which showed there were no fissures on the site and also would have a geotech checking it out.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown,
and Carvalho

NAYS: None

ABSTAIN: None

Item No. 31 was heard next.

28. **SPR-28-05 (20920) CRAIG ROAD CONDOS. AN APPLICATION SUBMITTED BY CRAIG ROAD LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT AND AN R-3 MULTI-FAMILY RESIDENTIAL DISTRICT (PROPOSED ALL R-3 MULTI-FAMILY RESIDENTIAL DISTRICT) TO ALLOW A 143-UNIT MULTI-FAMILY DEVELOPMENT. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF CRAIG ROAD AND VANDENBERG LANE. THE ASSESSOR'S PARCEL NUMBERS ARE 140-06-601-006 AND 140-06-701-028.**

It was requested by the applicant to continue SPR-28-05 to August 10, 2005.

ACTION: CONTINUED TO AUGUST 10, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 35 was heard next.

29. **T-1182 (20875) VALLEY/EL CAMPO GRANDE. AN APPLICATION SUBMITTED BY PHD ASSETS, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT CONSISTING OF 53 SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF EL CAMPO GRANDE AVENUE AND VALLEY DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-30-801-001.**

It was requested by the applicant to continue T-1183 to July 27, 2005.

ACTION: CONTINUED TO JULY 27, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

30. DISCUSSION AND/OR ACTION REGARDING FINANCIAL INSTITUTIONS WHICH INCLUDE BANKS, PAYDAY LOANS, DEFERRED DEPOSITS, INSTALLMENT LOANS, CASH ADVANCES AND SIMILAR ACTIVITIES.

Jim Lewis, Sr. Deputy City Attorney opened the floor for comments. He stated he was going to ask the Commission to look at a moratorium he had drafted to go to City Council, but, because the moratorium may be highly contested he wanted to be sure there were no open meeting law violations that would make the action void, he was not asking for action to be taken on the moratorium.

Chairman Jay Aston asked if other entities in the valley had a distinction between most financial institutions and payday loans in their zoning ordinance. Sr. Deputy City Attorney Lewis responded the research done in other jurisdictions indicated there were limited jurisdictions that regulate payday loan stores differently than a bank in the zoning code. Chairman Aston explained he wanted more clarification because the way the code was currently written, Staff recommends approval because the applications meet current zoning codes but the citizens and elected officials do not want them approved.

Commissioner Angelo Carvalho stated he was concerned about putting regulations on businesses that were legal to operate. After doing some research, he felt, people were not offended by the check cashing facilities, they did not like the areas they were located and he would not support placing more restrictions on check cashing facilities as he felt it was a placement issue. Sr. Deputy City Attorney Lewis responded the City was looking into regulating the check cashing facilities and whether it was appropriate to regulate them in the land use arena as opposed to a business licensing arena.

Commissioner Steve Brown agreed this might not be a land use issue, and when it was clarified, and if Council had enough time to review the issues and decide whether a change could be made in a business regulation area versus a land use regulation area, they could come up with the decision on their own, it would not need to be addressed by the Commission. He felt a moratorium was a good idea, but did not feel six months was enough time. Sr. Deputy City Attorney Lewis responded there were cases for moratoriums showing seven months was appropriate and there were cases where a longer period of time was approved and he felt six months to a year was an appropriate period of time in this case.

Commissioner Harry Shull was not in favor of a moratorium on legitimate businesses and felt every lender was a predator lender. Lending institutions were generating over one third of their income from overdraft charges and payments on ATM machine transactions. He stated in the time he has served on the Commission there have been very few people

speak out against checking cashing facilities and felt this was an example of letting the vocal minority dictate how the City and business was run.

Commissioner Jo Cato stated when residents show up against checking cashing facilities was when the businesses tried to open close to residential areas and felt the moratorium would be to understand the business better in terms of placement not regulating the businesses.

Sr. Deputy City Attorney Lewis stated when talking about placement, when you look at the existing payday loan industry in North Las Vegas, it was concentrated in the downtown area. He agreed placement was important and that was part of the reason Council was considering a moratorium was to understand why there might be more concentration in the downtown redevelopment area than in other areas of town.

Commissioner Dean Leavitt supported a moratorium because it allowed the City to develop a policy that could be used uniformly and fairly to administer business licenses and land use policies.

Chairman Aston asked Sr. Deputy City Attorney Lewis if this was just a discussion. Sr. Deputy City Attorney responded this was a discussion only and there was no need to take action.

ACTION: DISCUSSION ONLY; NO ACTION TAKEN

PUBLIC FORUM WAS HEARD NEXT.

OLD BUSINESS

31. **T-1179 (20718) CAMINO AL NORTE/RANCHO DEL NORTE. AN APPLICATION SUBMITTED BY CAMINO AL NORTE PROPERTIES, LLC, PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD PLANNED UNIT DEVELOPMENT DISTRICT CONSISTING OF 146 TOWNHOMES. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF CAMINO AL NORTE AND RANCHO DEL NORTE DRIVE. THE ASSESSOR'S PARCEL NUMBER IS 124-34-410-011. (CONTINUED JUNE 8, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of T-1179 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method the development shall comply with all applicable codes and ordinances.
2. The development shall comply with all conditions approval for ZN-127-04.
3. The development shall comply with all open space requirements.
4. Should VAC-16-05 not be approved, this application must be revised accordingly.
5. The existing Fire Department access easement shall be vacated and a new location, deemed acceptable by the Fire Department, shall be dedicated.
6. Camino Al Norte is a total dedicated right-of-way of one-hundred thirty (130) feet; therefore the half street right-of-way must be shown as sixty-five (65) feet.
7. A revocable encroachment permit for landscaping within the public right of way is required.
8. Fire access lanes shall be marked to prohibit parking in accordance with the Fire Code.
9. Turning radii along the fire access lane shall be designed in accordance with the Fire Code.
10. An Emergency Vehicle Access Easement Agreement is required for the portion of adjacent property (Rancho Del Norte Villas APN 124-34-419-000) used as the secondary access for this project or provide secondary access directly from Camino Al Norte.

11. Emergency Vehicle Access Easement for adjacent property (Rancho Del Norte Villas APN 124-34-419-000) through project site shall be dedicated per the final map as shown on the tentative map.
12. A minimum of two means of Fire Department access are required for groups of 25 or more residential units.
13. Two sources of water supply is required per Fire Code.
14. As a minimum the following 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 2 differing age appropriate IPEMA approved play structures for children with EPDM resilient fall protection over a non-porous surface and accompanying shade ramada;
 - d. A large open space area for group / organized play;
 - e. One large group shade area / gazebo (25' diameter) with BBQ, lighted ;
 - f. Clubhouse with swimming pool and BBQ areas;
 - g. Picnic tables and barbecue grills;
 - h. Benches spaced along park pathways;
 - i. Doggie stations;
 - j. Water fountain at playground area; and
 - l. Details of amenities to be provided.

Chris Arambula, 6765 West Russell Road, Las Vegas, NV appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Carvalho

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

32. **SPR-23-05 (20511) SALGADO RESIDENCE. AN APPLICATION SUBMITTED BY RICARDO SALGADO, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN R-EL RANCH ESTATES LIMITED DISTRICT TO ALLOW A SINGLE-FAMILY DWELLING ON A 7,405 SQUARE FOOT LOT WHERE 10,000 SQUARE FEET IS REQUIRED. THE PROPERTY IS LOCATED AT 3336 SIMMONS STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-08-801-004. (CONTINUED JUNE 8, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending SPR-23-05 be continued to allow the applicant time to meet with Staff and redesign their site plan. To date, no changes to their proposed site plan have been received.

Cathy Salgado, 4886 E. California Avenue, appeared to translate for Ricardo Salgado, 4885 E. California Avenue agreed to continue SPR-23-05 to July 13, 2005.

ACTION: CONTINUED TO JULY 13, 2005

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 34 was heard next.

33. **SPR-25-05 (20715) VALUE PLACE. AN APPLICATION SUBMITTED BY NEW RIVER DEVELOPMENT, LLC, ON BEHALF OF AN FINANCIAL CORPORATION, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-2 GENERAL COMMERCIAL DISTRICT TO ALLOW A 363-UNIT EXTENDED STAY HOTEL DEVELOPMENT WITH THREE (3) FOUR-STORY BUILDINGS FOR A TOTAL OF 127,920 SQUARE FEET. THE PROPERTY IS GENERALLY LOCATED EAST OF COMMERCE STREET APPROXIMATELY 300 FEET NORTH OF CRAIG ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-03-601-001. (CONTINUED JUNE 8, 2005)**

It was requested by the applicant to continue SPR-25-05 to July 13, 2005.

There were cards submitted by the following persons who wished to hold comment until the item was heard on July 13, 2005:

- Joan Faircloth, 1308 Moorpoint Drive, North Las Vegas, NV 89031.
- Nancy Appleyard, 5722 Royal Sands Street, North Las Vegas, NV 89031.

ACTION: CONTINUED TO JULY 13, 2005

MOTION: Commissioner Leavitt

SECOND: Vice-Chairman Cato

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 28 was heard next.

34. UN-40-05 (20243) COMMERCE & CENTENNIAL (PUBLIC HEARING). AN APPLICATION SUBMITTED BY LLD TEMPLE, LLC ON BEHALF OF CCD TEMPLE, LLC, PROPERTY OWNER, FOR A USE PERMIT IN AN R-2 TWO-FAMILY RESIDENTIAL DISTRICT TO ALLOW FOUR (4) SINGLE-FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF ROME BOULEVARD AND COMMERCE STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-22-813-029, 124-22-813-040 AND 124-22-813-085. (CONTINUED MAY 25 AND JUNE 8, 2005)

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of three of the lots, the fourth lot appears to be 3,000 square feet and does not comply with the Design Standards or with the minimum lot size requirement; however, Staff does recommend approval of UN-40-05 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, development shall comply with all applicable codes and ordinances.
2. That the development comply with the Single Family Design Guidelines for any single-family or two-family dwelling units.
3. Approval shall only apply to Lots 66, 101 and 128.
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.

Bob Gronauer of Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant stating he concurred with Staff recommendation.

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

Chairman Aston closed the Public Hearing.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Leavitt

SECOND: Commissioner Brown

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

Item No. 30 was heard next.

35. **SPR-20-05 (20358) PECOS-GOWAN COMMERCIAL CENTER. AN APPLICATION SUBMITTED BY JOSEPH GOLSHAN, ON BEHALF OF SHELBOURNE TOWERS, LLC, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN A C-1 NEIGHBORHOOD COMMERCIAL DISTRICT REQUESTING WAIVERS TO THE COMMERCIAL DEVELOPMENT STANDARDS AND THE DESIGN GUIDELINES' REQUIREMENTS TO ORIENT THE BUILDING TO THE STREET FRONT OF THE PROPERTY AND TO PROVIDE MEANDERING SIDEWALKS. THE PROPERTY IS GENERALLY LOCATED WEST OF PECOS ROAD AND APPROXIMATELY 125 FEET SOUTH OF GOWAN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 139-12-702-002. (CONTINUED MAY 25 AND JUNE 8, 2005)**

The application was presented by Robert Eastman, Principal Planner on behalf of Staff who indicated Staff was recommending approval of SPR-20-05 subject to the following conditions:

1. That the development shall comply with the Commercial Development Standards and Design Guidelines except that:
 - a. The sidewalk along Pecos Road may be straight rather than meandering;
 - b. The landscape buffer along the southerly property line may be ten (10) feet rather than the required twenty (20) feet. The landscape buffer must contain a 24-inch box tree every 10 foot on center as well as all other required landscaping materials.
2. Landscaping triangles, containing a minimum of one (1) 24-inch box tree, shall be provided every three (3) parking spaces along the southern property line
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. Approval of a traffic study is required prior to submittal of the civil improvement plans.
6. The civil improvement plans for the project shall include schedule 40 PVC fiber optic conduit along Pecos Road.

7. Right-of-way dedication of a CAT bus turn-out is required on Pecos Road near Gowan Road per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.
8. The size and 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 the *North Las Vegas Municipal Code* section 17.24.130. Conformance may require modifications to the site.
9. Turning radii along fire access lanes shall be designed in accordance with the Fire Code.
10. The installation of sprinklers for fire suppression is required.

Arnold Stalk, 7432 West Sahara Avenue, Las Vegas, NV 89117 appeared on behalf of the applicant stating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION

MOTION: Commissioner Shull

SECOND: Commissioner Leavitt

AYES: Chairman Aston, Vice-Chairman Cato, Commissioners Leavitt, Shull, Brown, and Carvalho

NAYS: None

ABSTAIN: None

Marc Jordan, Planning Manager asked for clarification on the motion made on Item No. 35. He stated the recommendation was for approval of only two of the three waivers requested, it was not for the waiver of the building orientation. Commissioner Shull responded the motion made was for the two waivers recommended by Staff; he preferred the building be oriented as required by the design standards.

Item No. 1 was heard next.

PUBLIC FORUM

There was no public participation.

DIRECTOR'S BUSINESS

Planning and Development Director Jory Stewart asked for feedback from those who attended the Walkable Communities presentation. Those who attended thought it was very good.

Director Stewart reminded the Commission of the joint meeting between the Planning Commission and City Council on August 31, 2005 at 6:00 p.m. in the Library Community Room.

CHAIRMAN'S BUSINESS

There was no report

ADJOURNMENT

The meeting adjourned at 9:42 p.m.

APPROVED: July 27, 2005

/s/ Jay Aston
Jay Aston, Chairman

/s/ Jo Ann Lawrence
Jo Ann Lawrence, Recording Secretary